

Royal Park Newsletter

Volume 3, Issue 3

March/April 2009

Royal Park's Real Estate Realities

Special Articles of Interest

- Royal Park Real Estate
- President's Notes
- Historical Customs
- Restaurant Review
- Defective product alert



With the national and Florida Real Estate market in down shift it is comforting to know that Royal Park is holding its own.

We relatively have fewer foreclosures than many other complexes in the southeast region. Since the beginning of 2009 there is an average of 20 properties for sale in Royal Park each month which is a lower figure than during 'normal times' when the average used to be 30 plus units out of a total of 671 apartments.

Of the active listings there are only a handful of units under 'short sale' (pre-foreclosure) or 'REO' (post-foreclosure), this is encouraging. One of the reasons we hold our own is the fact our maintenance has been kept low despite the increase in utility bills and insurance

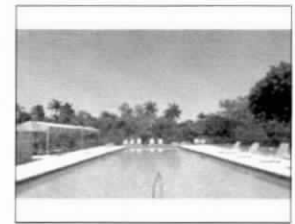
hike, thanks to our diligent Board of Directors who not only lowered the maintenance two years ago by few dollars a month but also made sure it stays the same for the third year - which is a record in itself.

There is no other condominium which holds this record in recent times and is a big rationale for Royal Park to stay so affordable.



Compare our 1 bedroom unit's monthly maintenance of \$206 and 2/2 of \$265 versus Lake Pointe's 1 bedroom of \$303 and

2/2 of \$385. Lake Emerald's 2/2 of \$417 and 2/2 deluxe model of \$475 a month. *Lake Pointe & Lake Emerald are sister communities with comparable sq. ft. to Royal Park.*



We at Royal Park should feel blessed and stay positive and supportive of our community, our Board of Directors and the Management staff to stay strong and help keep our fine-looking grounds to continue to remain attractive and welcoming.

*The Editor
Royal Park News Letter*

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President's Notes

Thank You!

I just wanted to write a short note thanking those that responded to my article and the letters sent last month about past due maintenance. The board of directors understands the difficult times

some owners are facing and only wants to help them.

By working with some owners we have been able to collect past due amounts and avoided sending them to the attorney, costing additional

legal fees.

But please understand that the board while sympathetic still has a fiduciary obligation to the other owners and must do everything it can to collect

...continued on page 4

Royal Park Notice Board

New Insurance Agency for Royal Park

Owners Please note that the new Insurance Agent is

SMITH WATSON PARKER

Owners still have to request copies of Insurance Certificates from EOI Direct

Toll Free: 1-877-456-3643

Or online at

www.eoidirect.com

REMINDER TO NEW OWNERS & TENANTS

**Please make sure the
condo office
has your phone
number(s) and a copy
of your front door
keys which is required
by our Rules &
Regulations and kept
in a safe; only to
be used in
Emergency.**

THE MANAGEMENT

Dog Etiquettes

Please be considerate to your neighbors and your dog.

No dogs are allowed on RP property without a leash.

No dogs to be left on closed patios for hours or days to bark and cause other dogs in the building to bark.

No dogs allowed in fenced-in area by pools or in the pools.

Annie Plumeri

Royal Park Condo Office Hours

**Monday - Friday
9:00 am - 5:00 pm**

Thursday 9:00 am - 7:00 pm

**Second Saturday of each
month**

8:00 am - 12:00 noon

Volunteers Needed

**We Need Alternate Building
Reps and also Volunteers
to distribute the Newsletter
in their Buildings.**

**Please call the Condo Office:
954-739-6300
to register your name.**

Thank You.

THE MANAGEMENT

Remember to
RECYCLE



Royal Park Newsletter

March/April 2009 issue

Editor: **Naim Naqi**

Articles, Graphics & Ads: **Naim Naqi**

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Historical customs & everyday phrases - Naim Naqi

Interesting Historical customs coined the phrases:

The next time you are washing your hands and complain because the water temperature isn't just how you like it, think about how things used to be. Here are some facts about the 16th Century period in England:

Most people got married in June because they took their yearly bath in May and still smelled pretty good by June. However, they were starting to smell, so brides carried a bouquet of flowers to hide the body odor. Hence the custom today of **carrying a bouquet when getting married**.

