

Royal Park Newsletter

Volume 1 Issue 5

December 2007

Entranceway Beautification:

Special Interest Articles

- Entrance Beautification
- Tips on Improvements
- American Digital Queen
- Fine Food under \$10
- RP person of the year



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Finally the entranceway has a total makeover, thanks to Lawn Logic. In one day they came with an army of six hardworking employees and in a few hours they ripped out the old foliage and transformed the entranceway into a pleasant and welcoming showcase of flowers and plants - just in time for the Holidays.

Upon returning from work some people were pleasantly surprised by the striking difference the new display has created. Let's hope this array of colorful flowers and ambiance is extended further to our grounds and buildings and most importantly into our hearts and minds so that we care for each other and our community with warmth and sincerity like we do to inanimate



Royal Park Entranceway

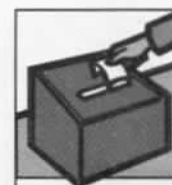
objects like flowers.

Before we make the next **New Year's** resolution it is important to reflect and learn from the mistakes and the achievements we made this year.

Happy New Year to all owners, residents, Board of Directors and Royal Park staff.

Please remember that the [Red Donation Box](#) is now in the office and it is one way of Thanking our Great StaffYour Generosity is appreciated!

Thank you for your \$\$\$



President's Notes:

The year is almost ended, and looking back there were some trying times in Royal Park.

We had an unusually large turnover in personnel; Board Members, Property Managers, and Office personnel. Our new Property Manager

ROBERT DEME is doing a great job and has instituted several new procedures regarding: Complaints, Maintenance Repair Requests, Laundry Machine Repairs etc.

Our new Secretary/Receptionist CAROL ANN NICOLINI

started November 20th, and has a background of previous condo office experience. I am sure she will be a great asset to our very busy office.

At the last Board of Directors Meeting, DAVID KAMINSKI of Bldg. 103 2-GContinued on page 2

Royal Park Notice Board:

ESTIMATED OPERATING BUDGET FOR 2008

Please make sure you complete and sign the yellow Limited Proxy recently mailed to all owners regarding budget for 2008. The Special Meeting will be held on December 20, 2007 at 7:00 pm at the Clubhouse. **Your Board has worked hard to keep the maintenance down and need your cooperation - your vote regarding Reserves is unusable without this Proxy.**

Should full or partial reserves be funded for the calendar year of 2008?

FULL RESERVES: 1 BR - \$885.19 2 BR - \$1,150.75 YES _____ NO _____

PARTIAL RESERVES: 1 BR - \$612.97 2 BR - \$796.86 YES X NO _____



Christmas Lights

Attention All Residents: In the interest of conserving energy and the Association's operating costs, residents are requested to limit the use of Christmas Lights to no later than 11:00 pm nightly. It would also help if you can use your own electrical outlet rather than the Association's outlets.

PLEASE REMEMBER TO TAKE DOWN ALL CHRISTMAS LIGHTS BY JANUARY 5TH 2008.

THANK YOU FOR YOUR COOPERATION.



President's Notes:

Continued from page 1...

was appointed to the Board to fill a vacancy. David is Chairman of Pet Registration Committee and had already done a lot of work formatting the new Rules & Regulations for this long overdue procedure for registering all pets in Royal Park.

Our Landscaper LAWN LOGIC planted new plants at the Entranceway. The Ficus Hedges will be a center divider between the Royal Palm Trees (they need time to grow in and be trimmed). Next to the Ficus, Gold mounds are planted for a step-down look. And then seasonal annuals will be planted to maintain color to the project, 250 of which are included free, in our Landscape contract. We believe this will greatly improve the looks of

entranceway. Also, we are getting information about installing a Fountain or Waterfall in front of the East-side planter area.

As the year comes to a close, interested owners should consider filing to run for the Board of Directors (elections shortly). Although this is a sometime "thankless job" it is of utmost importance that we have candidates to vote for; who have NO personal agendas and will only function for the betterment of Royal Park by serving on the Board.

