



THE ROYAL PARK NEWSLETTER

MONIKA CONROY - EDITOR

JUNE 1996 EDITION

OAKLAND PARK - CITY WATCH

We are now in the process of saving maintenance fees. What I'm saying is, that our garbage is being weighed. With most of our snow bunnies gone, our garbage is naturally lighter. We don't have as many people here!! Now's the time to get a head start on the savings. Let's go over exactly how we can save money.

❶ DON'T throw newspapers, bottles, plastics or cans into the dumpster. Put them in the RECYCLING bins. ❷ USE your garbage disposal for anything, except grease, that can be flushed down the sink. ❸ DON'T allow your friends to dump their garbage in our bins. YOU will wind up paying for it, not them.

The City of Oakland Park is going to help us. I explained that the once a week recycling pick-up is not teffective for us because the newspaper bin gets full and our residents, in an effort to keep the place clean, put the papers in the garbage dumpsters. O.P. agreed to replace our old recycling containers with new ones. One will be strictly for newspapers, and the other for cans, bottles, and plastic containers. The problem seems to be that our recyclable are "contaminated."

What that means, is, we have non-recyclable items in our bins. If this continues, they will just weigh the recycling bins and charge us. PLEASE, (especially the folks using the bin near the office), NO cardboard, no plastic hats, no soft drink containers. We have the opportunity to help ourselves. Let's not blow it by being selfish or lazy.

The Oakland Park Library is involved in the May 1996 Learn to Read Campaign. The program is NOT designed just for children. It is for everyone who wants to learn how to read. If you are reading this to a friend or neighbor, maybe you can help them enroll in the program. Or, maybe you want to volunteer at the library to help other adults learn to read. Many of our residents are homebound, due to a lack of transportation. Take them to the library. It will be a trip you both will enjoy.

What is the Oakland Park Taxpayer's league up to?? They recently sent an inquiry to the City Manager, asking if I had received any money from the city. WELL, I HAVE!!! I am a volunteer on the Board of Adjustment. As such, I receive \$10, for each month that we meet. I have collected \$60 or \$70 over the last two years. I hope that they are not trying to infer that I can be bought!! If I could, I would hope that I might be more spectacular in my expectations. The board is work. The decisions made do not sit well with all the applicants. I am unable to see what Mrs. Laverett and Mr. McCracken are looking for since I am the board's secretary. I will keep you posted.

BUILDING REPRESENTATIVES AT WORK FOR YOU

BY JANE BAKER



.....
A job well done, Building Representatives and Alternates, along with the help of Patti and Arlene. We succeeded in procuring more than 75% if the proxies on the amendment. Yes. Thank you. We have a new alternate, Tommy Reina, for building 113, but still need alternates for 110 and 119. We continue to sit in on screenings on the 2nd and 4th Tuesday of each month. I appreciate all your help.
.....

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THE EDITOR'S MUSING

BY MONIKA CONROY

I believe from the different look of the current newsletter most of you readers can surmise that Royal Park was either fortunate or unfortunate, depending on from which point of view you judge, in getting me as your new newsletter editor.

I did not know Mr. Young personally, other than three very brief phone conversations. I can tell you that I admire his stamina and fortitude in publishing the newsletter for the past eight years. It is not an easy task and requires many hours of editing. He is to be commended and should be given thanks in recognition of his tireless service.

Recently I have been questioned with sarcasm and smiles "How did you get suckered into taking on this job?" My simple reply, "I write."

My love for words made me a volunteer for this, after all, an editor's job is like being the conductor of an orchestra. Various music pieces, writings, are delivered. With a wield of a baton – or an editor's red pencil in my case – the arrangement and fine tuning occurs. In an orchestra, you have a multitude of voices, a wide range of instruments and some temperamental soloists, that in the end must join together to serve one unified purpose. That purpose is to deliver the best performance to its listening audience – YOU the reader.

There are 671 condominium units in Royal Park. Let us imagine for a moment that Royal Park is like a silently sleeping, early morning, mirror-like lake. On the shore line are 671 unique stones. As stones are skipped one by one across the aquatic mirror the accompanying ripples interconnect, touching each other creating a symphony of ideas, suggestions, opinions, talents. With such a talented pool of individuals living here to draw on we should be able to enjoy a wonderful exhibit. I firmly believe, each and everyone has a special talent or gift for something. All these

hidden talents can be beneficial to all --or a few or may be even just one person here in our little community.