Baths consisted of a big tub filled

with hot water. The man of the house had the privilege of the nice clean water, then all the other sons and men, then the women and finally the children. Last of all the babies. By then the water was so dirty you could actually lose someone in it. Hence the saying, **Don't throw the baby out with the Bath water**.

Houses had thatched roofs-thick straw-piled high, with no wood underneath. It was the only place for animals to get warm, so all the cats and other small animals (mice, bugs) lived in the roof. When it rained it became slippery and sometimes the animals would slip and fall off the roof. Hence the saying ... **It's raining cats and dogs**.

There was nothing to stop things

from falling into the house.. This posed a real problem in the bedroom where bugs and other droppings could mess up your nice clean bed. Hence, a bed with big posts and a sheet hung over the top afforded some protection.. **That's how canopy beds came into existence**.

The floor was dirt. Only the wealthy had something other than dirt. Hence the saying, **Dirt poor**. The wealthy had slate floors that would get slippery in the winter when wet, so they spread thresh (straw) on floor to help keep their footing. As the winter wore on, they added more thresh until, when you opened the door, it would all start slipping outside. A piece of wood was placed in the entrance way. Hence the saying a **thresh hold**.

In those old days, they cooked in the kitchen with a big kettle that always hung over the fire.. Every day they lit the fire and a d e d things to the pot. They ate mostly vegetables and did not get much meat. They would eat the stew for dinner, leaving leftovers in the pot to get cold overnight and then start over the next day. Sometimes stew had food in it that had been there for quite a while. Hence the rhyme, **Peas porridge hot, peas porridge cold, peas porridge in the pot nine days old!**



Sometimes they could obtain pork, which made them feel quite special. When visitors came over, they would hang up their bacon to show off. It was a sign of wealth that a man could **bring home the bacon**.

Those with money had plates made of pewter. Food with high acid content caused some of the lead to leach onto the food, causing lead poisoning death. This happened most often with tomatoes, so for the next 400 years or so, tomatoes were considered poisonous.

Bread was divided according to

status. Workers got the burnt bottom of the loaf, the family got the middle, and guests got the top, or **the upper crust**.

Lead cups were used to drink ale or whiskey. The combination would sometimes knock the imbibers out for a couple of days. Someone walking along the road would take them for dead and prepare them for burial.

They were laid out on the kitchen table for a couple of days and the family would gather around and eat and drink and wait and see if they

would wake up. Hence the custom of **holding a wake!**

England is ancient and small and the local folks started running out of burial places. So they would dig up coffins and would take the bones to a bone-house, and reuse the grave!

When reopening these coffins, 1 out of 25 coffins were found to have scratch marks on the inside and they realized they had been burying people alive.



So they would tie a string on the wrist of the corpse, thread it through the coffin and up through the ground and tie it to a bell.

Someone would have to sit out in the graveyard all night, hence the term **graveyard shift**, to listen for the bell, thus someone could be **saved by the bell** or was considered a **dead ringer!**

And that's the truth...Now, whoever said History was boring!!!

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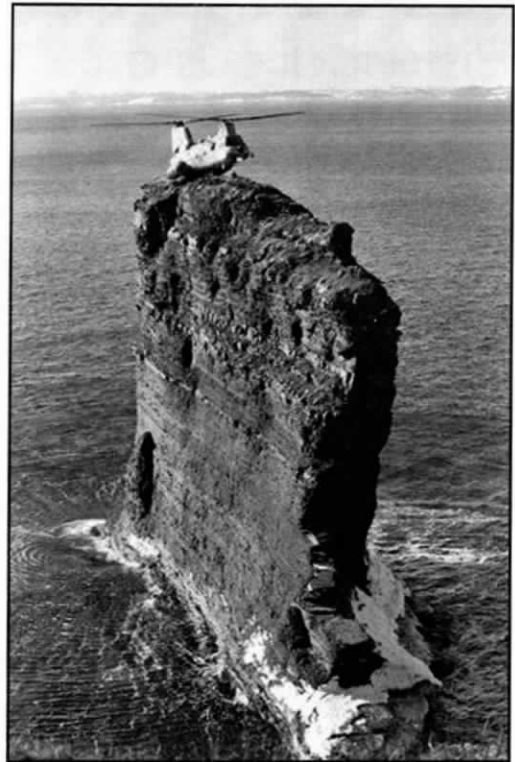
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Rock off the coast of Greenwood, Canada