I would like to wish everyone in Royal Park a **MERRY CHRISTMAS** and a **HEALTHY & HAPPY NEW YEAR**; and for those celebrating other Holidays the **VERY BEST OF WISHES!**

Bob O'Kon



President

Dumpster Dilemmas

Our Dumpsters at times are an absolute nightmare
Big boxes/large items overflowing
Please break down large boxes
Large items should go to the Maintenance Fenced area
We have 1 dumpster per building
Recycling bins for newspapers
Plastic, cans, glass are all over
Please be considerate of our maintenance crew
Thank You

Helen Pendergast

Royal Park Poker Club

Join our friendly Poker Club. Meets Wednesday Nights at the Clubhouse 6:30 pm. For more information call: Bob Caldeira 954-566-5925

Come Join the Fun



Royal Park Newsletter

December 2007 issue

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Read & print in color on-line at:
www.royalparkrealtor.com

For ads and articles:
royalparkads@hotmail.com
Messages: 954-574-6074

Anatomy of a Royal Park Condo: Tips on Improvements



Royal Park has 21 buildings consisting of 4 floors each with 8 units per floor; hence total number of apartments is 672 out of which one is the office. Each floor has six 2 bedroom 2 bath units and two as 1/1 and 1/1.5 models. Hence 2 bedroom units are 75% and 1 bedroom units are 25% of the development and the configuration is as follows:

A	B	C	D	E	F	G	H
2/2	2/2	2/2	1/1	1/1.5	2/2	2/2	2/2

Contrary to common perception the construction is not CBS; it's a combination of steel studs joined together with pre-cast concrete, meshed wire and insulation with dry wall interiors. The floor and ceilings are concrete slabs. The construction started in 1974 and completed by 1977. The buildings have weathered pretty well enduring the challenges of several Hurricanes. All 3 models have exactly same size Foyers, Living/Dinning rooms, Kitchens and screened patios.



RULES OF IMPROVEMENT:

It goes without saying that all improvements requiring permit has to be done in accordance to the code and with the city permit and within the guidelines set by the Condo Rules, Regulations and Declarations.

As long as the outside architectural appearance is not altered the association will allow you to make improvements within the four walls provided the structural part of the walls and the electrical panel and the surrounding structural wall is not tempered with. All ceramic tiles floors above the first floor must have cork insulation.

HOW TO GAIN MORE SPACE WITHIN FOUR WALLS:

Kitchen: Most noticeably 1 foot height can be gained in the kitchen by replacing the false ceiling with drywall nailed to the concrete ceiling. Many owners have chosen this by raising the ceiling and installing pot lights or track lights, together with opening the wall between the kitchen and dining area creating an illusion of larger open kitchen.

Patio: A few owners have chosen to enlarge the living room by moving the sliding glass doors close to the screen. Once again as long as the exterior architectural design of the unit is not altered it was allowed in the past, however, consider that most people prefer patio as Florida living and upon resale it may be an issue. In actuality you gain about 60 sq ft.

Closets: This is where any gain is practically most needed. By breaking the false ceiling and going 1 ft higher the increase is roughly 20 cubic ft per closet. In the m/bedroom closet you will have the a/c duct exposed which can be painted and also moved 4 ft further towards center of room (giving better air supply). The higher ceiling will facilitate more shelving or closet cabinetry. In the 1/1 model there is no false ceiling.

Bathrooms: In the 2/2 model both bathrooms have false ceilings which could be taken out to gain 1 ft and will create the height but the finishing details should be done professionally. If you decide to replace the bathtub with a shower the space have enough room to create a linen cabinet floor to ceiling next to shower stall, thus creating more storage space.

Other suggestions: If the 2nd bedroom is being used as a den or office then consider installing French doors which will give a roomy appearance and same can be done with master bedroom.

Many units have their popcorn ceilings replaced by knock down effect and the same has been done to the walls to create a modern look and to hide any imperfections. However, a light knock down looks much better than a heavy or busy texture. If you are considering hurricane shutters and still have original windows then hurricane impact windows is the sure way to go.

PLEASE NOTE THESE ARE ONLY SUGGESTIONS & OBSERVATIONS OF REMODELED UNITS – ALWAYS CONSULT A PROFESSIONAL OR A CONTRACTOR FOR ANY ALTERATIONS & WORK WITHIN CONDO GUIDELINES. PLEASE RESPECT YOUR NEIGHBORS IN TERMS OF NOISE LEVEL.

If you want to obtain Builder's Plans for exact room sizes of each model and the clubhouse plan then you can download or print directly from the tab marked as 'Royal Park Plans' from the website www.royalparkrealtor.com

Fine Food For Hungary Thoughts - Part II

It's time to take a break. The challenge is to have fine food 10 minutes from Royal Park for under \$10 and served in 10 minutes hence the term Express Lunch – wholesome food served fast at fast food prices!

