

Royal Park Newsletter

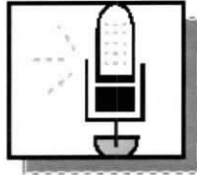
Volume 2, Issue 5

June/July 2008

Hurricane 2008: Tracking the Storm

Special Articles of Interest

- Hurricane 2008
- President's Message
- Hazard Insurance Info
- Timeless Cleaning Tips
- Featured Restaurant



Inside this issue:

Hurricane 2008 Tracking the Storm	1
President's Comments	1
Royal Park Notice Board	2
Tips for Express Cleaning	3
Fine Food for Hungry Thoughts Part VII	7
Miscellaneous & In Memoriam	6

EAST VERSUS WEST:

Hurricanes and storms form both in the Atlantic and the NE Pacific basins, the later rarely hit the US. Hurricanes tend to move toward the W-NW after they form in the tropical/subtropical latitudes. In the Atlantic such a motion brings hurricane in the vicinity of the East Coast. In the North East Pacific, a W-NW track takes those hurricanes farther offshore away from the US West Coast.

INFORMATION ON THE WEB:

Throughout hurricane season www.weather.com has a special section for coverage and information including tracking maps, hurricane advisory maps, areas under watches or warnings; ra-

dar images and time laps satellite pictures, projected path maps plus information on forecasting and tracking techniques.

TRACK LIKE THE PROS:

- By noting the latest storm position and strength as reported by the National Hurricane Center and relayed by weather.com you can follow the progress of tropical depressions, tropical storms and hurricanes with the tracking map.
- When a new advisory is issued, just write the time, position and other characteristics on the map.



New look of Royal Park Gate -Photo by Pat Blank

BEFORE & AFTER THE STORM:

When it comes to outlasting the storm, preparation is critical – from making an emergency plan to securing your home and belongings.

Continued on page 8.....

President's Comments

Fellow Owners & Residents:

It's summer time here at Royal Park and I am happy to say that we have accomplished quite a lot since taking office only 4 months ago.

The much needed land-

scaping projects around the front entrance and Royal Park Drive are complete. The problems with our irrigation system (tree roots and snails clogging or breaking our lines) are almost complete. Everyone should now be seeing the return of green grass

throughout the complex. These issues aren't new to us since we use the canal water for irrigation. This water tends to breed tiny creatures like snails and small bugs which tend to invade, grow and clog the lines.

continued on page 9.....

Royal Park Notice Board

Important Announcement Re: Hazard Insurance

From: Brown & Brown Insurance

We have partnered with EOI Direct for the delivery of our condominium certificates of insurance. Those in need of a certificate of insurance can obtain it immediately by visiting www.eoidirect.com or by calling toll-free helpdesk at 1-877-456-3643 (Mon-Fri 7:00 am – 6:00 pm Mountain Time.)

Homeowners who simply need to provide proof of coverage for an existing loan, per their lender's mailed request, can obtain that information free of charge. Summaries of master policies – showing those coverage currently in effect – are also made available at no cost. A fee of \$15.95 is charged only when for a new loan a lender requires that a certificate be customized for a purchase, refinance or line of credit.

We hope this new program intended to streamline and automate the process for the benefit of all parties.

Reminder

For your convenience the mail slot is on the front of the condo office at Building #119, Suite #1-A, and available 24/7.

With regards to quarterly maintenance payments, please include blue maintenance coupon to identify the building and apartment number but do not staple the coupon to the check.

Be a courteous neighbor ... Please do not wash carpets at the Royal Park laundry rooms; the fibers really clog up the machines and make a mess.

Royal Park Management

Please Note

When requesting parking passes, please have Tag number, color and make of vehicle.

