

Royal Park Newsletter

September 2007

Volume 1, Issue 3

Special Interest Articles

- Radio can be educational, cultural yet humorous
- Tips for Selling your home
- Discover A Tropical paradise called Florida



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On the Air — Listen to the Radio for an intellectual inspiration

The Diane Rehm Show: Empower your knowledge & cultural awareness

Diane Rehm an icon of broadcast radio has for over 25 years offered listeners thoughtful and lively conversations on an array of topics with many of the most distinguished people of our times. Her morning program 'The Diane Rehm Show' has grown from a small call-in show on Washington's WAMU 88.5 to one of public broadcasting's most popular programs where each hour includes dialogue with listeners who call to join her virtual community to take part in a *civil exchange of ideas*.

Diane's guests include many of the nation's top authors, journalists, past presidents, policymakers and religious figures. The National Journal calls hers as "the class act of the talk world."

In 1998, her career came to a halt because of a mysterious speech problem and she was diagnosed and treated for spasmodic dysphonia, a neurological disorder. Not one to be defeated, she returned to the show and made a point of bringing attention to the condition. She has written many books and also received many honors over the years.

Today, *The Diane Rehm Show* is distributed nationally and internationally by NPR and NPR Worldwide, and can also be heard online. In Florida you can listen to NPR station at FM 93.1 Mon-Fri 10:00am-12:00 and www.npr.org

Stephanie Miller Show:

Stephanie Miller is a refreshing rising star in the morning radio. She is a comedienne and daughter of former Republican US Representative William Miller, Barry Goldwater's running mate circa 1964 Presidential election. Her zesty and fast moving show is also referred to as the radio version of Jon Stewart's *The Daily Show* on the Comedy Central TV channel.

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President's Notes:

In August at our last Board of Directors Meeting:

(1) We announced that we contracted with a new Janitorial/Cleaning Company, who will start on September 1st 2007. This highly recommended firm will be saving the Association \$24,000 a year, and I am sure the service will be better than what we are now getting from SERVICE one.

(2) Lawn-Logic, our new landscaping Company is doing a good job and the complex looks great. We had several people visiting the office from outside say "This place looks beautiful." This company is saving the Association over \$34,000 a year from the previous landscaper. So all those people circulating rumors stating that I, as President, and the Board of ... *Continued on page 2*

Continued from page 1

Directors; are "proactive and doing nothing" should step up and volunteer to do something for Royal Park, other than criticize.

Leonard Miller, a Director (and Secretary) submitted his resignation from the Board of Directors. A new Director will be appointed by the Board at the next Board Meeting.

The Board of Directors were elected by the entire community. They serve as VOLUNTEERS to govern the Association. You may not agree with some of their decisions they make, but they are the governing authority. They are also open to receive your constructive comments.

PARKING: I will never understand why some residents make such a big deal about parking where they are supposed to. My parking spot is right next to the steps leading up to

my second floor unit. I do NOT park in my spot, as there is no sidewalk for entry at this end of the building. This gives other people easier access to get into the building. NO BIG DEAL.... I don't mind walking a few feet from a Guest spot. The same should be true with Trucks, Vans and large SUVs. Please park where these vehicle belong (Not in the front of the Building), and walk a 100 yards further (it might do you good).

CONDO LIVING: This is a Condo. These are NOT private homes. We are getting a huge increase in Noise Complaints; i.e. Loud Music after 11:00 P.M., banging of doors, dogs barking all hours of the night. Please be advised, each and every resident is legally entitled to "Peace and quiet in his residence" Offenders will be issued letters and taken before the Fining Committee. The Office, Property Manager and the Board of Directors are here to serve you. If you have any suggestions or complaints do not hesitate to come to the Office and register same.

my duty as property manager of the Association to inform all of you that I will be aggressively addressing these issues as they arise. The fining committee will be meeting the 2nd Thursday of each month, and violators of ANY Royal Park rule will be fined \$100 per occurrence. If the violation continues, this can result in a total of \$1,000 in fines. If the violation still continues after the fine, the issue will then be sent to the attorney who will take any and all legal steps to remedy the situation.



NOTICE TO ALL RESIDENTS

ANUNCIO PARA RESIDENTES

Residents are continuing to throw items into toilet bowls that are causing damage. Last week, someone threw a Mop Head into the toilet. It clogged the pump in the Lift Station and burnt out the motor. We had to have a service come in to pump out the Lift Station to remove the MOP costing \$500.00

Now we have to have an emergency electric repair job done; cost over \$2,505.00 for a rebuilt motor.