The newsletter serves as the media for interconnection here at Royal Park. I encourage each one of you, especially those who have always harbored a secret urge to write -- be it a response to a problem, a chance to inform, explain, condone, applaud, nit-pick, praise, blast, define or spell out your general thoughts, comments, and suggestions – to contribute to our newsletter. Let us hear the thoughts of the many, not just a few.

The format for submission is easy. No more than three written pages. If you can type great; if you can't I'll even type them into the computer. If you feel uncomfortable signing your letter, I will work with you on that issue. No material can be blatantly slanderous. Attacks on individuals and institutions are subject to be verified for accuracy.

Just think, there are empty columnar inches in this newsletter that belong to each of you. They are there for the taking and the sharing – and it is free. Remember, the newsletter is not published so a select few have a soap box from which to tout or grind their personal agendas, with us the readers suffering slings. This newsletter should be a format that lends itself to community information, entertainment, favorite jokes (G-rated, naturally), kudos to someone who did something wonderful, poems, group information, observations, tips or

hints, new discoveries – whatever.

I hope the writers and the dreamers will set themselves free. Send in your letters and contributions to the editor. Let us join together to create a new voice for pleasure and information; let all voices be heard in the Royal Park Newsletter.

Monika Conroy
Bldg. 120 - 4E

THE ROYAL PARK NEWSLETTER

PUBLISHED MONTHLY BY THE
ROYAL PARK CONDOMINIUM APARTMENTS, INC.

EDITOR – MONIKA CONROY (954)733-0583

THE GAVEL UNRAVELS – PATTI LYNN
OAKLAND PARK CITY WATCH - PATTI LYNN
THE CANADIAN CORNER – ARMANDE B. TREMBLAY
CIRCULATION - JOYCE TUSA & DORIS DRAGA
BUILDING REPRESENTATIVE CHAIRPERSON - JANE BAKER
SHILO SAYS - OUR ANONYMOUS "DEAR ABBY"
ACHES AND PAINS - ARLENE IN OUR OFFICE
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ROYAL PARK OFFICE – (954) 739-6300



THE GAVEL UNRAVELS WORDS FROM OUR PRESIDENT

WOW!!! WE DID IT!!! 75% of our residents have approved amending our documents to allow a simple majority of members to okay updating that antiquated blue book. It's a miracle, plain and simple, therefore, this column will address those who did not. Most of those who did not vote do not live here, but lease their units. Some who voted "NO" do live here, but own more than one unit and their concerns focus on the possibility of BANNING rental units. For those who did talk to me about it, and for those of you who did not, let me explain.

This board, or any subsequent board, CANNOT ban rental units, children, or un-married couples living together. Only the Association can do any of these things, if they are legally possible. The intentions of this board are only to protect and preserve our collective homes. Two board members have more than one unit, two board members have children living in Royal Park. Two board members are younger than 55. Most of the board members have grandchildren who visit for longer than 1 week per year. In a nutshell, your board has the same concerns that ALL of the residents have.

That said, it's time for everyone to get together and figure out what really needs to be changed. Have you even read your old "blue book"? The concerns that have been raised about our documents are very real. They DO NOT protect us, whose life savings are grounded in their apartment homesteads.

We all heard your complaints over the last year and they are valid complaints! Noise, loud music, people speeding through the complex. Foul language, vandalism, theft. Weekly roommate changes, late night pool parties, un-screened residents moving in with renters. So, I recommend that you look at your book of documents and propose changes. Look for ways to protect your property, whether you are a year round resident, a snow-bunny (I like that much better than snowbird), or an owner who has never lived here, but leases out the unit.

Nothing can be, or will be, done hastily. Amending our documents will take much thought and consideration. There are a lot of competent, intelligent people who live in Royal Park. I hope that they will volunteer their time to examine our documents page by page and bring them into the current age. At least, with our own owners writing these amendments, we can be assured that they will be protecting their own pocketbooks, much as the developer protected his.

Before I leave this subject, there are many people who need to be thanked, not only by me, but by everyone who wanted these documents changed. They knocked on doors, made phone calls, visited non-voters, and hounded anyone they could, just to get this done. If I mention names, I know I will leave someone out, so please forgive me for not listing you individually.

