

THE NEWSLETTER

ROYAL PARK CONDOMINIUM APARTMENTS, INC

An excellent value, wonderful people, and a great place to live!

JUNE 15, 1995

The Gavel Unravels

by Patti Lynn, President

Let me tell you—The title of this column is about how I feel!! It's been a hellacious month! So...let's get to the recap—and then look ahead.

The voting proxy: As of this date, we have 343 YES votes to change our voting percentage to 50% plus 1. We have 64 NO votes....so, almost 6 to 1 in favor of changing our documents. Those of you who are in favor...we need your help!!!! there are 264 owners who HAVE NOT VOTED!!!! the list of non-voters is available to anyone who asks, Those of you who know how vital it is to get this done MUST help!! call me at 486-1243...we have to act before August 25, 1995. I believe, (MY OPINION), that changing our documents is the only way to keep Royal Park a PRIVATE RESIDENTIAL COMMUNITY...and not one, like Lake Emerald, where almost 75% of the residents are short term renters. WE DO NOT want to outlaw leasing, (I own 2 units), but we do want to be able to SCREEN EVERYONE who comes in here!!! (Believe it or not, our documents prohibit us from screening some proposed residents). We have an extremely valuable piece of property here. LET'S KEEP IT THAT WAY!!! AND....what do we do with the rule breakers???? so what if you break the rules??? In actuality, WE CAN DO NOTHING!!!!!! Unless you are a renter. To the owners who violate the rules....NOTHING can happen, The Association has no recourse...SO...to those of you who have been inconvenienced by owners guests, pets, or relatives— unless we change the documents....YOU'RE OUT OF LUCK!!!

LIGHTER SIDE....(Why do I spend so much time apologizing????), maybe it's because I put my pen in gear before my mind is engaged!!!). My apologies to Doris Liotta, 101, 1-A. Your neighbors have whipped me badly with letters and phone calls!!! I have failed to recognize Doris's investment of both time and money to beautify building 101. Not only have I neglected Doris, but I took a walking tour of our complex... and there are a lot of our residents investing their time, money, and physical labor to make Royal Park beautiful. At our last board meeting, it was proposed that everyone buy a red or white caladium, (Price .69¢ to \$2.44, depending on the store), so that we may beautify our entrance. IT'S COMMITTEE TIME!!! Call!!! Volunteer!!!

Back to the heavy stuff. Special meeting, June 8. For those who did not attend, our 1993 and 1994 flood insurance was less than \$30,000.(\$28,000 in 1994). We budgeted \$28,900 for 1995. UNFORTUNATELY, our bill went up 228%, and our flood insurance bill for 1995 is \$65,897.00. That means a special assessment of \$59.00 for 2 bedroom units and \$46.00 for one bedroom units, (LET ME TELL YOU, IT'S BEEN REALLY EXCITING BEING PRESIDENT WHEN 2 ROOFS FAIL AND OUR INSURANCE GOES UP BY 228%).

Sad note. Annette Miller, our secretary, lost her younger brother due to a heart attack on Saturday, June 3. Our deepest sympathy Annette.

See you all next month....Enjoy life...Be safe...Be happy.

Building Reps and Alternates

by Jane Baker, Building Chairperson

Thank you for contacting owners in your building to send in their proxies. Seems as though we cannot get enough owners interested in the happenings of ROYAL PARK.

If anyone rides a bicycle in your building he or she is to be advised that bikes are not to be ridden on the catwalks. Nor are they to be parked on the catwalks, between the buildings, or on the grass. They maybe parked a short time in a yellow parking space—otherwise they must be in a bicycle room or in an apartment.

I have also noticed that people are throwing paper cups and plates, and beer and soda cans around the complex. This is our home and we should all take care to keep it neat and trashless. Cigarette butts should not be discarded on the walks or thrown over the balconies.

Let's all help to keep ROYAL PARK looking neat!

The RP Men's Club

by Joe Krapf

The Men's Club held its final meeting of the 1994/95 season on May 2, 1995. Breakfast was served and there were 22 members in attendance.

