

# THE NEWSLETTER

ROYAL PARK CONDOMINIUM APARTMENTS, INC.

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

SEPTEMBER 1995

## The Gavel Unravels

by Patti Lynn, R.P. President

**A**nother month gone by... Herbie is back... The south pool is working again... Another special meeting will be held to discuss the management company... The budget committee is being set up... The railroad crossing was fixed in record time... New residents are moving in.

The proxies to allow us permission to amend our documents failed by a slight margin, so, I'd like to discuss what it is that needs to be changed in our documents. Maybe that will help everyone understand that **THE DOCUMENTS WERE WRITTEN TO PROTECT THE DEVELOPER, NOT ROYAL PARK!** This is the most important message that I can send to you, so let's look at it item by item. Right now, we are paying \$1,000.00 per year, for someone to hold our insurance money in trust, **IN CASE THE ENTIRE COMPLEX IS DESTROYED!!!** This was done so that the developer would not have a conflict of interest. If **WE** had control of our own documents, our attorneys could handle that responsibility, free of charge. If someone isn't paying their maintenance, the most we could charge them, **IN AN ENTIRE YEAR**, is approximately \$30.00. Most other condos charge a \$25.00 late fee after 30 days and another \$25.00 if the next quarter is late. **WE ARE NOT** allowed to do that. **WHY?** Because the developer was the one who was late most of the time when the complex was being built, and he did not want to incur any more fees than he could possibly avoid. The developer put another clause in there, that if any unit was **FORECLOSED**, then the Association would have **NO RIGHT TO SCREEN PROSPECTIVE RESIDENTS**. This was also done to protect the developer, who, if he had 5 or 6 units in foreclosure (which happened), then he would not have to

have the new owners screened because he was in a financial bind, and could not afford to wait too long to unload his units. A perfect example of this may be seen in the Sunday section of the Sun-Sentinel (3 weeks ago), 8 units at Lake Point were sold to **ONE INDIVIDUAL** at a price of \$24,000 per unit. **NONE** of these units had been sold for less than \$33,000 the last time that they were sold, but the developer was forced to foreclose on them, so he made a deal to cover his pocketbook. Who can afford to be holding 8 units, when maintenance comes due, and no one is living in them??? Now, do you think that the man with those 8 units might sway the developer his way when it comes to screening, **DARN RIGHT**, not only that, but, how does the value of **YOUR** unit go down when an identical unit sells for \$10,000 less than the real market value? Basic economics, those who have the money keep the money **BECAUSE THAT'S HOW OUR DOCUMENTS ARE**, and we **MUST** change them to protect ourselves. Why do the majority of us pay our assessments and maintenance fees when they are due? Probably, because we know that in order for our condo to survive, we must pay our bills, and, in basic reality, it's cheaper for some folks to let their money draw interest in the bank, and pay our puny 2 or 3 dollar fine per month when they're late, because **THEY STILL COME OUT AHEAD**. Only the Association doesn't come out ahead. For those of you who still think that the documents were written to protect **YOU**, please call me, and we'll go over that pretty blue book, page by page, until each of us agree that something is wrong. Hopefully, we'll bring the proposition up again and change those out dated documents. By the way, nowhere in those documents, even if amended, could the board of directors be given more power. **ONLY** a vote of the membership could do that, and we'd all be silly to give anyone any more control than they already have.

Bids are out for both major elevator

overhauling and a look at the cost of replacing all of our concrete railings with extruded aluminum...The elevators are a **MUST**. They are old and are not up to the current code for condominium elevators... We'll see what the prices are, once the **SEALED** bids come in. Any bid received **UNSEALED** must be discarded. We've seen how bids can be manipulated, and we've also seen how the lowest bid is not always the best deal, so we'll see.

Some of our newer residents seem to feel that the rules of the association do not apply to them. Please report violations to the office or Crest Management. For those of you who are not that familiar with the rules, please stop by the office and get a new copy. **EVERYONE** who lives in here, legally, signed a paper indicating that they have read the rules and agreed to abide by them. Those residents who keep asking for extended passes so that they aren't screened, be advised, Annette does not have the authority, nor does **ANY BOARD MEMBER**, to issue an extended pass for longer than 30 days. Those of you who find themselves in that position must either move out or apply for screening... Another rule that people seem to ignore is the **NO PETS** rule. Crest Management is pursuing legal action against those who are in violation... We've had several letters of commendation come in to the office regarding both the cleaning women who work the south end of the complex and the security guards at the gate. Please, as well as continuing to register your complaints, let us know when someone has gone out of their way to be of assistance. Sometimes, it's nice to hear a kind word... Hopefully, by the time this newsletter comes out, the rain will have tapered off. I've never seen so much wet weather in one year, but, looking on the bright side, at least the grass is green, and according to most of our residents, the lawn service company is doing a really great job.

