

OUR NEW BOARD OF SEVEN!!!

- Patti Lynn, President
- Herb Kaye, Vice President
- Barbara Carlon, Secretary
- Vincent Sarley, Treasurer
- Russell Mitchell, Governor
- Robert Golden, Governor
- Jose Patron, Governor

THE NEWSLETTER

ROYAL PARK CONDOMINIUM APARTMENTS, INC.

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

MARCH 1996

The Royal Park Men's Club, Royal Park's organized social directors... *by a Newsletter Staff Member*

No one has ever bothered to tell the all male Royal Park Men's Club, that in south Florida condo life, the girls often handle the prime time social activities for the community. Oh we know, Royal Park has bingo, and we have bowling, and other events in our condo community, most of which are co-directed. To illustrate our point, just take a look at the contents of a press release received from member JOE KRAPP.

PRESS RELEASE

The Royal Park Men's Club swung into high gear during the last month. Activities keep both residents and club members busy.

A picnic was held on Royal Park grounds, February 22. Didn't know so many hot dogs and hamburgers could be consumed, 200 of each. Prepare for another being held same place, March 21, 3:00 PM to 7:00 PM. The price is right, tickets \$2.00 each for all the hot dogs and hamburgers you can eat. Soda is available.

The St. Valentine dance chaired by JOE PATRON was held Saturday, February 10. Coffee and cake were served. "The hall was jumping", didn't know there were so many good dancers in Royal Park.

Next one is the big one for the year. The Annual St. Patrick Dinner Dance, being held Saturday, March 16. Clubhouse doors will be open at 6:00 PM. Corn beef and cabbage along with all the trimmings will be served, starting at 6:30 PM. This event is sold out early. Don't be disappointed, get your tickets early. Tickets are \$10.00 each and may be purchased from committee members or any club member. Again, live music will be furnished by the CLYDE MANERI'S TRIO. Of course. B.Y.O.B. This wonderful function is being chaired by GUY TREMBLAY. Watch for notice posted on building's bulletin boards. This will be the last dance of the year so come on out and have a good time.

The second annual fishing trip, headed up by JOHN HARTMAN, was held on February 26. The weather was fine, sea smooth, no one got seasick. Guess who won pool for first fish caught and largest. You're right, JOHN HARTMAN, although he had to share prize of largest caught. Better luck next time John. Don't listen to many fish tails, about the ones that got away.

Grand Finale for this year, just prior to our Canadian members leaving for the north, we hold our Ladies Night Out Party. This year, as last, it will be held at the Flaming Pit Restaurant, on Monday, March 25. If by chance you missed the last meeting and care to attend, contact Pres. ED GUILFOIL, 485-0515 or Treas. JOE KRAPP, 484-9443, for details and cost. You must sign up if you plan attending.

Once again, we invite all Royal Park Men to join our club. Meetings are held at the clubhouse, 10:00 AM, 1st Tuesday of each month. Breakfast is served.

How about those men's club shirts. We received a lot of compliments. Least I forget congratulations to BOB GOLDEN, HERB KAYE, JOE PATRON AND DR. SHARLEY, all members of the Men's Club, for accepting appointments to the Royal Park Board of Governors. Best of Luck.

The Gavel Unravels

by Patti Lynn, R.P. President

Welcome new board members!! It is hoped that, with the infusion of new, and MORE, blood, we'll have more hands sharing the work in our complex. And there is a lot of work to be done and a lot of things our residents want us to achieve. Let's see what's on the agenda.

For anyone reading this column, if you did not attend the board meeting of February 29, we are embarking on a serious program to recapture Royal Park. That is, most of us bought in here for peace, security, and stability. Let's see how our residents, The Association, want us to achieve these goals. Royal Park

see **GAVEL**, Page Three

Building Reps

by Jane Baker, Bldg. Rep. Chairperson

Thanks you Building Reps and Alternates for contacting owners to turn in their proxies for the 4 amendments). Thanks, EDIE BROWN, for helping in 110. We have a new building Rep for 115- CATHERINE DEKUN. CATHERINE is taking the place of ZINA O'MEARA who will be moving. Thank you ZINA, you did an excellent job and lots of happiness in Seattle. DR. BOB GOLDEN will be an alternate for 115. JANE DOUGHERTY volunteered as alternate for 108 and BOB MORETZ as alternate for 113. We need more alternates in the following buildings: 110, 111, 117, and 119. Come on residents and VOLUNTEER.

