

Royal Park Newsletter

July 2007 – Special Issue
Volume 1, Issue 1

Special Interest Articles

President's Notes

Manager's Column

Property Tax Cut - Facts

Individual Highlights

Happy July 4 th	
President's notes	1
Manager's Column	2
Property Tax cuts	3
In Memoriam/New Residents/Notice	7



Happy 4th of July

As the nation prepares to celebrate another July 4th, polls reveal that Americans know surprisingly little about their country's history.

An American History quiz among 1000 adults in the US revealed that two-thirds of respondents didn't know that the Declaration of Independence was signed in Philadelphia and one-third didn't know that the Fourth of July is celebrated to mark the adoption of the Declaration of Independence.

National Constitution Center's recent poll discovered fewer than 50 percent of the respondents knew how many US Senators there are; only 6 percent could name the four rights granted by the First Amendment.

Surprisingly our media has not played any significant role in educating or furthering the cause of 'American Values' which we cherished so much and somehow now seem to refer to in the past.

Needless to say Paris Hilton's prison fiasco was the most televised and discussed topic in the media. It was given more airtime than any other important domestic or international event and any one sport.

As a result, we are expected to remember her fashion attire before and after her release.

Nevertheless, there are many Americans who will always be proud of the heritage and will teach their children our rich history and values. Some good websites to check out are: surfnetkids.com, history.com and prodigy.net/constitution/129.htm is a very interesting read titled "The Price they Paid."

While we are celebrating the independence, let's also do not forget to pray for the sick and the elderly, the fallen and the injured and for peace and harmony amongst ourselves and all mankind.

+++
+++

President's Notes:

We are nearly half way through the year already; and I think our Board of Directors has done a great job. We are able to employ our new Property Manager, Ross Macdonald, who is working out great and a real asset to our community.

We have proceeded to replace the old ugly lights along our roadways with new Pagoda lights, which are nicer looking and more energy efficient.

Our Landscaping Company was replaced by LAWN-LOGIC, saving Royal Park over \$34,000 a year. This same company also did our tree trimming.

Work is continuing to get all the roofs over the laundry and storage rooms painted.

The Board is reviewing and getting quotes for other contracted services including our Housekeeping Cleaning contract. By doing this we

not only hope to improve the service, but also may be able to get a lower price.

Due to over budgeting our Insurance for this year, we are and should be well under our Budget.

Bob O'Kon,

President Board of Directors.

+++
+++



Royal Park is a beautiful community – let's keep it that way.....

Welcome to our New Manager



Ross Macdonald,
CAM, CMCA

I have been at Royal Park almost a month now, and I feel it's been quite a productive month. I've had occasion to meet a number of you, and look forward to meeting and working with the rest!

There are projects currently underway which will improve the general appearance in the property including:

- Replacement of small lights around the driveways & parking lots.
- Painting the roofs of storage & laundry rooms.
- Tree trimming has just been completed.
- New lawn service company has just begun.

New Projects will improve the general appearance.....

Additionally, we have contracted with a pool furniture company to re-strap all of the lounges at the clubhouse pool and replace all of the chairs with matching white aluminum frames. We are also purchasing umbrellas for the tables. This should improve the appearance of the clubhouse pool area considerable. Once our

maintenance staff has finished with painting of the storage room roofs, they will be pressure washing all three pool decks, and have them repainted.

I'd like to address an issue which has come up quite a bit in the month I have been here.

On almost a daily basis, there are complaints regarding noise submitted to the office. We are responding to these complaints with letters, and will follow up from there. In a condominium you are, of course, living in close quarters with other people, and some noise transmission is unavoidable.

Please be considerate of your neighbors.....

If we could be all courteous of the Royal Park Residents around us and try to keep the volume on the radio at a reasonable level and don't turn the bass level

high, this may go a long way toward a harmonious relationship with your neighbors.

Thank you,

Ross Macdonald,
CAM, CMCA

Royal Park Newsletter
Special 4th of July issue

Editor: Naim Naqi

For ads and articles:
royalparkads@hotmail.com
Printing by Vogue
July 2007

Florida Property Tax Cuts – a report by Naim Naqi

With some key issues still to be ironed out, plenty of mystery remains about the actual impact of the tax cut package, both short and long term.

Recently the Legislature passed what Republican leaders declared as the largest tax cut in Florida's history. However, the tax deal raises more questions than answers.

No body knows what the total tax package will save the "average" home owner, but one thing is certain, the pending cuts to education and civic services like police and fire brigade are a big concern.

While the cities and counties are still figuring out their budget and cuts, it is a certainty that the biggest tax breaks will go to permanent Florida residents.

The idea is to roll taxes back to 2006 levels and then cut an additional 3 to 9% based on how much the

taxes were raised in the past five years.

A constitutional amendment will be placed before the voters on January 29, 2008 to restore the State's homestead exemption.

The Amendment: If the amendment passes 75% of the first \$200,000 of a home's value would be exempt from property taxes and 15% of the next \$300,000. Low income elderly would get a minimum of \$100,000 and all homesteaders get a minimum \$50,000 exemption.