Other hot and heavy issues. We are going to re-plumb building 114. If we are satisfied with the company, and it

seems to be effective, we will do 112. After we have done two buildings, we will convene a special meeting and discuss what to do about the situation.

Next issue at hand, Doc Sarley has resigned from the board as treasurer effective May 2. A search is on for a new board member. Diane Robinson, building 117, has volunteered. She seems willing to work and has already volunteered some of her resources for Royal Park's benefit. It looks like a shoo-in.

Speaking about the board, we are only a few months into the year, but, once again, the same old stuff is happening. Yes, a board position is voluntary. Yes, there is no remuneration of board members (like that word!?!?). Yes, the title is nice. BUT. Royal Park needs board members who are willing to be involved. The title means nothing, a board member MUST be able to spend some time on Royal Park business. And I do not mean attending social functions. We are a million dollar corporation. We need board members who can do what needs to be done. The members of the board SHOULD NOT be the winners of popularity contests. Elect, or appoint, those people who you feel can handle the work. IT IS NOT PLEASANT. Board members do not have to be retirees. They just must be willing to put in some time. Anyone can sign a check. YOU, the association, deserve to have people on the board who are aware of what they are paying for when that check is signed.

Royal Park is a part of the city of Oakland Park, and WE MUST maintain a workable liaison with the city government. This assures ourselves, if anything is going on in our neighborhood that can affect the quality of our lives, we are AWARE of it in advance. This is just one of the many ways that we can protect ourselves. You must elect or appoint board members who are willing to take these responsibilities.

AND, speaking of board members' responsibilities. Last month's article caused a tremendous amount of stress for Eva and Michael Lippman. As you may recall, we were discussing a former president of the board signing a contract without any other board member's knowledge, or at least written approval. It had to do with a contract that was signed SEVEN years ago. Michael was not the board member at the time, John Goodish was. I have already asked, in last month's newsletter for Mr. Goodish's rebuttal. Still, I have received no reply.

The summer is upon us. We have received numerous complaints and compliments about how Royal Park looks. Our budget is bare bones, it just covers what is legally necessary to keep Royal Park functioning. Our maintenance staff has come a long way. They are to be commended and they seem to have a whole lot of pride in their work now. I think that our complex looks better than it did last year. I think that in six months, it will look even better. Take the time to thank the folks who are working for you. THANKS GUYS & GIRLS

Have a great summer, watch out for your neighbors, and God Bless.



TRUE OR FALSE

ARE YOU AN ASSET OR CEMENT SHOES??

Take a moment of your valuable time to participate in this self evaluation test. You only need answer TRUE or FALSE. Since you are the only one keeping track of your score you can be completely honest and no one need ever know your answers.

- True False I don't attend board meetings unless I have a problem or complaint.
- True False I don't run for office or join a committee; it's easier to complain.
- True False I never give credit where credit is due, such as not acknowledging positive actions.
- True False I don't read my governing documents; I might end up understanding what I can and can't do.
- True False When the place is well-maintained, and the maintenance fee consistent and the residents seem satisfied, I still, by all means, complain that the governors lack initiative, creativity and vision.
- True False I am not reasonable when discussing issues with individual board members. Instead, I act out of anger and treat the board as less than human.
- True False I don't ever give the board the benefit of the doubt - that they may have studied an issue, gave careful consideration to all sides and made an educated decision.
- True False I violate the rules and then whine and complain that the board is a monster for daring to enforce the regulations I agreed to be governed by.

IF YOU ANSWERED.....

Eight FALSE ---you are a *valuable asset* and your community loves and needs you.

Eight TRUE --- you're an unhappy, miserable soul and if there are enough of you, you will eventually destroy your association. Your attitude is not conducive to condo living. **You are wearing last year's cement shoes!!!**

Anything in between---**there's a ray of hope**, as long as you don't allow yourself to be influenced by the other malcontents. You know the saying...misery loves company. Get involved - Make a difference!!



Please join with your fellow Americans in saluting our great nation this summer. We have much to remember, much to be proud of, and with the summer olympics approaching - much to look forward to.

Let's not forget those special days to honor our flag.

May 27

Memorial Day
Celebrated

May 30

Memorial Day
Traditional

June 14

Flag Day

July 4

Independence Day



To all our Dads and Granddads - best wishes from those who *really* appreciate you but might not tell you quite often enough.