Thank you TRUDY LIGHTBODY, for the wonderful job you have done coordinating the Newsletter delivery volunteers. After years of service, TRUDY will be retiring from the post and turning the job over to JOYCE TUSA. JOYCE, who is no stranger to community service in Royal Park, will be assisted by DORIS DARGA and I want to thank you both.

Fellows, you have our utmost appreciation. You guys are obviously aware of what condo life can and should be about. The Newsletter is always available to help promote any and all of your wonderful social events. Keep RP's social calendar full again next season!

Editor's Corner

Mini Editorial *by Bill Young, Acting Editor*

Management company, where are you??? In the past, the Royal Park managers have always taken a few minutes each month to do a Newsletter communication to the citizens of Royal Park. Our newsletter is the perfect medium, especially for an outside management company, to mass communicate with owners and residents. In the past, the report would include the number of service items taken care of for the month (such as how many front doors were repaired or re-painted). Blurbs were often used as impersonal reminders of things that residents needed to be reminded of. It was a positive, regular, line of communication that kept us informed and let us better see our management in action.

Three times, the Newsletter has contacted the office about the absence of management participation of any kind in our newsletter. The last contact was made directly with the manager who agreed that it was a good idea. Again this month, WE ARE DISAPPOINTED that paid management does put a higher priority on public relations and keeping owners and residents better informed through the most comfortable information medium that Royal Park has. Shame on you! Governors, how do you feel about this?

Also, this is a good time to remind all of the new Governors that the Newsletter is always happy to present their individual views and ideas to the citizens of Royal Park. We feel strongly that we can offer a more comfortable medium for communication than the typical R.P. Board Meeting. Anyone want to argue with that?

A note from Barbara

I am recovering nicely from recent lung surgery, and I would like to thank everyone here at Royal Park who so kindly sent me "get well" cards, baked me cakes and pasta dishes, sent me flowers, chauffeured me to the doctor's office, and just generally wished me well. There are a lot of wonderful people living here at Royal Park, I always knew that, but in a crisis you realize just how many thoughtful friends you have. Hopefully, I will be back in the swing soon and once again on the podium taking the minutes, probably in the March meeting. I also thank Arlene Kenealy for taking over for me doing the minutes in my absence. She's wonderful and always just jumps right in to help. We're lucky to have her living here as she is certainly an asset to R.P. I'm also glad to see her working in the office, (this time getting paid) as she certainly provides some much needed stability in that capacity.

by Barbara Carlon, R.P. Secretary

Canadian Corner *by Armande B. Tremblay*

March is finally here, which means for us northerners the end of the misery, no more snow storm, cold weather etc., all that is the past and lets not forget how lucky we are to live a few months down here while others freeze in the north- I heard that LEONIE GOFFARD won another medal at golf (wonder when she's gonna start given golf lessons besides the line dancing lessons) she is a great teacher with a very cute accent, she has some new students now along with cha, cha, cha MARIE SEROIS, miss fox trot AGATHA RICARD, and your humble gossip now she teaches to sexy CAROLE KAYE, tres chic GLORIA, lovely RITA, pretty MELITA & her charming sister AGATHA & her husband JEAN also won medals at golf. We do have nice brochette of celebrities here.

The March picnic was a huge success (156 persons). What a crowd as usual hamburgers and hot dogs were delicious. The winner of the fifty fifty was DR. JACK WALTERS \$112.00 ain't that nice. Let's not forget all the people who worked very hard so that we could enjoy that wonderful day. The cooks MARC, JIMMY, LEONARD & GUY, host LEO BEAUDIN & JOS LICATA at the soda bar, and all the others they do a great team work. As usual the entertainment was provided by our own "Royal Park Quartet" who turned out to be a duo-since president EDDIE was not feeling good (a bad cold folks, nothing else) and ART STEINER serenaded around the tables- by the way (don't tell anybody) but ART started to draw with pastels and will paint eventually that guy has a lot of hidden talent, it was also his birthday and his charming wife brought a huge birthday cake to share with us all, Thank you MRS. STEINER and good luck ART with your new hobby we shall admire your work at the next exhibit. As usual a few among us went inside the club house for the rest of the evening where JOSE played his accordion and won every ladies heart with his swell songs (watch out MARCELLE) and ELIZABETH played the guitar and sang her latest hillbillies tunes. Let's give our thanks to ELIZABETH who never misses any of our parties and is always ready to play and sing whatever we want to hear, she does it very graciously even when she gets tired and some people still wants her to go on.