ALL BECAUSE A RESIDENT THREW a Mop Head into the toilet.

NO, NO, paper towels, toys, Sanitary Napkins, plants and other items into the toilet bowls. WE CANNOT WASTE MONEY due to someone's negligence.

Bob O'Kon, President

Additionally I have noticed many issues with parking, and speeding. Please be aware and inform your visitors/guests and roommates that will be aggressively towing vehicles with expired tags, expired parking permits, or vehicles that appear inoperable or are breaking any of our parking rules.

With regards to speeding, any resident of Royal Park who is observed speeding will be immediately sent to the fining committee without warning, this will also

Manager's Column:

Dear Royal Park Residents,
Generally I try to keep my monthly updates on a positive note but there are some unpleasant issues which do need to be addressed.

During the last few months there have been many occurrences of Royal Park residents having unauthorized tenants living in their units. In some instances these illegal residents have even been observed participating in illegal activities. It is

apply if your guests are observed speeding as it is your responsibility to inform your guests of our Rules and Regulations.

On a more positive note, I'm glad to say that I believe we're making positive strides with regards to the appearance of the community and coming together to work toward our common goal of making Royal Park an even more pleasant community to live in! Thanks so much,

Ross Macdonald, CAM, CMCA

IMPORTANT:

IN ORDER TO SERVE YOU BETTER WE NEED YOUR E-MAIL ADDRESS & NEW TELEPHONE NUMBERS IN OUR DATA BASE PLEASE CALL THE OFFICE: 954-739-6300 / FAX: 954-731-4341 OR EMAIL ME AT: royalparkross@comcast.net Thank you.
Ross Macdonald, CAM, CMCA

**Royal Park Newsletter
September 2007 Issue**

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Real Estate Realities — How To Maximize your profit

In order to get the most out of your precious investment it is important to seriously consider the options once you decide to sell your home – more so in today's market where inventory is all time high (almost 300% more than in 2005) and competition is fierce.

Marketing right means the first impression should be the most important and lasting one to get the attention of the potential buyer. Compare it to selling a car when most people will repair any dents or whatever is obviously wrong, have the car detailed and waxed and even steam clean the engine for that first impression. Oddly enough most sellers give no afore thought when they put their homes on the market and continue to present their residence without realizing that

their style and way of living is being exposed to the unknown visitors who have a short window of time, averaging 5 minutes, to get the first impression. This is the only critical time when a buyer makes up his or her mind and in order to capitalize it to the max, you the seller should make a conscious effort to help the buyer make this decision.

When buying a property location is the most important factor, similarly when selling clutter becomes the big issue. Remember clutter eats space which in turns eats equity. In housekeeping most people have an organized lifestyle but if you fall into a category where you never have time to go through the mountain of papers accumulating on the floor and dining table, the closets are bulging at the seams then here are

8 easy steps to jump-start your preparation for marketing your home.

Let's give it an acronym to refer as a guide: **C-L-E-A-N-S-E-D**

C = Clutter:

Start de-cluttering from one room and have 3 large boxes – one for keeping, 2nd for charity and 3rd for trash. If you haven't read that newspaper or magazine in 2 months, chances are you never will. It is also the time to put away those nick-knacks and gallery of pictures and paintings since buyers will only be distracted.

L=Leverage

the potential to maximize your profit. This you can do by making a list of things to be done and repairs to be

Are You Ready to Sell Your Home..... But Have you Passed the Self-Test ?

made. Budget your improvements and start with smaller do-it-yourself fixes for example a broken blind or tired curtains can easily be replaced by new ones. Get a professional or handyman to fix that leaky faucet or noisy fan. On upscale homes wise owners get a home inspection and take care of repairs before they put their property up for sale.

E= Emphasize

the best feature of each room, e.g., if you have a beautiful view from the living room it should not be obstructed by the drawn curtains or furniture. The fireplace should be the focal point and not concealed.

A=Activate

your inner creativity by analyzing and criticizing your décor. Ask your friends and your realtor their honest opinion of the colors and style. Any pet paraphernalia and litter box has to be non conspicuous.

N= Neutralize

Until now you enjoyed the psychedelic and bold colors that are your

style but think of neutralizing the color scheme to increase your buying pool.

S= Space

Show your space and flaunt the sq. footage. A packed closet will reflect lack of storage but the same closet organized and only 80% full will show as spacious. Oversize furniture can make the room look crowded so consider downsizing as sometimes less is more!