Plans for the 1995/96 season were discussed and finalized. They include the annual Fall Festival Dance, the Valentine's Day Dance and the St. Patrick's Dance. In addition to the annual dances, picnics, pot luck, ladies night out and our traditional New Year's Eve Get-To-Gether are all scheduled.

As you can see many activities are planned. Our club is always looking for new members. Anyone living in Royal Park is invited to join. You will meet your neighbors, socialize and have a good time.

This will be the last newsletter report of the season. Notices of the October meeting will be posted on the bulletin boards prior to next meeting date.

Telephone Fraud

Royal Park Residents should be aware that the Pompano Police Department has warned our area about a new telephone scam operation. Someone will call claiming to be from ATT and needs to test the lines. The caller asks the answerer to press "900#". By doing this, the call is being transferred to an international operator but the bill will go to the phone line making the transfer. One sergeant received one of these calls during his duty, complied with the request and they now have a \$700 phone bill to deal with....BEWARE.

Real Estate Realities *by Naim Naqi, Resident Realtor*

In spite of a strong Buyers' market and the stigma of the remaining Recreation Leases, Royal Park prices on average have seen a slow upward trend in the last three years.

Tips for Sellers: Once you decide to put your condo on the market follow the simple steps and get more \$\$\$ for your property as first impressions are most important.

Some buyers can see through the clutter and the well-trodden carpet but most do not. Also they compare with the other units that may show like a "Model". Most buyers will opt for paying \$4,000 to \$5,000 more if they see an updated or well kept unit or if the location/view is more important to them than for a handyman special. Chances are they may not have time or money to upgrade whereas \$5,000 increase in mortgage will cost \$36 more a month at 8% interest.

- Take a pad and pencil and start from the kitchen: make a note of any item that needs attention and you may consider

- a. Cleaning b. Repairing
- c. Replacing d. Selling As Is

- Do this with all the rooms including foyer and bathrooms

- Consider a and b as a must

- Replacing (c) an item such as foyer ceiling panels, kitchen light panels and bulbs or broken screens are inexpensive and do make a difference.

- Shampoo carpets if needed

- Freshly painted walls always help-but you have to decide if a touch-up job or painting a certain area is sufficient.

- If the appliances and the carpets are original and have seen better days, you have a choice to replace them. In doing so you should also paint throughout for a fresh look. Your choice of colors should be neu-

tral and white for appliances.

- Selling As Is (d) is one way of marketing your property when you do not have time, money or energy to upgrade and are willing to take a lower price for a faster sale.

RECREATION LEASE: The balance of the rec. leases are approx. \$6,500 on 2 bedroom units and \$5,500 on 1 bedrooms as of 6/1/95. (On buildings 107 and 108 it is a little higher). If your rec. lease is not paid and the buyer has to obtain a new mortgage then the rec. lease has to be paid-off at closing as most banks would not consider the loan application. It is a simple step once you and the buyer agree to a price then the balance of the rec. lease is added to this and the contract is written with one total amount with the clause that the rec. lease shall be paid-off at closing. The banks are very willing to finance the rec. lease amount in their mortgage. It has been widely accepted that once all rec. leases are paid-off prices in Royal Park will increase but this also will depend upon the real estate and the economy at the time.

DISCLOSURES: Florida law requires full disclosure by seller of any latent or known defects materially affecting the value of the property including defects not readily observable. Also, the seller is required to give buyer Rules & Regulations, Declaration of Condominium & Prospectus, Disclosure of any past or upcoming assessment at the time of acceptance. Buyer has up to 3 days after receipt of above to cancel the contract.

CONVEYANCE OF TITLE: Seller is

responsible to convey clear title, however, buyer has the choice of using the closing agent. Seller then has an option to use the same agent or be represented by their own attorney. Sellers closing costs are usually cut and dry but some closing agents charge an extra fee to prepare seller's documents. One title company that does not is Gibraltar Title & Escrow in Ft. Lauderdale. I have had over 7 years closing experience with Gibraltar and their services and charges are second to none and in fact they are very familiar with Royal Park title work and rec. leases, etc.