A new comer in the Royal Park Jet Set, was the surprise of that day a young "Valentino" with just a touch of silver in the hair, that gentlemen is a JAVA DANCING TEACHER, you should have seen the show that he gave us, with a pretty partner lovely SIMONE KELLER who gently agreed to perform (OK hold on I'm getting to it) that man's name is "RUDOLF BERNARD VALENTINO PELLETIER" and to you people who do not know what "Java Dancing" is it is a very French dance the way only the "francois" knows. The man faces his partner then places his hands on her ...lets say the lowest part of her back and the lady is suppose to do the same but SIMONE preferred to put her hands on her partners shoulders, then they dance on a very rhythmic music which JOSE plays so well now what a show. We know how he won THERESE's heart by the way if some of you ladies want to learn that dance "Beau Brummel Bernard" is available just take an appointment, but I heard that the list of students is very long be patient.

Last week a few people went on a cruise and guess who raffle all the money REJEANNE HUDON Mark's wife did, \$150.00 funny how luck clings to the same family, medals, money etc. Congratulation to the new board hip hip hooray for JOSE PATRON, news from the South pool: MRS. FOLEY broke a shoulder after the last party, but I saw her at the pool she's getting a lot better. (It pays to keep in shape). Always the same alligators in the pool, meaning the South pool gang, EDDIE and DORIS are feeling better (watch for that bad cold) by the way as my friend CAMERA TOM say "did you ever hear of a good cold". BOB & FLORENCE finally made it, so did we from a second "Mortal Kombat" with the highway flurries, BEA keeps beating JOHN at shuffleboard the CHARBONNEAU's and LICATA's are gone back home farewell folks see you next fall. As for us lets enjoy the paradise.

GAVEL, from Front Page

was constructed as an ADULT community. The original prospectus spelled out that the intent of the developer was to have owned, not leased units. The declaration provided that nuisances and annoyances would not be tolerated. That no immoral, improper, or offensive behavior would be allowed. Apartments were to be occupied by SINGLE FAMILIES only. Where are we now?

At least 50% of our residents are under the age of 55, which is the legal standard for adult communities. Roommates proliferate throughout Royal Park. The legal definition of FAMILY, in Broward County, has changed to include any unrelated people living together AS a family, for the economic well being of the unit. Sounds complicated, but what it means is, that people are not required to be legally married, that two, or three people can live together to make ends meet, and that our association MUST recognize them as a family unit. So be it.

How do we abide by the law, and still get what we want???? Well, we need 30 more people to sign proxies changing the voting percentages in our complex. When that has been accomplished, let me tell you what we, THE ASSOCIATION, can do.

We can call ourselves an ADULT community. We can state, in our documents, that the community provides no areas for recreation, other than a clubhouse, pools, and barbecue grills. That roller-blading, roller-skating, and skateboarding are prohibited. That children under 16 are not allowed in the common areas unless accompanied by an adult RESIDENT. These seem like very harsh rules. They are!!! But they'll work. All we need is 30 more people, and then we will examine our documents page by page, and propose changes.

A very profound statement was made at our board meeting. Someone said that they couldn't afford to live anywhere else except Royal Park. What does that say to me??? It says that those people who are offering their apartments for lease in Royal Park haven't checked the classified. A 2 bedroom, 2 bath apartment, in any DECENT area in Broward County does not lease for less than \$650.00 per month.

The same apartment with 3 heated pools, clubhouse, sauna, steam room, and gated security should be much more. Why are our owners losing so much money on their leases??? They're failing to realize how wonderful Royal Park is. Let's get real!!! We've got the BEST condo in Broward, and probably Dade, too!!! We're in the middle of the city, but we have the peace and serenity of the country. We have easy access to every major highway in the county, we still are the "hidden condominium".