Happy Father's Day



“DON'T SHOOT THE MESSENGER”

BY SONNY KIRCHER
RPC PROPERTY MANAGER

My apologies for not contributing to your newsletter in the past, but I do promise to be more diligent in the future.

My report given at the March Board meeting created quite a stir when I mentioned the L word (loan). Rumors are flying around about a “mass exodus,” to “let’s fire the manager.” This is not the solution.

Your manager’s job and duty is to present to you and the Board the facts for consideration. There is no personal benefit or gain to me in whether you re-plumb your buildings or not. If you think, hiding your head in the sand in the hope that the problems will go away, or worse, keep hiring different managers until you finally get one that will tell you what you want to hear is the solution, trust me, it is not.

I told you an unpleasant, but necessary truth. Don't shoot me. After all, I'm only the messenger.

The 1.5 inch pipe with an interior passage of 1/8 shown at the meeting was not the same pipe shown to you two and a half year ago. In March, there were six plumbing breaks, so far in April there have been three. Who pays for the repairs to the system? You do! Believe

me, you are beating a dead horse.

Let me present you with a scenario each of you can relate to. The motor in your car burns two quarts of oil per week. The mechanic says it needs a ring job that will cost about \$600. You cannot afford the ring job now, besides two quarts of oil are just about \$3. Three months later the car requires one quart of oil per day. At the end of eight months you paid as much as it would have cost to do the ring job. Except now, the head is cracked and the motor needs to be replaced. Thus the famous commercial comes to mind that says, “Pay me now, or pay me later.”

I told you an unpleasant, but necessary truth. Don't shoot me. After all, I'm only the messenger.

SHILO SEZ

I'M BEGINNING TO LIKE ROYAL PARK more every day. It's nice in here, cozy, quiet, park-like setting, secluded. Don't know about yours', but my neighbors are okay. It's amazing what a smile will do to the holier-than-thou grouches who live next door, try it, it totally throws them off balance.

WHERE WERE ALL OF YOU MAY 2, for our Annual Meeting? I thought the place would be standing room-only, yet there were about 25 people there and eight of those consisted of the board and management. That was an embarrassment, people! This is the meeting where we can discuss anything we want to, and vote if we want to. I was told that we had more than a majority represented by proxies alone. Did all but seventeen of you think that as long as you sent your proxy, you didn't have to attend? I don't think so.

At the last condo I lived in, the board voted to have Cable TV for the residents and I was thrilled to have Cable TV for only \$14 a month. But at the next annual meeting, the majority of the owners exercised their rights and voted it out. So there I was one night, cuddled up on the couch with my spouse, watching a long-awaited Cable TV movie when all of a sudden, **THE TV WENT OUT**. "Power of the People," they proudly shouted. Yeah, I was madder than a hornet. The point is, the majority cared enough about their association to show up and be heard.

HERBIE KAYE, customer service rep at the big pool, and wife **CAROL** will be greatly missed as they spend the summer with their children. Have a safe trip, neighbors.

The landscaping in front of 118 & 119 is beautiful and it's said that **JOE HLASNY** does it all himself. Also heard that he's recovering from surgery but will be out and about soon. We're looking forward to that, Joe. Maybe someone will do a nice thing and pick up the hose and water his flowers while he's recouping? And where does our president, **PATTI LYNN**, with her long hours and busy schedule, find the time to keep the front of her buildings looking so colorful and neat? Many other building fronts are well manicured too, but I don't know who is responsible. Let me know if you'd like it mentioned, and I'll get you next time.

Shiloh sez: Do one small task each day that will contribute toward the achievement of a life goal.

Ciao.



CANADIAN CORNER

BY ARMANDE B. TREMBLAY

Hi Folks, thought I drop a line and kept in touch. It is very difficult to get a ray of sunshine so far north, but at least it isn't too cold any more with the daytime temperatures in the fifties and night time in the low forties. I think most of the resident Canadians are back home again and by now, everything must be very quit. My husband and I were saddened to hear about Eddie Browning's death. We will miss this charming lady and extend our sincere condolences to her family.

Sorry to hear that Bill Young will not be continuing as our newsletter editor.

