

NEWSLETTER

A New Gate for Royal Park

After 30 years, and many many repairs, we have replaced our old gate with a completely



new unit at the entrance to Royal Park. The old motor was finally broken beyond repair. This new unit was installed on May 11, and should give us many years of trouble free operation. The new arm is aluminum and should be much easier to maintain than the old wooden arm. The cost was about \$2,500 and was a very good value. With some of the other changes planned for our entrance, we should be looking good in no time!

NEW ROYAL PARK STICKERS

We have just recently completed the issuing of new stickers for all vehicles in Royal Park. This was done so that we can continue to tighten up on the security within our community. We are proud to offer to our residents safe and pleasant surroundings and to be able to enjoy the facilities that Royal Park provides. There are four basic types of stickers. Blue are for owners, Red stickers are for leased units with expiration dates in large letters above the sticker, White stickers are for O/A's (occupancy agreements) and the Yellow stickers are for health care workers (not allowed over night).



New Look !!

This is the first edition of the newsletter in a new format. We hope that you like the new look and more than that, we hope that you enjoy the content.

The Newsletter is being upgraded and should prove to be the most informative that we have ever had.

We will be looking for articles and items of interest to the community at large. Please submit anything that you feel might be of interest to the office.

The Royal Park Clubhouse has now been set up for wireless access for your laptop computer (see page #9). The lounge is a very comfortable place to sit and enjoy your laptop. Also, please give your email address to the office and the newsletter will be sent to you electronically in a PDF format, Free & in Color!

ROYAL PARK OWNERS & INVESTORS



ARE YOU THINKING OF SELLING OR LEASING YOUR APARTMENT IN ROYAL PARK ?

IF THE ANSWER IS YES, THEN YOU SHOULD CONSULT WITH . . .

HUGH P. SHARKEY
THE ROYAL PARK SALES AND LEASING SPECIALIST
RESIDENT/ OWNER/ REALTOR

LET HUGH GET YOU THE MOST MONEY FOR YOUR HARD EARNED INVESTMENT

HUGH P. SHARKEY HAS BEEN ONE OF THE TOP REAL ESTATE SALES PRODUCERS IN ROYAL PARK FOR THE PAST 20 YEARS WITH OVER 400 TRANSACTIONS CLOSED.

APARTMENT PRICES ARE THE HIGHEST THEY HAVE BEEN IN REAL ESTATE HISTORY!

AS OF PRINTING DATE (5/25/05), HUGH HAS SOLD THE HIGHEST PRICED 2 BEDROOM/ 2 BATHROOM UNIT WITH A CONTRACT PRICE OF \$185,000.

- LICENSED REAL ESTATE BROKER/ SALESMAN.
MEMBER OF THE FORT LAUDERDALE BOARD OF REALTORS.
FREE MARKET ANALYSIS (A REPORT OF THE RECENT SALES ACTIVITY)
MULTIPLE LISTING SERVICE (MLS)
EXTENSIVE REFERENCES/ TESTIMONIALS AVAILABLE UPON REQUEST.
COMPETITIVE COMMISION RATES.
SPECIALIZED MARKETING/ ADVERTISING PACKAGES FOR YOUR APARTMENT.

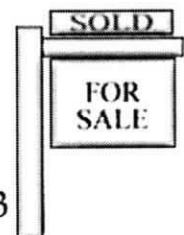


CALL YOUR NEIGHBOR, HUGH P. SHARKEY OF OLDFATHER & COMPANY REALTORS FOR A CONFIDENTIAL APPOINTMENT TO DISCUSS YOUR BEST OPTIONS.

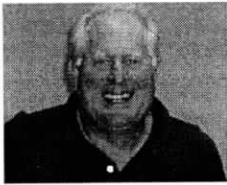
EXPERIENCE IS NO MORE EXPENSIVE



OFFICE: 954.486.9915 - DIRECT DESK LINE: 954.914.6053



HARVEY ROSS,
President



The Party's Over!

The rules and regulations, as well as the documents of Royal Park, were written to help make Royal Park a great place to live. The majority of the residents follow the rules and realize that the members of the Board of Directors are volunteers just trying to help protect your investment. The Board needs your help. They need you to help find the few that disregard the rules and do anything they want without caring about their neighbors. The Board does not want anyone getting into a confrontation. Just let the office know what the infraction was and who the individual or individuals were, and we will take the necessary steps to correct the problem. We, the Board, will use whatever means are available to us. Fines, and if necessary, legal action will be taken. The cost will be borne by the individual we take action against to correct the violations.