PROBATE: Florida law requires probate when a property is owned in Florida even if the owner resides and dies out of state, unless any provisions are made in his/her lifetime to avoid probate. Probate matter is complex and should be dealt with carefully as it can take months and even a year or more if not handled right. I have had out of state heirs calling for quick sales on vacant property unaware of the lengthy process, not to mention the disputes among their siblings. If you inherit a property or wish to convey it to your loved ones with or without probate after your death, in a fast and proper manner, you should seek council of probate attorney. The most knowledgeable and experienced (over 32 years) that comes to mind is Attorney James H. Carroll and thankful calls from clients referring to a fast and simple probate for clear title of ownership are the proof of an informative and caring attorney.

THE ROYAL PARK NEWSLETTER

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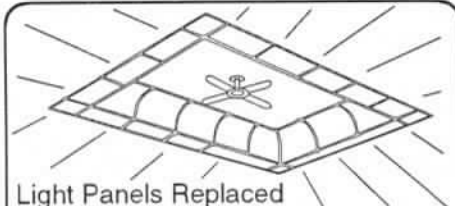
How do you dial for Relief?

566-7222

"The Clinic That Cares"

Insurance Accepted
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 3296 N.W. 9th Avenue
 Oakland Park

EXP. 6/15/95



Light Panels Replaced
 Free Estimates
 11 Years In Business
 Licensed & Insured
\$295⁰⁰ Fan Included

**Royal
 Park
 Special**

• Domes • Coves • Suspended

**CEILINGS BY
 ULTRA - DOME**

Call Mike: 943-3731

EXP. 12/15/95

Royal Park CLASSIFIED ADS

APARTMENT FOR SALE BY OWNER

1/1 First Floor, Newly renovated, parquet floor, new h/w heater, ceiling fans, beautiful view of canal and Easterin Park. \$33,900. 485-7695

Naim Naqi • Resident Realtor
Home Phone: (305) 739-7733
Office Phone: (305) 565-6447

Bldg. 119, 1/1, New carpet & paint, lowest price listing. \$28,500

Bldg. 103 1/1 1/2, Top floor unit, needs new owner, make offer. \$31,500

Bldg. 119 1/1 1/2, Rec. lease paid, very updated, extra nice unit \$36,900

Bldg. 104 1/1 1/2, Rec. lease paid, gorgeous unit, has best view of canal, park and pool. \$38,500

Bldg. 116, 2/2, All new appliances, furnished, shows well. \$42,900

Bldg. 121, 2/2, Nice view of lake and canal, hurricane shutters, furnished. \$43,500

Bldg. 121, 2/2, Nice view of lake and canal, hurricane shutters, furnished. \$43,900

Bldg. 105, 2/2, Ground floor view of park and canal, furnished. \$43,900

Bldg. 113, 2/2, Gorgeous unit, waterfront, shutters & more. \$44,500

Bldg. 107, 2/2, CONTRACT PENDING \$44,500

Bldg. 109, 2/2, Rec. lease paid, hurricane shutters, well kept apt. \$45,000

Bldg. 107, 2/2, Sold, rec. lease paid, apartment furnished \$47,000

Bldg. 104, 2/2, CONTRACT PENDING \$47,500

Bldg. 121, 2/2, Gorgeous unit, furnished, hurricane shutters, REDUCED \$47,900

Bldg. 115, 2/2, Rec. lease paid, lovely upgraded unit. \$48,500

For Rent

Naim Naqi • Resident Realtor
Home Phone: (305) 739-7733
Office Phone: (305) 565-6447

1/1 Very sharp unit. \$500
2/2 Nice apartment, ceramic tile. \$595
2/2 Corner Apartment \$650

The Canadian Corner

by Armande Tremblay

On the 4th of April the members of our men's club took their wives out for dinner at the Flaming Pit Restaurant for the Ladies Night and it was great. We had a marvelous time, the food was excellent, the service no-uno, and the gentlemen... "Wow", they all had that CASANOVA look,—aren't we lucky gals! So, in the name of all the ladies who were there that night, I would like to say, "Thank You for a very nice evening, Royal Park Men's Club, you are grr—great."