We had a good trip driving back except for a flat tire on I-95 at 10 am on Saturday morning. First you get out of your car and you feel like a kingpin in a bowling alley. Then, you proceed to get your spare tire that is way back behind all your junk. (You should see the trunk of a Canadian's car going back home, and especially ours). So you have to get half of your stuff out, then you drop the damn handle of your jack between your junk in the trunk and finally when you have jack-up the car you put on your spare, a doughnut. Your wife then tells you the spare is no good and again you have a flat. Luckily a handsome police officer comes by and calls us a tow truck. We have to sit with the driver on our way to the garage where they changed the car's tire while the car was on the float. The reason was, the car was too heavy and they could not lower it to the ground. Generally, we were lucky to be able to have everything repaired on a Saturday morning by some very nice people. Guess the next time we will buy a Mini-Van.

Please, when you travel keep your tire and jack in an easy accessible place. This was our last trip until October, we shall stay safely home this summer.

Have a nice summer, everyone.



Remember why you moved here...

ROYAL PARK is an excellent value, has wonderful people and is a GREAT place to live!



THE BRIDGE TOURNAMENT

BY MALVINA TERRANOVA

The last game of the bridge tournament was played April 2. In honor of Easter week, the winners got their prizes in little Easter Baskets.

The winners for the year were 1st KEN NICKELL, 2nd MAE SCHULTZ and 3rd FRAN HANSEN. The highest score, 9290, of the year was achieved by JUDY LUMADUE.

Our annual dinner, at La Traviata, was delayed until April 23, because we wanted to wait for the return of some absent members.

It's amazing, but we created a new convention called, "played a George", which means a false card. There is no stopping ARTHUR from using an alias. He even went so far as to eat Jelly Beans, so he could call himself Ronald Regan. Bunny still comes early and as she walks through the hall, she yells out, "Not to worry," meaning she is here to protect her partner.

KEN was very generous, He gave many stuffed animals during the year. He even brought in goodies that he himself baked. Thank you. GEORGE and PHYLLIS still cannot get the card room cold enough which freezes the rest of us out. We miss ROSE LOEHNER, one of our regular players. We hope she will be back soon. We want everyone to know we have lots of fun and camaraderie at these bridge games, which will resume in October. **All Royal Park players, new or old, are invited. Please call me at 485-9251.**

A ROSE TO YOU ...

...Carmen Ana Aponte

Recently on Channel 10 News at 6 PM, Carmen Ana Aponte (Bldg. 102) was interviewed. She appeared on behalf of the North Broward Medical Center's Women Breast Cancer Support Group and on cancer in the Hispanic Population. A rose you to from all of us to you for your efforts.





B-I-N-G-O
SPELLS A LOT
OF F-U-N



Bingo for the 1995 and 1996 season ended May 1, after a very successful and fun filled season. Overheard from one of our Bingo Players, "It's the most honest Bingo in Town."

Many thanks to all our faithful assistants:
MARGARET AGOSTA, FRAN FERRIS,
MINNIE KOUK, ANNE PLUMIERI
AND ANNE REINA.

Looking forward to seeing everyone, old friends and new ones, this fall. Check the newsletter for our re-opening date.

Bunny, Fran and Dick

WELCOME NEW RESIDENTS

Karim and Ray Fortaleza	R Bldg. 102-1C
Anna McGilvery	R Bldg. 102-4D
John and Rita Griffith	O Bldg. 104-3E
Nicole Fiedler and Marcus Vogel	O Bldg. 106-2F
Kathy Bettis and Karl Keesler	R Bldg. 108-4D
Dennis Martinez	O Bldg. 108-1 H
Diana Brenneman	O Bldg. 108-1F
George Vargas	R Bldg. 109-3E
Heather Hodgkins and Frank Lania	O Bldg. 110-3A
Greg Tzucanow	R Bldg. 114-2A
Daniel and Melanie Casto	O Bldg. 115-3H
Steve and Johanna Kodaj	R Bldg. 115-3E
Monika Conroy	O Bldg. 120-4E

Wanted

Alive, No Deadbeats
Two Board Members

Reward: Satisfaction, coupled
 with occasional untold
 aggravation

Crime: Going against popular
 opinion and voting to do
 the "RIGHT THING"

Punishment: To improve the
 Royal Park Community

Sentence: To be served at
 Monthly Meetings, etc.