PRIOR TO HIRING OUTSIDE CONTRACTORS OR VENDORS

Please phone the Royal Park Management Office with the company contact information so that we may obtain their LICENSE and INSURANCE Documentation BEFORE the date of Service.
Royal Park Management

Royal Park Poker Club



Join our friendly Poker Club.
Meets Wednesday Nights at the Clubhouse 6:30 pm.
For more information call:
Bob Caldeira 954-566-5925

Come Join the Fun



Royal Park Newsletter

June/July 2008 issue

Editor: **Naim Naqi**
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Timeless Tips for Fast Cleaning!

If just the thought of cleaning your home gives you a jolt of triple 'b' and makes you feel bored, bothered or bewildered then here are some simple tips to make cleaning easy and effortless and instead of hours you will be spending minutes while keeping your digs neat and inviting!

Kitchen and bathrooms are the two places most people find hard to keep up with.

In the Bathroom:

For most people rush hour starts well before leaving home. Make it easier on yourself by starting your day in a bathroom that's fresh and tidy.

Every Day:	seconds	Every Week	minutes	Every 3 months	minutes
Wipe sink and faucet with disinfecting wipe	45	Clean the tub & shower with soft scrub cleaner	4	Replace shower curtain liner and wash shower curtain	30
Wipe the toilet seat and rim, flush handle and door knobs w/disinfectant	30	Mop/wash floor	4	Clean clutter from medicine cabinet and toss old items and organize	20
Brush the inside of the toilet with a cleaning brush	15	Remove soap scum & mildew from tiles with spray	4	Clean mirrors	2
		Empty wastebasket	1		
Total Time:	90 sec		15 minutes		50 minutes



Fast Facts: The average sponge can harbor as many as 7 billion germs, and they double in number every 20 minutes.

In the Kitchen:

A busy kitchen doesn't have to be a disorderly one. By spending just a few minutes each day doing simple things the kitchen can always be spic and span.

Every day	minutes	Every Week	minutes	Every 3 months	minutes
Clear clutter off counters and tables	3	Sweep and mop the floor	5	Clean out and wipe inside of refrigerator and freezer	30
Rinse out and wipe the sink	1	Wipe down cabinet, handles and appliances	12	Organize utensil drawers and house ware cabinets	30
Wipe down the stovetop with spray cleaner	2	Wipe inside of microwave with disinfecting wipe	2	Clean the oven and broiler	15
Spot clean stains from floor	1	Wipe counters and sink w/disinfectant	4	Soak stained dishware in 1 tbsps bleach + 1 gallon of water	
Total Time:	7 minutes		23 minutes		1 hour 18 minutes

Fast Facts: A University of Arizona study revealed that kitchen faucet handles contain an average of 229,000 germs per square inch; cutting boards have 62,000 bacteria per square inch.

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David Reiter
Licensed Agent
Email: david@sierracoversyou.com

In Memoriam**John F. Milanese**

May 2, 1927 -May31, 2008

Johnny will be greatly missed by his
family: daughter & son-in-law Michele
& David Pesek, brother Michael
Milanese, sister Marge Milanese.
and
many close friends including Naim
Naqi, John Ray, Betty Mehrlust and
Roy LaMere

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Park Resident*

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ROYAL PARK OWNERS AND INVESTORS



JULY/AUGUST 2008

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Fine Food for Hungry Thoughts - Part VII

It's already mid-day and you are still trying to catch up with your intended schedule, having skipped breakfast the more important question is what will you eat?

It's time to take a break. The challenge is to have fine food 10 minutes from Royal Park for under \$10 and served in 10 minutes hence the term Express Lunch – wholesome food served fast at fast food prices!

Then check out Panera.

Located S of Oakland Park on Federal beside Pier 1 Imports.

Panera: Bakery-Café

1762 N Federal Hwy, Ft. Lauderdale, FL 33305

The ambiance is similar to a European style lounge café with comfortable sofas and chairs and a working fireplace. Here one can enjoy a quiet moment rummaging through the supply of magazines and newspapers or a place to gather with friends.

Many patrons bring their Laptops since the establishment offer free Wi-Fi connection.

