

'PARK AVENUE'

May 2006
Volume 1, Issue 1

A NEWSLETTER BY AND FOR ROYAL PARK RESIDENTS



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Initial 'Communications Committee' Meeting Held

By Darren Q. Waaland, Editor

An informational meeting for the creation of the Communications Committee was held on Saturday April 22nd, 2006, at the clubhouse.

In attendance were six residents, discussing various topics, and 'brain-storming' ideas with which to provide for an improved flow of communications within Royal Park.

The purpose of the Communications Committee will be to research and implement alternative and feasible forms of communication to aid in timely dissemination of Royal Park information, and, entice resident participation by requesting submission(s) of news articles; vacation and/or leisure stories; reporting of events; poems/poetry; and any accompanying photography.

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The initial methods of communication discussed included the creation of an internet website; maintaining and evolving the content of a newsletter; creating and monitoring an email address for the Communication Committee; and, review ways to enhance and utilize Channel 96 to its fullest potential.

As we continue to grow and develop, the Communications Committee requests and invites resident participation by volunteering on the committee or submitting interesting stories, tales, and photos.

Oakland Park Station Approved

By Bob O'Kon, Vice President

This is a follow-up from last month's newsletter article on Oakland Park's CRA Plan and the "MAIN STREET" re-development project.



After several years of planning, *Oakland Park Station* is set to kick off the Main Street re-development project. *Oakland Park Station* will be transformed from the old SEARS warehouse located on the eight-acre site at Dixie Highway and NE 38th Street. In the past it had been converted into a modern working warehouse, while its next phase of evolution being 313 luxury condominiums and town-homes.

The City of Oakland Park Planning & Zoning Board approved the project in November 2005, which was then followed by a series of public hearings, Commission meetings, and public forums.

With residential and business owner participation, the results determined that the *Oakland Park Station* venture was overall the best development opportunity for the site and subsequently approved by a 4-1 vote of the Oakland Park City Commission on December 21st, 2005.

The *Oakland Park Station* design concept calls for 224 condominium units to be housed in two buildings, plus 89 town homes, complete with porches, fronting NE 38th Street. As well, there are to be connected pedestrian walkways throughout the community; two new public

Please see *Oakland Park Station Approved* on page 4

Where in the World...?

Contributor: Darren Q. Waaland

Considering that we live in South Florida, we are very well aware of the diversity of cultures represented, and to top it off, many residents are part-time in that they live elsewhere for part of the year. Have you ever wondered where everyone came/comes from?

As this newsletter is 'by and for Royal Park residents', and in an effort to learn more about our neighbors, I thought it might be interesting, and perhaps surprising, to see what develops.

Was yours a 'military' family, moving from place to place? Did you grow up in a small, mid-western town



Very few, if any, residents are native Floridians...so, 'Where in the World' did you come from?

you believe *NO ONE* ever heard? Or, are you from 'the city'?

OK Globetrotters, it's time to find out who has lived more places than anyone else, or only one place; either way, submit your travelogues so we'll all know 'Where in the World' YOU came from.

Donating to Charity Made Simple at 'www.BuyforCharity.com'

Contributor: Darren Q. Waaland

While researching for a class at college on various fundraising techniques, a 'google' search eventually led me to the website, www.BuyforCharity.com.

Their slogan, 'Raising Money For Your Cause and Saving Money For You' caught my attention, drawing me in to see how their techniques worked. It sounded as though it would be easy, but would it really be 'As Easy As 1...2...3'?

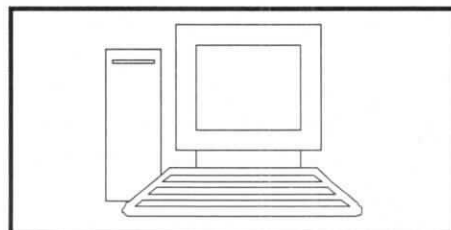
For example, Mother's Day is approaching, and for those of us living hundreds or thousands of miles from 'home', one merchant helpful for sending Mom a bouquet is 1-800-Flowers, and, by linking into their website via www.BuyforCharity.com, not only will I receive various savings benefits for a purchase I will make anyway, but my purchase will automatically provide a 6% donation to the charity I have selected or

added when setting up my account!