If the Board cannot get your help, there is no sense for anyone to be on the Board. If we cannot get a full Board, the State will come in and run the Condominium. Then watch and see what your maintenance will be.

MEET YOUR CITY COMMISSIONERS

Allegra Webb Murphy: Mayor
Seat #2
Current Term: 3/2003-3/2007
(954) 735-0693

Steve Arnst: Vice Mayor
Seat #3
Current Term: 3/2003-3/2007
(954) 484-3720

Layne Dallett Walls: Comm.
Seat #1
Current Term: 3/2005-3/2009
(954) 565-8475

Suzanne Boisvenue: Comm.
Seat #5
Current Term: 3/2005/3/2009
(954) 298-8899

Larry Gierer: Comm.
Seat # 4
Current Term: 3/2005-3/2009
(954) 772-8385

ALL OF THE CITY COMMISSIONERS MAY BE REACHED THROUGH THE CITY MANAGER'S OFFICE @
(954) 561-6250

JIM ARMSTRONG,
Vice President



We are presently working very hard with the manager to keep up with the ongoing maintenance at Royal Park. As our community gets older, it requires more and more maintenance.

We are testing an appearance improvement program on Building #116. The 2nd floor railings have been sealed and painted (a task performed by snowbird residents Jose Patron and Vern Zuverink) to look like new. The catwalk has been cleaned and repainted and now we will refinish the trim around the elevators to give it the final touch. As you walk through Royal Park, we want you to be able to enjoy some of the beautiful surroundings that we have. The hot top is being repaired in many places, the grass is being treated and fertilized properly, sod is being planted in many locations, and the sprinklers are working throughout most of our community and we have a new gate at the entrance.

Lately, we have also noticed that there seems to be a constant problem of "litter" thrown on the grounds. This is not a good situation. I can't believe that some of our residents care so little about where they live to do something like that. Please, if you see it, pick it up and dispose of it properly. Thanks.

THE BOTTOM LINE

MARIO AGUIAR, TREASURER



The summer is rapidly approaching and with that our "snow birds" have gone home

while others are preparing for a summer vacation. Whatever you do, have a healthy, safe, and joyful season.

ANNUAL AUDIT - As I mentioned at our last board meeting, the annual audit was completed on time by Charles A. Nichols, C.P.A., P.A. Copies are available at the Royal Park office but please call in advance with your request. If you would like an electronic copy, it can be requested through our email address RoyalParkOffice@AOL.com.

COMCAST - The contract will expire in two years. The board started to open negotiations to inquire about what options for pricing and service would be available to us by Comcast. If you recall in the last newsletter, I requested volunteers to form a committee to re-negotiate our contract with Comcast prior to its expiration; however, due to the delay of Comcast to complete the below mentioned second item, we have not proceeded with the negotiations. We requested

two upgrades to our present system from Comcast: To provide wireless service in the clubhouse, which they have completed (see article in this newsletter) and the other was to upgrade our capabilities on channel 96 to include background music as well as an appealing viewing background. It has been six months and this second upgrade has yet to be completed. I refuse to enter into any further negotiations until this item has been fulfilled.

MacGRAY - This contract is for the washers and dryers throughout our complex. After notification of our intent to cancel this contract, MacGray offered us three options to continue to do business with them. I do not like any of the options they offered us; however, at this time we do not have any other bids to make a comparison. The present contract will expire in April of 2006.

Our budget year-to-date is in great shape. Some of the projects that we have completed or are in the process of are:

- The front gate has been changed.
- We are in the process of having our lift station repaired/upgraded.
- The trees will be pruned to ready ourselves for hurricane season.

- We are in the process of forming a partnership with the City of Oakland Park to upgrade our entrance.

I would like to introduce you to Marie Mazzeo. Marie has assumed the accounting duties for Royal Park. Have a great summer.

**Royal Park
Office Information**

Hours:

Monday -Friday

9:00 AM -5:00 PM

Thursdays

Until 7:00 PM

Second Saturday

Mornings

8:00 -12:00 Noon

Telephone:

954-739-6300

Fax: 954-731-4341

Security:

(954) 739-2220

E Mail :

Royalparkoffice@aol.com

WHO IS YOUR NEIGHBOR?