President's Notes:

Continued from page 1

the maintenance due, in order to run Royal Park. We have already foreclosed on one unit and if necessary will take similar actions on others.

If you still owe the association **past due maintenance** please contact the office and **let us help you** resolve this matter.

Harvey Ross

President, Board of Directors
Royal Park



IN MEMORIAM

MARIE LAGI, a long time resident of Royal Park Building #105, passed away on Saturday, March 28, 2009 at the age of 90. Marie had been on the Board years ago as a Treasurer and was very involved with our community. She is survived by two daughters. The Memorial Service was held on Thursday April 2nd at 11 am at Clements Church, Wilton Manors, FL

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Nous Parlons Francais - Royal Park Resident



Fine Food for Hungry Thoughts - Part X *Na'im Naqi*

Boston Bagel Café:

964 NE 62nd St. Ft. Lauderdale, FL 33334
(NW corner of Cypress Creek Rd & Dixie Hwy) Phone: 954-771-7221
Open: 6-4 Mon-Fri 6:30-3 Sat 7-2 Sun

Where can you find lunch 10 minutes from Royal Park for under \$10 served in less than 10 minutes?

Having skipped the breakfast it is that time of the day when you need to take a break for lunch. The sight of a fast food drive-in is giving you heartburn so your next stop may well be Boston Bagel Café!

Do not be fooled by the name as it is more than a café – this cozy eatery is also a deli and a bakery. Established for 10 years, the owner Ivan a Columbian native proudly

boasts that everything is baked daily on the premises and all ingredients are purchased locally, to help local vendors.

Since most bagel cravers usually go west looking for authentic bagels, interestingly, it is one of a few bagel joints in Ft. Lauderdale East of I-95.

The ensemble of interesting items on the menu includes Salads, Deli Sandwiches, and Hot Grilled Sandwiches, bagels, muffins, cakes and an array of desserts.

Delis sandwiches with appealing names such as:

John Hancock a chicken salad sandwich \$6.25, *Boston Harbor* tuna sandwich \$6.25, *The Boylston* Smoke Turkey & Swiss cheese \$6.25, *The*

Nantucket Smoked Turkey with garlic herb cream cheese \$6.40, *Paul Revere* Roast beef sandwich \$5.90.

Some of the hot sandwiches include *Boston Harbor Melt* – Tuna & provolone \$6.40, *The Patriots* Roast beef, cream and Swiss cheese and grilled onions \$6.60, *The Nor'easter* Smoked Turkey, bacon, provolone, tomato with honey mustard \$6.40, *Meatball Parmigiana* \$6.25



For the vegetarians and the diet conscious the choices are *Harvard Yard*, *Newbury Street*, *Cape Coder* and *North End* and also fruit salads. All priced from \$4.99 - \$5.75

Home made bakery items include the popular guava & cheese Danish, banana and corn breads, scones, croissants, cinnamon buns and of course an assortment of bagels from plain to exotic kind.

Breakfast is served all day and bagels are definitely light in dough and flavorsome. The selection of egg dishes for breakfast is part of the breakfast specials where you can have a choice of eggs, bacon, meat, cheese, home fries and coffee for \$5.25. Similarly the popular lunch specials of the months are only \$5.00. The April special is Philly

cheese steak sandwich. Also Week-end Bagel Special is 13 bagels (baker's dozen) ½ lb each of plain and flavor cream cheese for \$12.99



A variety of flavored cream cheeses from scallion to strawberry and salmon are freshly made including the popular honey walnut. For fish one can always try the Nova platter or the Brookline Nova - a popular Nova and bagel sandwich.