Florida permanent residents will benefit the most from the Amendment



Taxes in Last 5 years were raised by 200% or more!

The taxes in last five years were raised by 200% or more.

For example a 1 bedroom non-homestead unit in Royal Park was taxed as follows:

- 2002 taxes were \$1,301
- 2003 taxes were \$1,487
- 2004 taxes were \$1,733
- 2005 taxes were \$2,081
- 2006 taxes were \$2,790

The two bedroom units were obviously taxed higher amount.

If the new exemption proposal passes it will be GOOD NEWS for Royal Park Buyers since their new tax bill be substantially lower. For example a Sales price of \$150,000 would equal taxable value of \$37,500 based on above formula of 75% exemption on the first \$200,000.

Therefore \$37,500 x current millage rate of 22.4916 means a tax bill of \$843.44, a substantial reduction from present tax formula.

In reality it may even be lower since the tax assessed value is usually lower than the purchased price.

If you intend to vote on the amendment, you can vote on line

at:

- www.bcpa.net
- www.sun-sentinel.com
- www.miamiherald.com

Homestead Filing

To claim a 2007 Homestead, you must have purchased, be named on the title, and moved onto the property on or before January 1, 2007 and meet certain other residency qualifications. Florida law allows for homestead late filing for Tax Year 2007 through September 18, 2007 and even through December 31, 2007, if "good cause" is approved by the Value Adjustment Board of the Tax Appraiser's office.
Phone: 954-357-6830

SPECIAL ROYAL PARK SALE

Berber Carpet Installed with Pad

\$17.99 Sq. Yard

MANY COLORS TO CHOOSE FROM

ALSO MANY OTHER ITEMS ON SALE & SHOP

AT HOME AVAILABLE

FOR HONEST YARDAGE & HONEST PRICES

Carpet – Wood – Ceramic Tiles – Laminate – Area Rugs

Serving S. Florida with integrity & Quality Service for 33 Years

Voted Business of the Year by the Chambers of Commerce

CARPET PLUS +

Family Owned & Operated



Low Prices

Wide selection

We are Royal Park Residents

*Se Habla Espanol
Nous Parlons Francais
Credit Cards Accepted*

*81 S. Federal Hwy
Deerfield Beach, FL
(SW Corner of
Hillsboro & Federal)*

Call: 954-360-0029

Serving Royal Park for a Long Time



Air Condition Problems?

Minor Electrical Repairs
(Stove, Fridge, etc.)



Call Dick

954-485-5062

Stop Leaks-Fungus

Mildew-Mold-Odor

Clean Air is Healthy Air

Have your a/c Handler

Cleaned – Special Offer

25 years in Service / Royal Park Resident

Royal Park Resident

In Memoriam

Kenneth W. Nickell of 111-2H, a long term resident, past board member and popular bridge player passed away on Friday, April 20, 2007 due to heart attack at Florida Medical Center.

Eileen Fitzgerald who resided in 114-H passed away in the hospital of heart failure on Sunday June 3, 2007. There will

be a mass at St. Clement's Catholic Church in the first week of August. Date will be announced on notice boards at the end of July.

Both Ken & Eileen will be truly missed by their family, friends and neighbors



*Reminder
Hurricane Season is here. Make sure you have the food supplies, water, first aid kit, baby items, medicine, flashlight, batteries, radio, insurance and medical records
And above all Plan to secure property & plan to Evacuate.
There is plenty of information available on safety from local Grocery and Pharmacy stores*

Important Notice to all Residents

LIFT STATION:

The Lift Station is a gathering tank with large pumps that lift up the TOILET WASTE and pump it out to the street into the City's Sewage Line. Residents are constantly

throwing items down the toilet bowls that they should not. Example: Kotex, diapers, tampons, torn up letters, paper towels, toys etc. These items will not go through the pumps, and accumulate in the bottom of the tank. We

then have a service come in and remove this unwanted matter; WHICH IS VERY COSTLY. **PLEASE COOPERATE & HELP KEEP OUR EXPENSES DOWN.**

It's Your Money

Otherwise you are literally throwing \$\$\$ down the Drain!

Please remember condo living is fun and all about respecting our neighbors and using common sense regarding speed limit, recycling, proper trash disposal, pet safety and noise level

New Residents – from the desk of Linda Humphreys

Welcome to our New Residents and your New Neighbors:

- Building#101
- Brian Rice
- Building #102
- Heidi Fredricks
- Building#104
- Carlos Cabrera
- Building#107
- Ricot Vincent
- Building#111
- Jose Buenostro
- Building#112
- Richard McHugh

- Edward Coleman
- Building#114
- Ersen Alci
- Sarah Cressman
- Building#116
- Joseph Zeibaq
- Larry Feingold
- Building#117
- Melanie Hunt
- Christopher Nunn
- Building#119
- Michael Dougherty
- Building#120
- Scott Knapp
- Building#121
- George Bialor

Moving Sale **Building#104**

Living Room
Furniture/Dinning Room
Set - TV 36 inch /lamps
etc. Everything
Reasonably priced or
make offer!

Call **954-648-4318**
between 10 am – 8 pm
or **954-574-6047**