Do you have children still in school? Are you involved in the PTA? Do you belong to a club or organization in need of fund-raising? You may find the answers you've been looking for, so check it out.

One of the attractive features regarding this website is that if you can't locate your charity in the listings provided, you can add it! By doing so, anyone else who signs in to make purchases also has the option of choosing your charity as the recipient of their shopping donation. When you think of how online shopping has evolved and the billions of dollars spent annually, can you imagine the results a simple 'click' could mean to your charity?

Please see *Donating to Charity* on page 5



Donating to a charity of special meaning is made easy at www.BuyforCharity.com.

As Easy As 1...2...3 !

1. Sign Up
2. Select or Add Your Cause
3. Shop at Over 350 Stores

CodeRED Emergency Notification System for Oakland Park

Contributor: Harvey Ross, President

The City of Oakland Park has joined the growing list of cities using the "CodeRED" Emergency Telephone Notification System. CodeRED is an extremely fast service available for mass Emergency Notifications.

CodeRED has worked with City staff to map our borders so every residence in Oakland Park with a telephone can be contacted using a high speed telephone calling system capable of delivering customized pre-recorded emergency messages directly to homes and businesses, live individuals and answering machines, at the rate of up to 60,000 calls per hour. City staff can control their emergency broadcasts from anywhere in the world via a secure Internet Portal.



"Test Calls" will take place shortly to introduce the system to our residents.

Examples of CodeRED uses would include: hurricane advisories, evacuation notices, bio-terrorism alerts, boil water notices, and missing child reports. "Test Calls" will take place shortly to introduce the system to residents as well as a CodeRED sign-up 'link' on their website homepage so residents and business can ensure their primary and secondary telephone numbers are in system.

For additional information or questions on the CodeRED system, please contact Public Information Officer David Rafter at 954-630-4207.

Presidential Prose: Summertime NOT Vacation Time

Contributor: Harvey Ross, President

While most look towards the summer for a vacation, the Board at Royal Park will be very busy. Our plans include:

- Within the next month or so we will begin the blacktopping of our roads.
- The painting job will be completed and all the lights will either be painted or replaced.
- We have purchased 10 new picnic tables for the main picnic area and are fixing and adding tables at the south pool and canal pool picnic areas (please utilize these areas as NO food is permitted on the pool deck).
- As well, we are reviewing the feasibility and affordability to build stone BBQs at each location.
- Our sprinkler system is up and running, finally; therefore, we can now begin to replace some of the trees we lost in the last few storms.
- After careful consideration and investigation, the Board has decided to purchase our current washers and dryers. Economically, this is the best way for now, and, as we will be keeping our current cards, you can add as much money on them as you want without fear of losing it.

Finally, thank you to all the residents that are now getting involved at Royal Park. Our newly formed building and grounds committee as well as our building committee is looking into ways to improve the appearance of Royal Park (we don't look so bad now, yet everything can be improved).

Let's all continue to work together and have a great summer, a productive summer, and a safe summer!

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Oakland Park Station Approved from page 1

parks, and a diversity of housing. The current visual perspective from Dixie Highway will be transformed, providing passersby with a new and attractive urban area, to be highlighted by the pair of beautiful six-story condominium buildings and a welcoming transition into the neighborhood achieved by the step-down in height that visually separates the neighborhood.

Oakland Park Station will provide two points of access, with the main entrance located on the South side of the project, at 38th Street, and the second gated entry at NE 12th Street to the North. The architect designed two-story parking garages to be lined by two-story town-homes, allowing for parked cars to be hidden from sight, creating a beautiful streetscape atmosphere.

In compliance with guidelines set forth by the City of Oakland Park, the developer, *Banner Real Estate Group*, will contribute over \$345,000 to the city to create improved public space such as the future adjoining park.

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As well, a top priority for the City of Oakland Park and the project team will be the utilization of approximately one million dollars in impact and development fees to improve infrastructure, drainage, and flood mitigation, as this was one of the main concerns which had been expressed. The City's guidelines created minimum standards for drainage systems.

Expected long term benefits are significant. These 313 residential units are forecasted to generate approximately \$6 million in future property tax revenue as well as become a great economic catalyst for the downtown area businesses and the entire city of Oakland Park.