The Bean Pot includes all types of hot and cold drinks from Regular coffee to Espresso, Cappuccino, and Latte and of course *The Boston tea Party* - a wide assortment of regular and herbal teas.

Whether it is breakfast or lunch you will find Boston Bagel café a comfy place to relax and eat.

Bon Apatite!



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Royal Park Owners & Investors

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Chinese drywall incite problems and lawsuits

If Chinese toys and pet food were not the only tainted products to worry about, recently drywall imported from China continues to make headlines nationwide, and a growing number of lawsuits have been filed in Florida according to NAR, National Association of Realtors.

"We have filed a national class action because more than 60,000 homes in 13 states are believed to have defective Chinese drywall," says Victor Diaz with Podhurst Orseck. "We anticipate that when the Consumer Products Safety Commission completes its investigation, this product will be recalled across the country. This could be poten-

tially one of the largest product liability cases related to home construction in U.S. history."

Drywall manufactured in China was used in U.S. homes between 2004 and 2007. According to the lawsuit, toxic chemicals that originate from the drywall have damaged houses, fixtures and personal property. Members of the class action are also seeking medical monitoring for any adverse effects of prolonged exposure to the toxic chemicals.

Morris-Chin and Green purchased their home in Homestead, Fl. After

few days they noticed damage from the defective drywall: an air-conditioning coil was black and iced over when it should have been copper-colored and ice-free; and two home computers stopped working and the nearby wiring was covered in black soot. The family also developed physical problems, including respiratory ailments and headaches.

To date Florida Dept. of Health has received more than 100 complaints concerning the Chinese drywall and health concerns. Florida Senator Bill Nelson (D) has proposed legislation seeking a recall and an immediate ban on tainted building products from China.



So next time you go to Lowes or Home Depot for drywall purchase make sure the manufacture dates are beyond 2007. In our buildings the interior drywalls that need most replacement if damaged by water or in some cases the missed punch or flying kick to one's significant other (just kidding), is the wall underneath master bedroom window and bathroom or closet walls damaged by water leaks or the tub/shower enclosure.

Naim Naqi : Source NAR News.



The Family bike for a group ride on the bridge to nowhere!

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 Royal Park Resident

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Our cooking	Fireless
Our youth	Jobless
Our Ladies	Topless
Our food	Fatless
Our labor	Effortless
Our conduct	Worthless
Our relationship	Loveless
Our attitude	Careless
Our feelings	Heartless
Our politics	Shameless
Our education	Valueless
Our follies	Countless
Our arguments	Baseless
Our boss	Brainless
Our Job	Thankless
	and
Our Salary	Less and less

Dear Royal Park Staff,

Thank you for all you hard work to make this a great place to live!!!

*Sincerely,
Rick Anderson
1034E*

Royal Park's Stimulus Package

Thanks to His Royal Highness a/k/a Harvey Ross several of the owners who were behind in maintenance payments have either paid up the back dues or agreed on a payment plan, according to a few emails received.

The fact is our President worked with each owner, who volunteered to settle, according to their financial situation and ability to pay.

Thanks Harvey on behalf of all the residents who pay their dues in time.

The Editor
Royal Park Newsletter



Inspiring Quotes



- Falling down is not defeat...defeat is when you refuse to get up...
- Ship is always safe at shore... but is not built for it.
- To the world you might be one person, but to one person you just might be the world!

Red Flower with thorns

An elderly couple had dinner at another couple's house, and after eating, the wives left the table and went into the kitchen. The two gentlemen were talking, and one said, 'Last night we went out to a new restaurant and it was really great. I would recommend it very highly.'

The other man said, 'What is the name of the restaurant?' The first man thought and thought and finally said, 'what's the name of that flower you give to someone you love? You know... The one that's red and has thorns. 'Do you mean a rose?' 'Yes, that's the one,' replied the man. He then turned towards the kitchen and yelled, 'Rose, darling, what's the name of that restaurant we went to last night?'