How do we accomplish our goals??? We have resident owner real estate persons. Are they buying into our program, or are they just "turning over" apartments?? We have residents who are causing major problems to other residents. Are they being addressed, or, are they being ignored, because they've been here for years, so, we've got to allow them to do this.

These are just thoughts for everyone to ponder. We have a new board of directors. The Association has been very clear in their demands for a change in Royal Park. All of us must keep one thing in mind. If the rules are put forth, at the Association's demand, then we ALL must abide by the rules. Exceptions generate legal quandaries. Who was it who said, "Be careful of what you wish for, because it may come true"?? Let's not make any drastic decisions, which may come back to haunt us.

Enough serious stuff. You have until the next board meeting to come up with ideas, resolutions, and plans of action. Let's not shoot ourselves in our feet. THINK, don't react. Let's be proactive, not reactive. Let's plan for Royal Park's future, not just jump into quick fix semi-solutions.

A quick PS:, This may be a down and dirty fight for control of Royal Park and its, future. Don't jump into the battle if you're one of the rule violators, because, believe me, this campaign is not going to be pretty. For everyone else, those who want a safe, secure, and really neat place to live, HANG IN THERE!!! That's what we all want, but we have to do it legally. (That means no exceptions!!!!).

Home security isn't just for people who live in a house!

Headlines across the country are reporting a drop in violent crimes, but a rise in burglaries requires residents of South Florida to keep a few simple home safety tips in mind. Burglars don't just target houses. Apartments and condominiums are also at risk. Residents need to do their own security check of their property and make the necessary changes to assure safety. One easy step is installing a good strong deadbolt lock. The Insurance Information Institute offers the following tips for home security:

WHEN YOU ARE AT HOME:

Always lock your doors. Even if you are just walking down the hall or running to the laundry room, always make sure that your home is secure. It only takes a few minutes for a thief to get in and take what he wants.

Report anyone that looks suspicious or who you have never seen before. Burglars "case" homes before they rob them and by reporting someone that doesn't look as if they belong there, you not only protect your own belongings, but someone else's.

Keep expensive goods out of sight from windows. Rearranging your furnishings might be advisable if it serves to make your home less inviting to criminals.

WHEN YOU ARE ON VACATION: Consider leaving a television or radio on a timer. Burglars hate to hear noise. It means someone is home. If burglars hear noises chances are they will be wary of entering your home.

Lower the sound on your telephone ringer and answering machine. Not all noises are deterrents. A burglar can hear a ringing telephone or an answering machine and deduce your absence.

Tell your neighbor that you will be going away. Ask the neighbor to please pick up any newspapers and mail and watch for suspicious activity. Make sure this is a neighbor who can be trusted.

A free brochure, "Home Security Basics," is available by sending a self addressed stamped envelope to: Insurance Information Institute, 110 William Street, New York, NY 10038, Attn: FB.

City Watch by Patti Lynn, City Liaison

In case you haven't traveled that way yet, Powerline Road is closed just north of Prospect for the railroad repair. Perhaps by the time that this newsletter comes out, it will have re-opened. DON'T breathe a sigh of relief yet. Oakland Park Boulevard will be closing next week, at the railroad tracks adjacent to I-95. This means that travel to the Post Office, Home Depot, and the other businesses WEST of the tracks, must be accomplished by way of Prospect to NW 21st Avenue. It will probably be shut down for 2 weeks. Check on cable channel 38 for up to the minute reports.

The Friends of the Oakland Park Library is sponsoring another Famous Author Luncheon. This one is at the Mai Kai, and is featuring James Grippando, author of *THE PARDON*. Mr. Grippando will be available for book signing. *PEOPLE* magazine gave an outstanding review of the novel, and it's a real legal thriller, based on the author's own legal expertise and experience. The luncheon is scheduled for March 23, at noon. Reservations must be made IMMEDIATELY, (they said March 18). Call 563-5947 for further info and menu selection. It would be nice to have a Royal Park table or two.

Our trash program passed the city commission on second reading. NO ONE spoke against it this time. Royal Park has ordered, at no charge, covers for our dumpsters. This will enable us to cover the trash if it's raining, so that we don't add unnecessary weight to the load. Please help us save money by re-cycling all of your bottles, cans, plastics, and newspapers. This is a way that EACH of us can actually have a positive impact on the costs of running Royal Park.