CC's Original Fish Camp:

676 W. Oakland Park Blvd, Oakland Park, FL.

Located between Andrews & Powerline on N side of Oakland Park Blvd

Newly opened this year as our neighborhood Fish eatery CC's has a fresh and contemporary appearance and the interior décor depicts an inviting fish restaurant including a bar section.

Time will tell the longevity of its success but judging by the almost full parking lot on weekend evenings it is getting popular. The lunch menu is a nice selection of catfish for \$5.99, fish & chips for \$7.99, Snow Crabs \$7.99, Sesame Plum Shrimp or Buffalo Shrimp \$6.99. Also Po' Boys (Oyster, Shrimp, Clams, Cod or Crab Cake) served on a toasted roll with choice of fries or coleslaw. A variety of Soups and salads are offered, e.g. Clam Chowder from \$4.99 to CC's House Salad for \$6.99. Fish lovers and Royal Park Seagulls and Pelicans aka snowbirds should give it a try.



Rotelli:

163 S. Pompano Pkwy, Pompano Beach, FL. Phone# 954-977-4466

Located SW corner of Atlantic & Powerline Rd.

Every fine Italian restaurant must have a good bottle of EVO on each table and this cozy Italian bistro pass the test. Tucked away in Palm-Aire Market Plaza next to Winn-Dixie.

Rotelli's slogan is "Pizza, pasta, perfect" and it is popular in the evenings for fine dining with extensive menu including Gourmet pastas, Healthy salads and Seafood. During the day you can have lunch specials from \$5.59 for Soup, Salad and a slice of pizza. Warm garlic rolls are served complementary. The Soup choices are Pasta Fagioli, Chef's and or Rotelli's soup du jour – which are all made fresh so is the house salad and the thin crusted slice of pizza with the right amount of light cheese and herbs will just hit the spot! If you are hungrier then you can opt for Soup, Salad and one-half of any subs (meatball or chicken parmigiana etc.) for \$5.95.



HOLIDAY SEASON DINING OUT

After all it is Holiday Season and you have family to entertain. If budget is not an issue and your craving for that best steak is getting irresistible then look no further - **Ruth's Chris** should be the intended place to spend a fine dining experience. 2525 N Federal Hwy, Ft. Lauderdale, FL 33306 – Located S of Oakland Park on W side of US1

You may have tried the usual Charlie's steakhouse, Roadhouse Grill, Outback etc but no one matches the good quality and high prices of Ruth's Chris. The A La Carte menu is true to its name – as all the steaks, chops and entrées do not come with any vegetables or salads and have to be ordered individually. For the *Nouveau-riche* somehow paying \$7.25 for a portion of French fries makes them taste so good, but seasoned patrons will privately admit that McDonald's \$1.39 fries taste better.

My friend and socialite Betty Fredrick swears that her girlfriend Suzanne has them delivered by her white gloved chauffer in a Gucci Bag just in time when her steak is served. apparently the timing coordinated between the waiter and the chauffer by cell phone since McDonald is only 1 block away. If her gossip is half-true, to imagine an exquisite gourmet dinner mixed with fast food French fries in this covert and sophisticated manner is such a hoot!



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Kim Komando: An American Digital Queen

Whether you are a geek, a novice or a pro you will always find yourself learning something new when you tune into Kim Komando's radio show which is one of the very few Learning-while-entertaining programs on the air. The show is all things Computers, Gadgets and Gizmos.

She is on WJNO 1290am at 3:00-6:00pm on Saturdays or listen live at www.komando.com. You can also subscribe to her free weekly newsletter on her website.

Kim's weekly three-hour call-in talk radio show is heard (via her own national radio network called West Star) on over 450 stations. In addition, she does a Digital Minute radio feature five days a week; has written nine books about life in the digital age; sends out 5 million e-mail newsletters weekly; and authors a widely syndicated newspaper column, which also runs in USAToday.com

IN THE BATTLE FOR COMPUTER LITERACY SHE IS THE QUINTESSENTIAL WARRIOR

She is called "The Digital Goddess" but I refer to her as "B-B-B" - no, it's not her bra size - she is Blond, Beautiful and Brainy. Her Technical know how is superb and the show is educational, captivating and many a times the overwhelming techno jargon will give you those subtle moments of 'Je ne sais quoi' but her panache for translating things in

layman terms is incredible.