All kinds of breads, bagels, muffins and pastries etc. are baked fresh on the premises. With a choice of gourmet coffees the café gets busy in

the morning and lunch time brings the office crowd for an Express Lunch starting at \$6.79 for a sandwich or from the choice of five soups from \$3.49. The soup menu changes daily and several kinds of fresh salads are available plus frozen drinks and hot beverages have their own long list.



However, their most popular menu is 'You Pick Two' for \$6.79 where you can choose two from any soup, any half sandwich or any half salad.

All served with a choice of an apple or chips or a small French Baguette.

The signature summer salad is **Strawberry Poppy seed Salad**. This seasonal favorite is made with fresh strawberries and blueberries, pineapple, Mandarin oranges, pecans and fat-free poppy seed dressing.

Other well-liked hand tossed salads are:

Fandango: Field greens, romaine, walnuts, Gorgonzola cheese, Mandarin oranges and all-natural, fat-free raspberry dressing.

Asian Sesame Chicken: All-natural citrus-herb chicken, lettuce, fresh cilantro, sliced almonds, sesame seeds, crispy wonton strips, reduced-sugar Asian sesame vinaigrette.



Strawberry Poppy Seed Salad

Greek: Romaine lettuce, vine-ripened tomatoes, feta cheese,

pepperoncini, red onions, Kalamata olives, pepper & Greek dressing.

Strawberry Poppy seed: Crisp romaine lettuce, fresh strawberries, blueberries, pineapple tidbits, Mandarin oranges, pecans and fat-free reduced sugar Poppy seed dressing.

HOT PANINI SANDWICHES:

Frontega Chicken: Smoked & pulled white meat chicken, mozzarella, tomatoes, red onions, chopped basil & chipotle mayonnaise, grilled hot on Focaccia.

Turkey Artichoke: Smoked turkey, spinach artichoke spread, Asiago-Parmesan cheese, tomatoes & caramelized onions, grilled hot on Focaccia.

SIGNATURE SANDWICHES:

Chipotle Chicken: All-natural pepper-mustard chicken, smoked bacon, smoked cheddar, tomatoes & ancho-chipotle spread.

Asiago Roast Beef: Oven-roasted beef, smoked cheddar, lettuce, to-

matoes, red onions & creamy horseradish sauce, on Asiago Cheese Demi.

Italian Combo: Roast beef, smoked turkey, ham, salami, Swiss cheese, pepperoncini, lettuce, tomatoes, red onions & a special sauce, on Ciabatta.

Tuna Salad: Special recipe tuna salad, leaf lettuce, tomatoes and red onions with mayonnaise, spicy mustard, salt and pepper, all served on honey wheat bread.

Mediterranean Veggie: Zesty Peppadew piquant peppers, feta cheese, cucumbers, lettuce, tomatoes, onions and cilantro hummus on Tomato Basil bread.

Whether it is breakfast, lunch or dinner – you will find this cozy cyber-café a place to relax and enjoy freshly baked breads and wholesome food while checking your emails or get some home, college or office work done!

.....Continued from page 1

Tracking the Storm: Before and after the storm

This is the time to make a checklist of essential items and supplies including prescription medicine and be sure to have the condo office has a key to your apartment, specially if you are not going to be here.



Once the storm has subsided it is equally important to follow safety

tips to enter your premises or rooms if there was any damage, particularly when turning on electric and water.

Make sure to check bathroom and closet ceilings. Have someone on your emergency call list and above

all use common sense.

2008 Atlantic Storm Names:

ONCE A DISTURBANCE BECOMES A TROPICAL STORM, IT IS GIVEN A NAME.

There are 21 named storms this year.

Arthur	Bertha
Cristobal	Dolly
Eduard	Fay
Gustav	Hanna
Ike	Josephine
KyleL	aura
Marco	Nana

Omar	Paloma
Rene	Sally
Teddy	Vicky
Wilfred	



Other websites such as www.weather.gov and www.flash.org also provide excellent additional information.