Do you know who lives next door to you? Over you? Under you? It appears that a few residents are trying to move people in without them being screened by the association. We only screen people for the protection of our owners and residents. Don't be afraid to be called a "Condo Commando"! If you see someone you do not recognize living in an apartment near you, call the office. Let's prevent a problem before it happens.

OAKLAND PARK HISTORICAL SOCIETY

REMEMBERING OUR PAST AND PRESERVING IT FOR THE FUTURE.

Next meeting – June 6, 2005 @ 5:30 PM
Oakland Park Library – Marie Wright Room

Call 954-566-9957 for more information

Oakland Park's Early Beginnings... from Indians to railways.

Mysterious Indian Mounds

What is today Oakland Park was a dense wilderness dotted with pine trees and palmetto scrub at the turn of the 20th century. The city rests upon a coastal ridge, two feet below the surface lies solid rock. There were permanent Seminole Indian camps just west of the city, south of present day Cypress Creek called Saukee Hatchee. The Indians crafted dugout canoes from the plentiful cypress trees for navigation in the nearby waters. They hunted rabbits, deer, quail, turkey, doves, alligators, bear, wildcats and panthers which were plentiful in the area. There were five Indian mounds in the general vicinity, not places of burial but were actually used as pointers toward places where the Indians had concealed valuables when they left Florida at the close of the Seminole Wars.

Florida East Coast Railway Road to Progress

By the mid-1890's Henry M. Flagler began to build the FEC (Florida East Coast Railway) south from Jacksonville. By 1896 Flagler was building the rail lines south of Palm Beach to the Miami River. One of the reasons he extended the railroad down to Southern Florida was that in 1894-1895 a severe winter frost caused widespread agricultural destruction throughout most of Florida except those in the extreme southern tip. It became apparent to him that this region's climate made it conducive to produce crops year around.

In 1890, the first effort to farm commercially was the Florida Fiber Company, which purchased 1,310 acres on the Middle River to cultivate sisal hemp, a raw material used in the manufacture of rope and other textiles. This agricultural experiment failed for lack of adequate transport facilities among other things.

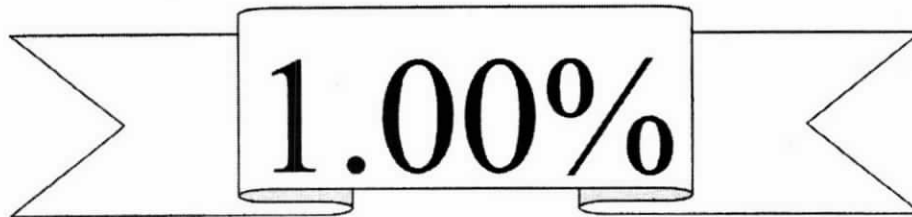
However, Oakland Park in its early days was a farming community and became known for its crops of beans, peppers and tomatoes. A packing house was located just adjacent to the tracks where the fresh vegetables were packed and made ready for their journey north.

To be continued...

For additional information please call 954-566-9957.

ATTENTION HOMEOWNERS RE-FI/CASHOUT!!!!

TAKE ADVANTAGE OF
THE LOWEST RATES
AVAILABLE!!!!!!!!



LOAN AMOUNT

MONTHLY PAYMENT

\$300,000	\$964.92
\$500,000	\$1,608.20
\$700,000	\$2,251.48
\$1,000,000	\$3,213.40

- **100% FINANCING**
- **BANKRUPTCY OK**
- **DEBT CONSOLIDATION**
- **HOME IMPROVEMENT**
- **SELF EMPLOYED OK**
- **SPECIAL REFIANCE**



**Call Daryl Perkowski for More Details
954-941-1350**

**PREMIER
MORTGAGE FUNDING, INC.**
4747 N OCEAN DRIVE • SUITE 235 • LAUDERDALE BY THE SEA • FL • 33308

Rate may be dependent on applicant's credit history. *Annual Percentage Rate (APR) is effective 5/17/05 and is subject to change without notice. Offer May be withdrawn at any time. Subject to credit approval. Adjustable rate may increase or decrease over the life of the loan.

MANAGER'S MESSAGE

**Mike Shagota**

When people buy a condo, like it or not, they must accept all of the baggage that goes with it. You get a DEED that says you must abide by any recorded restrictions affecting that deed. The most important document is a DECLARATION OF CONDOMINIUM, which should define the physical property, along with the responsibilities and rights of the association and the unit owners.