Enough for now... We're getting ready to welcome our snowbirds back... Hope everyone had a great summer. ■

## Mail Call *by Joe Gambino*

The beautiful month of September is here already. Many mail start ups, such as our northern owners who will be returning in the fall, will soon begin again. The fall weather is the start of the cycle which makes me love South Florida so much.

**News Flash:** For many reasons beyond my control, my date for retirement has been postponed until November, 1995? Not too much time left, but many plans and things left to do between two homes, painting, repairing, selling (1) and Christmas Holidays up north with the kids. As you may have noticed the question mark by November, 1995, is just in case it needs to be changed again!

Would like to offer many thanks for the great layout of zip +4 in August Newsletter. Plans complete and work underway to make up the postal form holder for the R.P. Clubhouse.

Have a good day everyday and see you next month.

## Welcome New Residents

Brenda Heyer & Ronald Settle ..... 109-4D  
Kenneth Smith ..... 106-1D

## Bingo

Bingo will resume on Wednesdays starting 10/4/95, 7:30 PM in the clubhouse. Looking forward to seeing all our old friends and welcoming all new comers also. *Bingo Committee*

### THE ROYAL PARK NEWSLETTER

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

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The income for the August Newsletter was \$183.00 and the cost of printing was \$148.40. Thank you to all the wonderful folks who have donated their time so unselfishly. B.Y.

## Real Estate Realities: Part III

*by Naim Naqi... Resident Realtor, Royal Park*

### Homestead Exemptions:

In Florida, taxes are paid in arrears. For example, taxes for 1995 shall be due when the tax bill is sent out by the Tax appraiser's office in November, 1995 and taxes must be paid by March 31, 1996.

**ELIGIBILITY :** All legal Florida residents are eligible for a Homestead Exemption on their homes, condominiums and co-ops. The Florida constitution provides this tax-saving exemption of \$25,000 from the assessed value of an owner/occupied residence.

January 1st is the date on which permanent residence is determined. If you purchased your property this year and your seller had homestead exemption, then it stays with the property for the entire year. The exemptions you may have enjoyed at your former residence are not automatically transferred to your new residence, therefore, you must apply for your own exemptions for the next year.

After your initial application for exemption is granted, it is reviewed and automatically renewed and acknowledged by the tax appraiser in terms of a receipt by mail each year. Re-application will be required, however, if the property has been sold or the ownership changes in any manner, or when the holder(s) of the Homestead Exemption cease to reside on the property as permanent resident(s).

#### TIMELY FILING OF YOUR FIRST APPLICATION :

The traditional filing period is January 1st to March 1st but now you can file for Homestead Exemption all year round, for example, if you bought your residence in 1995 you can file between March 2, 1995 and March 1, 1996.

When filing an application you must do it in person and bring the following items dated prior to January 1, 1996.

1. Proof of Ownership: Recorded Warranty Deed or Quit Claim Deed.
2. Proof of Permanent Residence (dated prior to 1/1/96).
  - a) Florida Driver's License.
  - b) Florida Vehicle Registration.
  - c) Florida Voters Registration or Declaration of Domicile.
  - d) Social Security Number.

**OTHER EXEMPTIONS :** Widows, widowers and permanently disabled persons are entitled to additional tax-saving exemptions.

**REMEMBER... TO FILE FOR HOMESTEAD EXEMPTION IS YOUR RIGHT TO A SAVINGS OF UP TO \$700.00 A YEAR ON YOUR PROPERTY TAXES !!!**

There are now five locations to file in Broward County. The main one is in the Governmental Center, 115 S. Andrews Ave. Room 111-F, Ft. Lauderdale. Phone: 357-6897.

## Crest Property Management

- Don Castagno is in the office every Monday, Wednesday and Friday between the hours of 8:00 AM and 10:00 AM.
- Please call or stop in to report any problems you may have or just to say hello.
- On occasion, if Don has another meeting, Dolores Camacho will be in the office.
- Don meets with Herb Kaye on the above days to discuss buildings and grounds.
- The maintenance staff has continued to complete work orders and to paint bumpers, fix sprinklers, electrical problems and paint doors.
- The water problem at the south pool has been repaired.
- The railings, as we all know, are in poor condition. We are working on them. Supplies and materials will be ordered soon.
- Another project that we are securing bids for, is elevator repairs.
- We have many things in progress and are striving to achieve all of them within budget.
- We want to welcome back the snowbirds and the vacationers.