E= Energize

the property by making all rooms light and airy. A clean comfortable home is sufficient to impress rather than a display of cheap dollar store accessories misguided as Feng Shui. A few drops of Pine liquid in the bath and sink drains will keep the place smelling fresh for hours.

D= De-Clutter/Deferred Maintenance/Define or De-value

If you are too busy to consider any of the above then you can skip all and follow the **D** - being the most

important step it will bring you \$\$\$.

De-clutter and make sure things do not re-appear by magic over time.

Deferred Maintenance is an important step to take care of all things broken or need changing, e.g., ceiling panels, light fixtures, switch plates, blinds and furniture.

Define the function of each room. For example if the 2nd bedroom is being used as an office/den/guest bedroom and dumping ground of unwanted stuff, then it is time to define the spaces by visually creating boundaries for the desk in one corner, sofa and television in the other and out go the things that do not belong there.

REMEMBER - Not utilizing the **D** correctly can also mean **De-value!** The Power of D can be appreciated by the following story:

Five years ago I listed a beautiful
Continued on page 7

Letter to The Editor

I am selling my unit but today I received a notice to remove the lockbox from my door citing condo rule. With this down market and the mortgage industry debacle I think this is a draconian measure. Aren't we in the 21st Century - by restricting access not only it will be harder to sell Royal Park but our prices will further go down. I heard some owners are thinking of taking legal action against the association. I am so outraged should I also take legal advice?

Pete Campo 117-1E

Dear Pete:

Imposing the condo rule is a good thing and it is written on page 13 of the Rules & Regulation book. The origin of this ruling is: It was written by Patti Lynn, our President 10 years ago when our Rules needed to be updated. Immediately there

was a lot of opposition to this rule by the owners/sellers and the Board at the time conceded but it was never taken out of the Rules & Regulations.

Subsequent Boards have reviewed but chose to keep the status quo. Since it is not in our Original Documents it is up to the present Board to vote to keep it or take it out. Understandably there is some concern about unauthorized people entering units thru 'combination' lockboxes.

My suggestion to the Board will be to allow 'Electronic' Lockboxes also known as 'Supra' which are issued to Licensed Realtors and Appraiser. The computerized opener has to be nightly updated on a cradle other-

wise, it doesn't work. Plus info on time/date on everyone who opened the box is recorded and traceable.

With 42 units for Sale in Royal Park and a slow market it will create hardship on owners and Realtors to sell competitively against other complexes and could adversely reflect on prices which are already low. It is the 21st Century and with new technology a faster access for marketing the property is extremely crucial.

Statistics show that 8 out of 10 properties are shown with lockboxes and 15% of the time buyers are late or cancel or do not show up, therefore, making appointments and waiting

will not be popular amongst most professionals and sellers alike.

To take legal advise is your prerogative but it is prudent to contact the Board and relay your concerns in writing and hopefully the Board will seriously address this important issue. Good Luck. +++

I would like to inform the pet owners who are visiting the 'Bark Park' to be vigilant since a few cars have been broken into and purses stolen while women walking their dogs. Also I nominate Vernon Zuverink of building

116-3H when he is back in Florida to be appointed 'Person in Charge' of our entrance beautification since he has successfully decorated the same with Christmas lights for years and everyone likes his décor.

Helen Pendergast 106-3C

Helen - What a choice! Let's hope the Board will take your advice.

The Letters to the Editor section are the opinions of the person Submitting the letter and do not reflect the opinions of the Editor, the Board of Directors or of Royal Park Condo Apts. Inc.

Same applies to July & August Issues of Royal Park Newsletter.

+++++

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HEAVEN

A priest dies and is waiting in line at the Pearly Gates. Ahead of him is a guy who's dressed in sunglasses, a loud shirt, leather jacket and jeans. Saint Peter asks this cool guy.

"Who are you, so that I may know whether or not to admit you to the Kingdom of Heaven?"

The guy replies, "I'm Peter Pilot, retired American Airlines Pilot from Dallas."

Saint Peter consults his list. He smiles and says to the pilot, "Take this silken robe and golden staff and enter the Kingdom."

The pilot goes into Heaven with his robe and staff. Next it's the priest's turn. He stands erect and booms out, "I am Father Dooley, pastor of Saint Mary's in Pasadena for the last 43 years." Saint Peter consults his list.

He says to the priest, "Take this cotton robe and wooden staff and enter the Kingdom."