Another of our active residents has suggested that there are so many things to do in the city, and in Fort Lauderdale, but most of us just are not aware of them. The Cleveland Clinic sponsors many inexpensive day trips. Call them at 568-7468 to get on their mailing list. The City of Fort Lauderdale Parks and Recreation Department also has many activities. Call 761-5383 to get on their list. The Vegas Express, a day and/or night gambling ship offers VERY low fares. Several of our residents have taken the plunge, and the reports have all been excellent. There still may be some discounted tickets in our office. Check with Arlene.

Oakland Park politics are running semi-smooth. For those of you who have cable, the meetings are broadcast on channel 38, 7:30 pm, the first and third Thursday of each month. If you can't attend, watch the meetings. It will give you an idea of what possibly might affect us, prior to its occurrence. Sometimes it's amusing, but, of late, it appears to be serious business.

Officer Deb Lytle has entered Royal Park in the NO TRESPASSING list in the city. That means that ANYONE found on the property, (In response to a call from us, of course), who is not an owner or a guest, will be escorted to the "Greybar Hotel", also known as jail. This will alleviate the nervousness that we've experienced, with people we don't know wandering around on the property. The police department has been very responsive to our needs. Thanks Chief Overman, and all of our men in blue.

Little league umpires needed!

You are needed at Floyd Hull baseball field at S.W. 8th Avenue and 28th Street in Fort Lauderdale. The little league games last for only two to three hours, one night per week, and Saturdays for two to three hours. Baseball runs from March through August. This is a wonderful way to help young people and get you away from your couch. Call Bill Dew at 739-0248 and volunteer now.

Welcome New Residents

| | |
|-----------------------------|--------|
| Troy Brown | 113-4B |
| Victor Dulkiewicz | 108-2F |
| Roberta Cirocco | 108-3A |
| Ken & Eugenia Stevens | 107-4E |
| Arlis Munger | 118-1D |
| Ann Jankowski | 112-1G |
| Terence Yerke | 114-4H |
| Wisam A. Faour | 115-3F |

NetChef

Vegetarian Spinach Lasagna



The original recipe was as follows:
 8 lasagna noodles (most of 8-oz. pkg.)
 1 (15-oz.) carton ricotta cheese
 12 oz. shredded Monterey Jack cheese
 1 1/4 c. (about 5 oz.) grated Parmesan cheese, divided
 3 eggs
 2 cloves garlic, chopped
 1/8 tsp. pepper
 3 (10-oz.) pkgs. frozen spinach, thawed and well drained

Cook noodles. Drain. Meanwhile, combine ricotta, Monterey Jack, 1 c. of Parmesan, eggs, garlic, and pepper.

In a greased 9 x 13 inch baking dish, layer noodles, half of cheese mixture (in spoonfuls, then carefully spread), half of spinach; repeat layers. Sprinkle remaining 1/4 c. Parmesan over top. Bake at 350 degrees for 45-55 minutes; let stand 10 minutes before cutting. Makes 12 servings.

CHEF'S NOTES: We've made this many times at our house, and over the years we've added more and more spinach...sometimes using fresh spinach. Sometimes we add a jar (heavens!) of Paul Newman spaghetti sauce. It all depends on what we're in the mood for and what we have around the house. This recipe is basically foolproof; you can't kill it with a stick. The more spinach (and the more ricotta), the better. It's never a greasy, heavy lasagna.

THE ROYAL PARK NEWSLETTER

Published monthly, around the 15th,
by Royal Park Condominium Apartments, Inc.

Editor WE ARE LOOKING!

Desk Top Publishing BILL YOUNG

Desk Top Publishing FRIEDA SHUHALA

Typesetting TEAM EFFORT!

Associate JANE BAKER

Associate JOE KRAFF

City Watch PATTI LYNN

The Gavel Unravels PATTI LYNN

Printing VOGUE PRINTING

Canadian Corner ARMANDE B. TREMBLAY

Circulation JOYCE TUSA

R.P. Office Phone (305) 739-6300

Acting Editor's Phone (305) 484-6065