## Thanksgiving Dinner

The Second Annual Royal Park Thanksgiving Dinner will be held again this year at the clubhouse. Leave your name at the office if you would like to attend.

### R.P. CLASSIFIED

#### RP CONDO FOR SALE

\$39,500, 2/2, bldg. 110, canal view, newly painted, verticals & fans. Call 458-1967

#### RP CONDO FOR SALE

1/1, hurricane shutters, all new carpet & paint, ceramic tile bath, ready to move in now. Was \$28,500 reduced to \$27,500. MUST SELL, May be available for rent. Call 561-0307

#### FURNITURE FOR SALE

Dining room chandelier and matching wall mount hall light. \$65.00 or best offer. Also, a rough iron patio set (2 tables, chair, recliner) \$110 or best offer. Call 733-6177

#### TRAMPOLINE FOR SALE

Like new trampoline for sale. \$45 or best offer. Call: 484-9659 (if not in, leave message).

#### FOR SALE

By owner 107-1D, 1/1 First floor, newly renovated, parquet floor, new h/w heater, ceiling fans, beautiful view of canal & Easterlin Park. Great neighbors! \$30,900. Call 485-7695.

#### FOR SALE

1 Sears Lifestyler 8.0 Treadmill Used only 2 hrs. \$300.00. Call 360-0029, 7:30 AM to 6:00 PM or 486-0500, 7:00 PM to 9:00 PM.

#### James Houlihan Carroll

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## Around Royal Park *by John G. Binder*

September is Be Kind To Writer's and Editor's Month, National Chicken, Courtesy, and Honey Month... Another picnic bench added to South Area... 8/16 Meeting: After 26 attendees saw the light, walked out of the Hall into complete darkness. The Parking Lot Lights were out. A Full Moon proved to be of little help... One Governor rec'd a call and conversed over a cellular phone. This was a FIRST. Next on line is a television set for the audience, tuned to Jeopardy. Another FIRST, Everyone pledged Allegiance to the Flag and no Banner was displayed. Oh, Well. They faced East... Our electric bills list everything except the cost of umbrellas for servicemen. Wonder why Joe, the Mailman, doesn't use one?... A U.S. Flag is displayed on the top of a maintenance cart. Bravo! Now the vehicle can be located after work orders are completed/dated... South Pool had pipes patched... Among those assigned to Detour Duty, there were no reported cases of flat feet, shin splints, knee jerks, upset stomach, finger fractures, wrist sprains, tennis elbow, shoulder separations, eye strain, mental stress, nor fatigue. In addition, 1. Time served was not in lieu of vacations. 2. Use of Freon increased... Our Taj Mahal continues to be popular. On 8/24, 14 attended a Board meeting, 8 played cards, 2 shot Pool, 1 in the Library, 1 in Exercise Room, 1 in Water Closet (Montezuma's Revenge)... Latest Visible

Progress: New Dog Walk sign... Miss the Royal Park Flag being displayed at Meetings... Bits And Pieces improves with each issue... Before all else fails, be of mind that RP would be a prime site for an ARENA. Consider: 2 Main East/West Arteries; I95 adjacent and Turnpike access; Airport; 8 Modern Motels; County would donate Easterlin Park for Parking; School Board would cede Bldg. and Property for Tri-Rail Depot and freight spur; OP Comish would grant tax relief, lemonade concession stand, title to 39th St. and the Brooklyn Bridge; Stone's throw to Police and Fire Stations; Depot that sells lumber for Picket signs and hardware for Lockouts; Store vending furniture for Penalty Boxes, warm benches, and Coaches hot seats; Bakery selling buns for Hot Dogs on the HEAT team and cream puffs for some PANTHERS; Canals for fishing during intermissions; Docks for a modified Water Ferry; A Developer would offer deep Lake discounts to displaced owners in order to complete a Condo project; The only sad part of the deal would be the Blue lines for Hockey... POWERHOUSE PATTI won \$6.00, FLAG BARBARA is off her feed, ALONG CAME MITCH placed \$10.00, Showed \$3.00, Placed \$6.40, HERBACEOUS waiting for better odds, GO RUN DAVID won \$6.60, WHERE'S BILL Showed \$5.00, Won \$6.40, The Track closed on SNEAKY JOHN... JGB. ■

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