"Just a minute," says the good Father, "that man was a pilot and he gets a silken robe and golden staff, and I get only cotton and wood. How can this be?"

Up here we go by results," says Saint Peter, "when you preached - people slept; when he flew - people prayed.

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Letter to The Editor

ONLY IN AMERICA

Only In America, the land of opportunity, is it possible for an individual to act as an Attorney and give legal opinions, without a law degree or license, as evident by the Letter to The Editor, in the August issue of the Royal Park Newsletter.

Contrary to what this owner believes, Royal Park's Attorney, who specializes in Condominium Law, and is licensed by the State of Florida, assures us that the Association followed all the proper steps to amend our Documents, as required by our Blue Book and Florida statute 718.

Royal Park's Board of Directors and our Property Manager Ross Macdonald, have been working together to improve our Condo. But there are a few owners that have been harassing them, wasting their time and our money, asking for documents from past Boards. They continually try to find things that past Boards did illegally. So far they have come up EMPTY HANDED (maybe because there is nothing to be found). If these individuals are so concerned about Royal Park, why not work with the Board, rather than against them.

These individuals forget to tell you how past Boards and some of it's members, stood out in the last hurricane to prevent waste from flowing on our grounds, or how they worked with the Insurance Company to get money to replace 8 roofs and cover our expenses in order that Royal Park owners received NO hurricane assessment (the majority of Condo. owners were assessed hundreds to thousands of dollars). They forgot to inform you that through creative financing, we were able to borrow the funds to paint our buildings – and again NO assessment. They did not tell you the past President and Vice President secured a \$ 33,650.00 payment from Comcast to help defray future maintenance increases. **WHY ONLY THE NEGATIVE AND NONE OF THE POSITIVES.**

There is no doubt that Boards and Board Members make mistakes (we even made one by appointing some of these individuals to the Board). But the idea is to learn from one's mistakes and move forward, rather than dwell on the past.

Some of these individuals are angry because they feel I prevented them from being elected in the last election. If people listen to me, maybe it is because they feel in the 20 years I have lived in Royal Park, and been on the Board, I have truly worked for Royal Park and it's owners. Believe me, if they only have their own agendas, I will work as hard as I can to make sure they do not get elected in the next election. If you do not know who these individuals are, I will be more than happy to tell you now and again at Election time.

Harvey Ross, 110 1-F, Past President & Board Member

Stephanie Miller: continued from page 1

Her two sidekicks – executive producer Chris Lavoie and voice actor Jim Ward whom she calls her "Mooks" keep the show going with their impromptu remarks thru different segments.

Chris' laughter is contagious while Jim's voice impressions are phenomenal – his best three imitations are Simon Cowell of American Idol, the British Queen and North Korean Leader Kim Jong il besides many others – are bound to get you in stitches.

The Nationally-syndicated show is about current events, world news, celebrities, politics with caller participations, interviews, book reviews and much more. She is now the #2 rated talk program in Los Angeles in her time slot (source: Arbitron)

Also recently referred by the press as creative, outrageously hilarious and the most, if not the only Gay Friendly daily show in the mainstream media on the am radio.

The Show airs live in the morning Mon-Fri 9:00-12:00 ET on 940AM or on the internet at:

www.stephaniemiller.com



Stephanie Simpsonized or

Chicgo'radio website at:
www.wcptam.com

You can also download or pod cast when live but to listen after hours or past shows there is a small subscription charge starting \$4.95/month at the website.

Stephanie Miller



Real Estate Realities...continued from page 3

lakefront 3 /2 and 2 car garage home in Parkland with great curb appeal but couldn't sell it. The living room had Moroccan theme with dark maroon/deep blue and canary yellow walls. Floor pillows for seating, dark shades with sequined curtains and huge Genie Lamps (they paid \$11,000 for the décor) - the huge walk-in closets had just enough room to slip and slide to get inside.

On my 5th open house I asked visitors to describe anonymously in the register what they think of the house. The most memorable for the living room were: 'Turkish Brothel' 'Harem Gone Wild' and 'Ali Baba's Disco' - the closets: 'Hurricane revisited ' and Den/office: 'Garage Sale Gone Bad.'

Armed with such remarks and much persuasion, finally I convinced the owners to De-clutter, Define and Decorate . After personally going

thru 77 handbags, an avalanche of clothes, 115 pairs of Imelda Marcos shoe collection, 27 seating pillows, infinite collectibles and 2 loads of Goodwill vans and 2 Garage Sales later the house was beginning to show its 3700 plus sq foot.