The association is a CORPORATION, so you have Articles of Incorporation and By-Laws that tell how the association must be operated. In addition, the Declaration gives the Association the power to establish Rules for using and living in the common areas. One cannot choose the restrictions he likes and ignore the ones he does not like.

You signed a document when you bought your Condo that said in effect, you had read, understood and agreed to live by the Rules and Regulations.

Physical property can't be separated from the restrictions. They are what makes condo property different from living in a neighborhood of independent single family homes, where you can set your own rules, rent to whomever you want, have five dogs and paint your house purple. Most people who buy condo-type housing, do so in part because they want the protection of an association and some assurance that things will remain constant and predictable. They understand that they cannot have hundreds of people each doing his own thing, interpreted in his own way to the possible dismay or expense of the others in the community. Communist? Not by a long shot. Condos are Democratic to the point of overkill in many complexes. Is Condo living for everyone? No. Right or wrong, many people do not want the majority telling them what they can or cannot do.

PET TAGS

As usual, a few cause problems for so many. There are some residents that continue to disregard our new pet rules. The size of the pet, where to walk the pet, the fact that the pet must be on a leash and their obligation to clean up after their pet, they feel doesn't apply to them.

Therefore, starting in June (the date to be posted) you will be required to purchase a pet tag (\$10.00 one time fee) if you intend to walk your pet on Royal Park Property. The pet will have to be brought to the office for a picture and you will have to bring all the necessary health forms and be required to sign a hold harmless agreement.

After the registration period, Royal Park will use all means to enforce its rules - fines and legal action as well as catching and having any unregistered and unleashed pets on Royal Park grounds, removed. I am sorry if pet owners feel that they are being singled out but you must realize that just because you enjoy your pet, others might not and we must protect their rights as well. Please help us solve these problems by following our rules and reporting violators to the office.

Harvey Ross

CLASSIFIED ADS**FOR SALE**

Brand new Sterns & Foster twin mattresses & bedding sets. Original Cost \$1,000.00 each; will sacrifice for \$250.00 each
(954) 567-2158 or (954) 260-9732

FOR SALE

17" Computer Monitor in great condition. White.
(954) 574-6047

FOR SALE

HP 735 3.2 MP Digital Camera. Like new! Comes with 2 extra 64 MB cards, instruction manual and case. Cost over \$300 new, will sacrifice for \$175.

Call (954) 295-6665

Lucarella's

Gourmet Italian Food
Since 1964

Telephone: 954-630-8855

Fax: 954-630-9887

4165 North Dixie Highway
Oakland Park, Florida 33334

Open Monday – Saturday: 9 a.m. to 9 p.m.

New York Style Pizza

Also serving the finest hard crust Italian bread, cookies, pastries, fresh pasta and homemade Italian dishes.

FREE DELIVERY

Large 18" Extra Cheese Pizza

\$ 9.99

Coupon may not be combined with any other offer.
Expires: 06/30/05

\$ 2.00 OFF

ANY \$ 15.00 ORDER

Coupon may not be combined with any other offer.
Expires: 06/30/05

Two 18" Cheese Pizza
& a 2 Liter Bottle of Soda

\$ 20.00

Coupon may not be combined with any other offer.
Expires: 06/30/05

\$5.00 OFF

ANY \$20.00 ORDER

Coupon may not be combined with any other offer.
Expires: 06/30/05

Great News!!



The Royal Park Clubhouse has just been set up with FREE Wi-Fi service. For those unfamiliar with the computer age, this is a real great benefit. All residents now have the ability to bring their laptop Computers to the clubhouse to enjoy fast internet connections at no charge. We are hopeful that the signal will work throughout the entire clubhouse when it is completed. This is a service that we hope will make using the clubhouse something that more and more residents will take advantage of. Please keep in mind that other residents use the clubhouse for parties and family gatherings as well as the Men's Club for many events throughout the year. On those occasions, the signal should work in the card rooms as well as the lounge and meeting room. Clubhouse hours are 8:00 a.m. - 11:00 p.m.

AIR CONDITIONING PROBLEMS

Minor Electric Repairs

(Stove, Fridge, Etc,)

CALL DICK

(954) 485-5062

Stop Leaks-Fungus-Mildew-Mold-Odor

Clean Air is Healthy Air-25 Years