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Donating to Charity from page 2

Let's see, which stores appear on the website's main page at the time of writing this article? Overstock.com, Hotwire, Apple Store, 1-800-Flowers, Wine.com, LanyBryant.com, Delia's, Target, Dell Home Systems, Paul Frederick Menstyle, Bare Necessities, Limoges Jewelry, Red Envelope, Sharper Image, Apple iTunes, Barnes & Noble, DERMA Doctor, Ice.com, iGourmet.com, KBToys, Music123, Omaha Steaks, Oriental Trading Company, Petco, Office Depot, Circuit City, Best Deal Magazines, Wick's End, 1-800-PetMeds, and Blair.com. WOW!

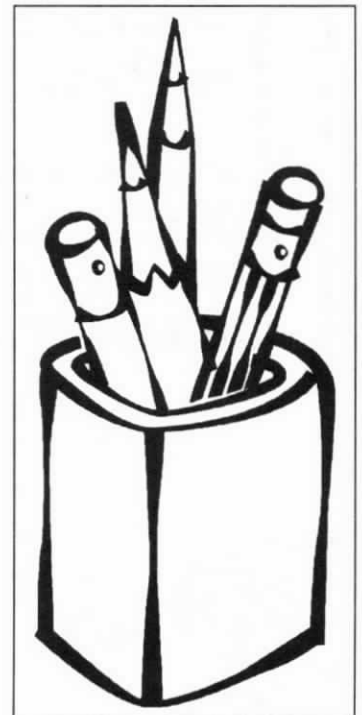
Are any of these merchants familiar? Most likely, yes, and maybe you've purchased from one of them recently. So, now that you're aware of the possibilities, save this site as a 'Favorite'; you just never know when you may need it. And then, there is always Christmas!

Happy Shopping!

The Manager Minute

Contributor: Mike Shegota, Manager

- ✓ PLEASE HELP US KEEP YOUR PROPERTY CLEAN: including the recreation areas, laundry rooms, trash rooms and the grounds.
- ✓ We are most anxious to maintain and improve your property wherever possible. If we ALL make an effort by trying little harder, we should have a clean and attractive property.
- ✓ Your adherence to the rules, as well as the sensitivity to your community's needs, is much appreciated.
- ✓ During the property inspections, I observed that several units are in violation of the Royal Park Declaration of Protective Covenants. Consequently, please be informed that enforcement of the rules will take place, with violators fined.
- ✓ Several units have installed dryer vents through the outside walls of the buildings without obtaining written consent from the Board of Directors. All dryer vents will be removed in the near future and the walls patched.



Please see *Manager Minute* on page 7

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APRIL / MAY 06

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Manager Minute from page 5

- ✓ There are several unit owners with torn screens, which must be replaced to maintain appearance and property values.
- ✓ Several units are housing unauthorized persons on a permanent basis. ALL permanent residents MUST go before the screening committee for approval.
- ✓ Please be informed that all parties in violation will be contacted and asked to correct their violations; otherwise, the Association will find it necessary to take action to compel the compliance.

For further clarification or information regarding any of the points provided here, please feel free to contact the Royal Park Office at (954) 739-6300.

Hear Ye
Hear Ye

Royal Park Residents, All.

Again, as we continue to review, improve, and add to the methods in which we communicate to and receive information from our community, please continue to provide any suggestions, submissions, or comments to the Royal Park Office. The Communications Committee will earnestly work to handle your item accordingly.



The size and scope of our results are determined by your input.

Thank you!




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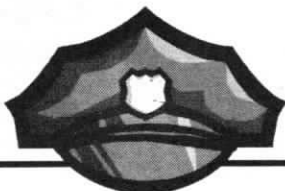
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Royal Park COP Unit

The Royal Park (COP) Citizen Observer Patrol is urgently seeking volunteers.

Join this great community program and help prevent crime in our neighborhoods.

Training, shirts, and hats are provided... team up and patrol with a friend.

For application and information:
Sgt. Bob O'Kon
954-717-9906

ROYAL PARK PET OWNERS

Continued concerns have been expressed regarding some residents still refusing to clean up after their pets when walking them within and around Royal Park.

Please ensure that when walking pets, all waste has been appropriately removed from the ground and disposed of accordingly.

As well, ALL pets should be on a leash to protect them and others from harm.