The rooms were painted neutral colors and closets organized. They allowed \$5,000 for the makeover out of which \$2,300 came from the garage sale. Plus new L/room furniture and drapes were bought - finally the lake view can be seen from inside.

Next week the couple went to Orlando as planned to find their larger dream home and a successful week-end Open House was held.

Few days after their return there were two offers on the table. The owners asked five days extension to respond but after 3 days they summoned me to announce a 'good' news 'bad' news scenario. Their Good News is 'Sure we saw

some big homes for less money in the suburbs of Orlando but coming back to our home after a week's absence we realized how much we love it. We appreciate your help in making us comprehend the hidden potential. It feels like the model home we bought 7 years ago but overtime we accumulated so much stuff that we out grew the place.' The Bad News is 'We decided not to sell' - Da!

Naim Naqi - ASP
Accredited Staging Professional

+++++

Future Issues:

Anatomy of a Royal Park

Condo: do's and don'ts when upgrading - how to gain more space within the four walls - most common repairs and problems to look for - solutions within condo rules and guidelines.

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Florida Fun Facts — Let's Explore the Gulf Coast...

No matter where we live we get so engrossed in our daily lives that it's easy to be oblivious to our surroundings. Nevertheless, we do live in a tropical paradise called Florida and if we learn more about the fascinating places within a few hours drive, it will be helpful for an impulsive short break or a planned getaway .

The Everglades:

In Florida the closest you can get to wilderness is in the Everglades, by canoes, airboats or foot trails. It is a vast stretch of river of grass with a variety of exotic birds, tranquility and sleeping alligators.

To experience small-town Florida the **Everglades city** provides local history, fresh seafood and is also the center for various airboat ride posts and fishing charters. The Everglades Museum displays native Indian exhibits and a bike ride away you can visit the country's smallest post office in **Ochopee**.



A tropical peninsula

Tamiami Trail is a 49.5 mile long scenic highway and in the 4 hour drive you will experience one of the largest tropical wildernesses in the continental U.S.

A unique ecosystem, the Everglades are home to an abundance of plant and animal life. Explore the many public lands accessed via the Byway including **Big Cypress National Preserve** and Ten Thousand Islands **National Wildlife Refuge** and the **Collier-Seminole State Park**.

Sanibel & Captiva:

Picturesque beach towns
Lee County consists of 100 coastal Islands of which Sanibel & Captiva are the best known. Sanibel is connected to the mainland by a 3 mile long causeway and Captiva is located further north. The beaches are famous for soft white sands, shells and golden sunsets.

Everglades Safari Park: Eco-Adventure Tours—Airboat Rides 305-226-6923 www.evsafaripark.com

Periwinkle Way, Sanibel's main street is the main attraction for shops and restaurants including local works of art and fresh sea food. J N "Ding" Darling National Wildlife Refuge, home to 238 species of birds, over 50 types of reptiles and a variety of mammals. One can take a narrated tour by tram or canoe or drive, hike or bike through the sanctuary which occupies 6,000 acres, almost 65% of the island.

For an ultimate escape one can stay at a quiet inn on Captiva where relaxed way of life is evident in boating, fishing and basking in the sun.

Naples:

A popular getaway for Florida residents during the summer becomes the winter home of the rich and famous.

Known for its historic fishing pier

Naples also has 90 golf courses and an abundance of local seafood restaurants.

There are nature preserves and gardens right in town including **Caribbean Gardens, The Aviary & Zoo, The Naples Nature Center and Naples Botanical Gardens**.

Naples is also famous as one of the country's top bird watching Sanctuaries which is located at **Audubon's Corkscrew Swamp Sanctuary** about

+++ picturesque beach towns + bird Sanctuaries + wildlife refuge + sleeping alligators + sunsets +++

15 miles east of the city – A 11,000 acre remnant wilderness area is the country's largest remaining stand of virgin bald cypress.

A boardwalk leads through pine-lands, hammocks, wet prairies and cypress ponds. It also contains miles of inland and Gulf waterways ideal for boating and fishing. **To be continued.....**



Florida Heron

Next Issue:

- Marco Island
- Sarasota
- Fort Myers
- Clearwater

From Linda's Desk

Welcome to our New Residents and your New Neighbors:
Building#
104 W. Felzmann/Gerald Commock
108 W. Torres/Radleys Comas
108 Maurizio Santilli