A lot of us went back home for April so I'm writing this from Montreal-I hope that every lady had a nice Easter, it is nice to see family after having been away for so long, we had a cold weather for a while 40 degrees what a difference. Here now the weather is getting a lot better with a temperature of nearly 70 degrees this week (for 2 days) balance of the time its near the 50 degrees, (don't laugh)...I didn't hear from nobody yet, please, call me, give me some news, are you still shoveling snow...and how about you back there, are you enjoying the pools and the sunshine? The only pool that I have is on my front porch, I stick my feet in it everytime I go to my mailbox, I would like you Canadians to call me if you have anything interesting that's happening so I could give some news to our friends in Florida, my phone number is 514-366-7275.

I was told that GEORGE GRAUGER was sick, you are in our prayers M. GRAUGER, hope everything will be fine. Take good care friends and good-bye for now, until next month.

RP Bowling

by Joe Krapf

Our bowlers completed their 1994/95 season with a luncheon held at the Steak & Ale Restaurant. The following bowlers were reconozized for their achievements during the bowling season. High Average—JOE PETRON 149, JOHN HARTMAN 148 and AL ALBINO 142. High Three Game Series—JOHN HARTMAN 529, AL ALBINO 527 and JOE PETRON 506. Games 200 and Over—AL ALBINO 223 and JOHN HARTMAN 201.

FRAN HANSON and ANNIE PLUMERI had 200 games at the end of the 1994 season.

Bowling continues during the summer months. Anyone interested??? Bowling takes place 10:30 am, every Friday at Cypress Creek Bowling Lanes-Cypress Creek Boulevard and N. Andrews Avenue. For further information call: JOE KRAPF, 484-9443.

Retirement from a child's point of view

contributed by Don Stallman

After a Christmas break, a teacher asked her young pupils how they spent their holidays. One small boy wrote the following:

We always used to spend Christmas with Grandma and Grandpa. They used to live here in a big brick home, but Grandpa got retarded and they moved to Florida. Now they live in little tin boxes. They ride on big three-wheeled tricycles and they all wear name tags because they don't know who they are. They all go to a big building called a wrecked hall, but they got if fixed, because it's all right now. They play games and do exercises there, but they don't do them very good.

There is a swimming pool there. They go into it and just stand there with hats on. I guess they don't know how to swim.

As you go into their park, there is a doll house with a man sitting in it. He watches all day so they can't get out without him seeing them. When they can sneak out, they go to he beach and pick up shells.

My Grandma used to bake cookies and stuff, but I guess she forgot how. Nobody cooks, they just eat out. They eat the same thing every night: "early birds". Some of the people are so retarded they don't know how to cook at all, so my Grandma and Granpa bring food to the wrecked hall and they call it "pot luck".

My Grandma said Grandpa worked hard all his life and earned his retardment. I wish they would move back up here, but I guess the little man in the doll house won't let them out.

City Watch *by Patti Lynn, Liaison*

Well—we have succeeded in rescheduling the rail road closure from October to August. What's up in the air is what's going to be done for Royal Park and Royal Palm as far as exiting our areas. The two proposals up for grabs are: Do nothing, and everyone exits at N.W. 10th Avenue; and blockade N.W. 38th Street, just east of Royal Park, and TEMPORARILY open N.W. 21 Avenue. City manager Skip Johnston will be scheduling a meeting with Royal Park and Royal Palm sometime in July to get our input. If you're not going to be able to attend—please put your thoughts in writing so that I may take them to the meeting.

GARBAGE!!!!!! The June 3, 1995 Miami Herald had an in depth article on trash removal in Oakland Park. The new city commission is about to spend \$24,000.00 to seek proposals to "privatize" our trash service. I urge all of you to write to the commissioners asking them to STOP!!!! We are in a pilot study....FIRST in the nation....to WEIGH our garbage. Preliminary indications are that, if the city went to the WEIGHT BASED SYSTEM, the trash removal costs to Royal Park would be cut BY AT LEAST ONE HALF!!! We're talking about almost \$3,000. a month folks.... a BIG budget item. As long as we continue to recycle, we could look at stabilizing our yearly maintenance fees. We have 671 owners in Royal Park. If you all would send a letter to City Hall urging them to adopt the weight based system....WE'D SAVE MONEY!!! Let me give you an example. Peter Pan Restaurant has the same sized dumpster that we do, We get charged EXACTLY the same fee as Peter Pan....even though they're dumping 2800 pounds, and we're dumping 295 pounds!!!!. Watch the garbage truck when it comes through Royal Park...the driver will show you how much garbage we're dumping. A stamp will cost you 32¢ ...it could save you at least \$50.00 in your maintenance fees.

