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ROYAL PARK NEWSLETTER



VOLUME 2 ISSUE 5

SEPTEMBER 1998

THE PRESIDENT RESPONDS

By Alex Arreaza

This letter is in response to your article which you wrote in the last issue. I understand that you wanted an article from me in reference to what is going on in Royal Park. You explained how you have been trying to get me to write an article and I would not cooperate. Mr. Armstrong, I will now explain something that you are very aware of. Royal Park has had many problems that the present Board is trying to repair. These problems were caused by other past Board members. Some of these problems are very delicate, and unlike some of the past Board members, I am more worried about resolving the problem than placing blame.

You wrote in your article that there was no treasurer's report at that meeting. Well, Mr. Armstrong, that was absolutely not true and you would have known that if you checked it out. I also read an article written by Patti Lynn in which she states that our condo is in terrible shape. Many of the facts were not accurate at all. I ask you, do you check any of these articles for accuracy, or is this paper just a gossip column?

Have you ever informed the residents here that Patti Lynn and other Board members, canceled a security contract without consulting our attorney's and which ended up costing us, the residents of Royal Park over \$40,000 in a settlement. I also wonder if the residents know that we are presently in litigation over the elevator contract because the elevator company claims that Patti Lynn altered the contract. As I understand, she is prepared to testify against Royal Park. (Continued on Page # 7)

FIRE SAFETY STARTS AT HOME

The condo residents of Oakland Park had their eyes collectively opened last December, when a building in the Kings Park Condominium went up in flames. Thankfully, there was no loss of life, but, things will never be the same in any condo in South Florida, let alone, the condos in Oakland Park. However strict fire code enforcement might be, right now, we should say, "it's about time!!!"

Our property manager, (or ex-property manager, depending on the date of this newsletter comes out), was absolutely correct, regarding the smoke detectors in each of our units. Oakland Park requires that each unit have a smoke detector which is hard wired to the electric service in the apartment. New codes require several more smoke alarms, but that is not our concern.

In order to comply with the City of Oakland Park code requirements, there must be a smoke detector in your apartment that is connected to an electrical source. The Board, Debra Strade, and all of your neighbors, as well as the Fire Department, will be much happier when Royal Park is able to document that it is in compliance. You should be happy too, because if you are not in compliance, you will be fined! That's not association money, your maintenance, or your monthly assessment. It's money out of your pocket!!! So, it must be done!

(Continued on Page #3)



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LETTERS TO THE EDITOR

By Michael Lippmann

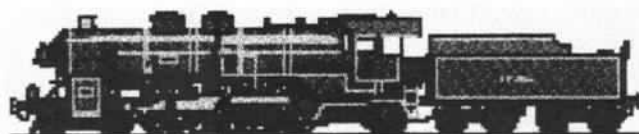
Now that summer is finally nearing its end, my thoughts inevitably turn to the time when we shall be able to open our windows once again and do without air conditioning.

Unfortunately, this immediately brings to mind the dreadful consequences of having to endure and suffer the noise from the trains, which has now, for the second year in a row, multiplied by having "two" railroad tracks instead of one. This means double the amount of traffic as in previous years, and 24 hours a day.

To make matters worse, the Department of Transportation in association with the Broward County Parks and Recreation Department, decided in 1997 to make improvements to the boundaries of John Easterlin Park, to compensate for the loss of wetlands (caused by the construction in the CSX railroad corridor), along the park's east side. As a result, they cleared away all of the trees at the southern end of the park, which was the only buffer zone left between those buildings bordering the canal on the southern end of Royal Park, from #108 to #112 and the tracks.

During the summer months when all windows are closed, the noise is just bearable. In the wintertime, it is quite intolerable, and a restful nights sleep is quite impossible.

Obviously, there is a cost to the City of Oakland Park to correct the problem. To be able to achieve this, we shall need representation. Since everything in Royal Park finds itself in limbo these days, those of us who truly suffer, need a spokesperson. Patti Lynn did a great job



for Royal Park as the City Liaison, and I would be most grateful if she would accept to do it again. The need for action is now before the winter season begins! Waiting for February is too long and too late, and sleeping with ear plugs

is too dangerous! Just ask the fire marshal.

Because there is more emphasis in Royal Park these days on who speaks for whom, rather than getting anything done, I would strongly suggest that those of you who share my suffering, write to the City Manager directly.