Between the internet and

24-hour weather stations,

modern technology offers

more than ever to keep

current on approaching

weather systems.

Air-Condition Problems

Dick Pendergast

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Stop Leaks-Fungus Mildew-Mold-Odor

Clean Air is Healthy Air

**Have your A/C Handler Cleaned
Special Offer for Royal Park Owners**

38 years in Service - Royal Park Resident

For Rent

1 bed 1 bath - Hawaiian Gardens - Must be 55+ as per Association: \$650/month

2 bed 2 bath - Wilton Manors, Totally Remodeled, Awesome kitchen & baths - ceramic Tiles: \$1250/month

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South Florida Group, Realtors



"I think it's called a scale,
but mom calls it a @\$%& liar!"

Always Let your boss have the first say!

A sales rep, an administration clerk, and the manager are walking to lunch when they find an antique oil lamp.

They rub it and a Genie comes out. The Genie says, 'I'll give each of you just one wish.' 'Me first! Me first!' says the admin clerk. 'I want to be in the Bahamas, lying on the beach, without a care in the world.' Puff! She's gone.

'Me next! Me next!' says the sales rep. 'I want to be in Hawaii, relaxing on the beach and an endless supply of Pena Coladas. Puff! He's gone. 'OK, you're up,' the Genie says to the manager. The manager says, 'I want those two back in the office after lunch.'

President's Comments....continued from page 1

However our irrigation company has been working diligently to correct the problems and our system is up and running fine.

Residence should also see the brand new ROYAL PARK CONDIMINIUM sign at our entrance. It is a welcome addition to all the landscaping we have been doing this year to make our entrance one of the best in Broward County.

I would like to THANK everyone who took the time to send me their opinions on our front gate security improvements project. As stated we have now found, and the board approved at our May 2008 Board of Directors meeting, a computer security system that will be adaptable to our growing and changing security needs both present and in future. Once the system is in place, our

guards will be in training on this system the first few weeks of July and it should fully operational by August 1st 2008.

We also will be seeing an enhancement to this system (around August or September 2008), which is an automated voice mail system. This will allow our owners to call in and provide their personal pin number so the system will automatically verify the owner who is calling and will add the required guest pass information into the computer. This saves time for our owners and guards to speed up the lines at the gate. However, the lines will only move as fast as our owners fully comply with the required information.

When calling in your guest, owners will need to supply their personal pin (which the office will work with you to get and have it entered into the system), your guest first and last

name, the building and apartment number the guest will be visiting (again this is to help re-verify the correct information for your protection), and any car information (color, make, model, etc) you may have. If you do not have the car information it is not mandatory but it may take the guard a little longer if they have to input the information themselves. When your guest arrives the guards just have to pull up your name and the pass is already in the system. The guards will just have to enter the license plate number and swipe there driver's license and a pass will be automatically generated. All this will take about 30-45 seconds. This security system along with the new camera system we installed not only speeds up the lines at the gate but allow us to maintain better security for our community. I am also happy to say that with all of these improvements in our security systems we only had to increase our



FIRST FLOWER FROM THE NEW PLANTS



NEW ENTRANCE PLAQUE

Courtesy of Pat Blank - Building 102

security budget by around \$7,000 for the year. That is a very small amount compared to the other proposed plans we had been receiving for doing this project earlier this year.

I hope everyone has a safe and fantastic summer and we look forward to seeing you and our Northern Owners in the fall!

Lee Hinkle
President
Royal Park Board of Directors



DID YOU KNOW!

The State with the highest percentage of people who walk to work: Alaska

The percentage of Africa that is wilderness: 28% (now get this...)
The percentage of North America that is wilderness: 38%

The average number of people airborne over the U.S. in any given hour: 61,000

The cost of raising a medium-size dog to the age of eleven: \$ 16,400

Each king in a deck of playing cards represents a great king from history

- Spades - King David
- Hearts - Charlemagne
- Clubs - Alexander, the Great
- Diamonds - Julius Caesar