LET'S ONLY PAY FOR WHAT WE USE!!!! Write to the following people URGING them to adopt the weight based system:

- Mayor: Layne Dallett-Walls
- Vice Mayor: Steve Arnst
- Commissioners: Chris Wilson, Caryl Stevens, Robert Sproc
- City Manager: Skip Johnston

Copies of the Miami Herald article are posted in our office....please read them.... understand that it's time that Royal Park put a little PRESSURE on the city!!!! Let's get what's best for us....no privatization, WEIGH OUR TRASH !!!!

RP Bridge Tournament

by Malvina Terranova

The Royal Park Bridge Tournament came to a close April 25, 1995. The winners were:

- 1st Place MAE SCHULTZ
- 2nd Place JUDY NICKELL
- 3rd Place KEN NICKELL

The highest score for the year was 8860 made by KEN NICKELL

We had our yearly dinner at Steak & Ale. It was a pleasant evening. After the dinner we returned to the club house to play bridge. What else? Things don't seem to change year after year. BUNNY still complains the pencils aren't sharpened enough. I finally had them so pointed I could have been arrested for carrying concealed weapons. PHYLLIS & GEORGE T still can't get the card room cold enough. ARTHUR STEINER signs in with an alias that is hard to decipher which can get me in a lot of trouble.

A peculiar thing happens in the card room, players complain there is too much talking and noise but they don't seem to realize that the noise is coming from them. We all have an obstacle to over come if we want to be winners. That is to beat MAE, JUDY & KEN, but as the Dodgers use to say "there is always next year.

We invite all ROYAL PARK bridge players to join us when we start the tournament next fall. We have so much fun so why miss out. Notices will be posted.

Welcome New Residents

- Lisa Salcito 114-1D
- Diana Brenneman &
- Jewel McCauley 108-1F
- Naser & Linda Gnheim 102-3H
- Joyce, Brent, Gregory Downs 119-2F
- Wiley Moretz & James Lenhard 113-3F
- Mark Lay 120-4E

Newsletter is without Editor again...

Mr. James Armstrong, Newsletter editor since February, has resigned. We are again looking for an individual or individuals to keep this tradition alive. Please contact the office for details.

Thank You

I would like to express my sincere thanks to all who extended their kind thoughts and sympathy to me upon my recent family loss.
Annette Miller

Mail Call *by Joe Gambino*

The food drive sponsored by the National Association of Carriers, U.S. Postal Service, AFL-CIO, United Way of America was a success as expected. To date, and not yet fully tallied, a whopping 42 million pounds nation wide and 360,000 pounds in the Fort Lauderdale postal area. Royal park collected a total of 21 containers at 40 pounds each, totalling 840 pounds—great effort for RP. GOD BLESS AND THANK YOU.

A personal thank you to HELEN PENDERGAST for distributing the white flyers which arrived a little late. HELEN placed them at each building. Thank you again HELEN.

All name pouches are in place and many have already filled them out and returned them. They look really good and are at eye level for easy review. If you have not filled your's out, please do so at your earliest convenience.

I shall add a few more comments about EXPRESS MAIL, OVERNIGHT. Most cities have a 12:00 Noon or 3:00 PM delivery time. If a delivery is attempted and not completed, the sender has an option to waiver the signature, then Royal Park owners with locked mail boxes could have the express mail left on the first attempt. Do not forget to mention this to your correspondence senders. All necessary areas that need times and dates are signed by the carrier.

Possibly a holder for needed postal forms or supplies for patrons may be placed at main Club House. I will keep you informed about this.

Until next time, stay safe, healthy and God Bless.