*It has been a
 pleasure
 working with
 everyone and
 also my board.
 We'll see you
 again in
 September.
 Herbie and
 Carol Kaye*



ACHES AND PAINS

... AND ALL THOSE OTHER LITTLE THINGS THAT BOTHER YOU

BY ARLENE IN THE OFFICE



VOLUNTEERS you have been terrifically helpful and wonderful to be around. All of you are so good!! I can't thank you enough for all you did for me in the office since I sent out an SOS last month.

NEW PARKING DECALS are still being distributed on Tuesday and Thursday afternoons, from 1:30 to 4:30 except on the second and fourth Tuesdays, due to screenings. The renters' decals will be replaced when they expire. Hopefully, by June 18, all twenty-one buildings will be done, then we'll concentrate on the after-work crowd.

The next big project coming up, as soon as the camera gets here, will be **PHOTO IDS** for all residents. Sonnie Kircher, our property manager and I, will be working out the details soon, so watch your bulletin boards. We'll undoubtedly need volunteers for this project, too.

Due to personnel changes in the office this past year, certain things ended up on the bottom of the pile, so to speak, and I am now bringing them to the top. Here are our new **TOP of the HEAP — MUST HAVES**.

1. **WARRANTY DEEDS.** Condominiums require them of everyone to show proof of ownership. It is mandatory that the office have a copy. Without it, the office can refuse to supply a parking decal for your vehicle and refuse to accept a lease for a rental, among other things. The Screening Committee tells all new owners at screening to bring a copy into the office as soon as possible after the closing. Send me a copy or bring in yours and I'll make a copy. Call me if you're not sure yours is on file.
2. **PHONE NUMBERS.** beepers, voice-mail, cell phones, anything to reach you in case of an emergency. At the screening, forms are given to all new residents and they must be filled out and returned as soon as you get your new phone number. There's a mail slot in the office door. You may even phone them in to me.
3. **APARTMENT KEYS.** With the water problems we have, I'd think you'd want the office to have your keys so maintenance could turn off your water or tend to your apartment, in your absence, in case of a flood. You're kidding yourself if you think it can't happen to you. I also recommend you give us a mailbox key, too. Four people in the last two weeks lost their keys and had to have their mailbox locks ground out. This is very costly since the post office does not have duplicate keys to our mailboxes. Each unit was issued two keys when the new boxes were installed years ago.

The original keys have a square-like top; and you can have it copied, it just won't look the same.

On the subject of **WATER HEATERS**, those of you who can't bear to part with your 23 year-old green water heater (like me), you are living dangerously close to a disaster. Last year, my green one started leaking from the bottom, but fortunately, I was home and luckily, I just happened to need something that was on the floor of the closet and voilà the closet floor was full of water. Unless it's an emergency, we require a 24-hour posted notice to residents before an entire building is shut down for plumbing repairs.

Management has noticed a **LOT OF DOORS NEED PAINTING**, and eventually they will be painted. For now, if you want to paint your own, you can get the paint from the maintenance shed, just bring a container. We're not furnishing metal door plates any more because they cause dry rot behind them.

This happened last week, so it's worth mentioning. Someone removed the wall receptacle in their living room and cut the TV cable wire behind it that leads to the roof antenna. That, in turn, broke the circuit to other apartments in the building, causing **NO TV RECEPTION** for many local channels. Our antenna company traced it to the culprit apartment and the resident is paying for the repairs. It wasn't cut maliciously, they were redecorating and felt they didn't need it because they had subscribed to CATV.

I will not take **MESSAGES OVER THE PHONE** from anyone who refuses to give me their first AND last name, along with their phone number, Bldg. and apartment number.

Since the motor to the **SPRINKLER SYSTEM** broke down, our lawns and flowers look pretty sad, but a new one is on order and will be here soon.

Many of you have noticed and commented on the well-kept, **HIGHLY POLISHED FLOORS** in the Clubhouse and elevators. They haven't looked that good in a long time, and the credit goes to MARCOS, of Consolidated, for that laborious chore.

If you're wondering, **SEAN, DOUG & TOM** are the names of our young maintenance crew. These guys are nothing short of remarkable. Is there anything they can't do? They are masons, plumbers, electricians, carpenters, painters, mechanics, problem solvers, you name it. They work very hard maintaining a property the size of R.P., it's no easy feat. Kudos to you guys!

CALL ME if you have anything else that you've noticed or are curious about!!