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PROXY UPDATE

By Harvey Ross

The new proxies will be going out shortly. The primary purpose will be to modify our rules so that changes can be made to our documents with a 50% +1 majority instead of the current 75%. We ask that everyone take an active part in getting this approved on a timely basis. This is the most important change that we can make to our Royal Park documents so that we (the owners) will really have a voice in our future. •

Royal Park Newsletter Staff

- City LiaisonBarbara Carlon
- Presidents MessageAlex Arreaza
- Fire SafetyPatti Lynn
- Building Rep NewsMariette St. Pierre
- Buildings & Grounds.....Bob Golden
- Bridge Club Malvina Terranova
- AdvertisingNaim Naqi
- PrintingVogue Printing
- EditorJim Armstrong

Edited on a MAC

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The little covered outlet that was installed in your unit three or four years ago is not a smoke detector. It is an alarm, to warn you that there is smoke, or fire in one of the common areas of your building. That means, if there is a fire in a storage room, or in a laundry room, an alarm will sound to advise you that there is a problem. That little detector will not tell you if there is a fire in the unit next to yours. Hence the requirement for a hard wired smoke detector. Those detectors are designed to alert the apartments residents so that they have a problem in their unit. This gives them time to wake up, get out, and pull the fire alarm box out side of their unit. If I'm making you nervous, that's exactly what I'm trying to do. It is imperative that you are sure that your neighbor has a hard wired smoke detector in their unit.

Every apartment in Royal Park must be inspected by our maintenance crew. If they do not have a key to your unit, you must let them know who has a key. If we cannot advise the City of Oakland Park that each unit has been inspected, and has the required detector, then the Association will be fined and assessed! The City of Oakland Park gives away free smoke detectors to owners and residents of single family homes.



They do not provide them for condos. Why? Because those alarms are battery operated. If the owner of a single family home neglects to change the battery, then he and his family are the ones who will suffer the consequences. In Royal Park, if you fail to comply, and there's a fire, you are subjecting your neighbors to serious harm or death!

If you do not have a smoke detector on the wall between your bedroom and living room, that was installed by someone, other than yourself, then you probably do not have the proper smoke detector. This is a simple effort to protect each and every resident. The lack of compliance may cost us dollars, but, if there was a fire, it could cost us so much more.

Patty Lynn •

Building Rep News

By Mariette St. Pierre

There will be a building rep meeting on Thursday, September 17, at 7:00 PM. All reps and alternates are asked to attend. Hope everyone had a great summer. Welcome back to all those who were away for the summer. •

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THE PRESIDENT RESPONDS

By Alex Arreaza

(Continued From Page #1)

Mr. Armstrong, I am more than willing to take constructive criticism, but when you allow articles to be written without verifying it for accuracy, well to me that would make the paper a gossip column and I believe that the gossip that has gone on in this place has been very destructive and counter productive. I will write the article that you want me to write. I agree with you that the residents have a right to know, but I just wonder why the editor of this paper never put anything about the problems in the two years that I have been living here. •

CANAL UPDATE

The canal behind 120/121 looks a little better, the algaecide worked, but it's still not up to par. Hopefully the City crews will clean it out a little more, and soon. Our weed eating carp will not arrive until October. They're raised in colder waters, so they can't go into any of our canals until the water cools down a bit. They will get here though, don't worry! We'll see if the City will give us an insertion date, it'll be neat to watch! •

ROYAL PARK NEWS

For those of you who haven't heard, Joe & Kay Krafts' son Richard, was seriously injured in an auto accident in Naples, Florida. Joe & Kay have been there for several weeks looking after him and we wish them all the best, and I'm sure everyone will say a prayer for their son's speedy recovery.

Ray Miller, from Building #112, is in an assisted living facility in Georgia. Notes and cards may be sent to: Ray Miller, 1355 County Acres Lane, Lawrenceville, Georgia, 30045-6577. His phone number is (678) 442-0690.

FROM THE NORTH COUNTRY

By Armande Tremblay

Hello everybody - hope that you are not too lonely without all of "The Canadians" around! Enjoy your peacefulness while you still can.

The specific reason for this letter is to send our sincere condolences, as well as those of all of our Canadian friends, to Rejeanne & Rejean Barr from building #110, on the recent loss of their beloved daughter.

Guy wants everyone to know that he misses everybody and sends his regards to all. We will see you all very soon! •

BUILDINGS AND GROUNDS

By Mariette St. Pierre

Due to the resignation of Bob Golden as Chairperson, Mariette St. Pierre has accepted that position. Bob Golden will stay on as a member of the committee, along with Joe De Santis. A full report will be available for the next issue of the newsletter. •



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