In the battle for Higher Education for Computer Literacy she is the quintessential warrior appropriately named Komando, by default (hal a computer term). In a real world her educational programs should be a part of school curriculum.

Battle of the Sexes: For generations society has treated the fair sex so unfairly in all walks of life. Women still get a raw deal when it comes to communication media and their talent is even less recognized.

For example when a radio or television personality goes on air their message should be information, education and entertainment in that order but it seems most of the men are entertainers than information gives versus women in the same field and this disparity is obvious and unfair.

Keeping their politics aside if you listen to Rush Limbaugh, Sean Hannity, Bill O'reilly, Mike Malloy, Glenn Beck or Lionel for a week, the educational content will be miniscule in

comparison to the constant replay of sound-bites, hate talk and those Gotchal moments of the party and persons they abhor - all this when they are making money hand over fist and dummifying down the masses in the process through the corporate controlled profit oriented media that is considered as the norm of American television and airwaves.

Even the Beltway Boys at Fox channel can play a louder patriotic drum beat but they hardly say anything of educational value or of substance that would invoke critical thinking.

Now you listen for just three days, keeping their politics aside, the likes of Diane Rhem on current news and live-talk, the wit of Stephanie Miller on politics, showbiz, live interviews, or the current affairs and constitutional knowledge of Randi Rhodes and the technical wisdom of Kim Komando you will come out more informed and knowledgeable!

So when it comes to **men** versus **women** in the **Media** - American women are smarter than American men.....way smarter!



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Royal Park Rentals

1/1.5 \$800 Tenant can paint
1/1.5 \$850 Fresh Paint - new
carpet - waterfront
2/2 \$950 Sharp corner unit
2/2 \$950 Top Floor ceramic
tiles/ Washer-Dryer

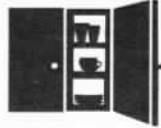
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Loving, caring pet professionals, recommended by your
neighbors at Royal Park

Voted best groomer 2007 by readers of EASTSIDER
880 East Oakland Park Blvd, Oakland Park
954.564.2770

Royal Park Person of the Year



Linda J. Humphreys

Royal Park thanks Linda for her hard work, dedication and taking care of all aspects of office Administration during some trying times. Linda has been with Royal Park for 9 years and her service to the community is really appreciated.

+++++

Many residents have also called in the office to thank Bob O'Kon our President for his hard work and for his long hours at the office like a full time work for an unpaid job; specially holding the fort in between appointing Managers.

Senior Moment

This actual incident is recorded in the Police Log of Sarasota, Florida

An elderly lady did her shopping and upon returning to her car, found her vehicle about to be driven off by four males.

She dropped her shopping bags and drew her handgun, proceeding to scream at the top of her lungs: I have a gun, and I know how to use it! Get out of the car!

The four men didn't wait for a second threat. They got out and ran like mad.

The lady, somewhat shaken, then proceeded to load her shopping bags into the car and got into the driver's seat.

She was so traumatized that she could not get her key into the igni-

tion. She tried and tried, and then she realized why. It was for the same reason she had wondered why there was a football and two 12 packs of beer in the front seat. A few minutes later, she found her own car parked four or five spaces farther down.

She drove to the police station to report her mistake. The sergeant to whom she told the story couldn't stop laughing. He pointed to the other end of the counter, where four pale men were reporting a car jacking by a mad elderly woman described as white, less than 5 ft. tall, glasses, curly white hair, and carrying a large handgun.

No charges were filed. Moral of the story!

If you're going to have a "Senior Moment", make it **memorable...**

Politics

A little boy goes to his dad and asks, "What is Politics?"

Dad says, "Well son, let me try to explain it this way: I am the head of the family, so call me The President. Your mother is the administrator of the money, so we call her the Government.

We are here to take care of y our needs, so we will call you the People. The nanny, we will consider her the Working Class. And your baby brother, we will call him the Future. Now think about that and see if it makes sense."

So the little boy goes off to bed thinking about what Dad has said. Later that night, he hears his baby brother crying, so he gets up to check on him.

He finds that the baby has

severely soiled his diaper. So the little boy goes to his parent's room and finds his mother asleep.

Not wanting to wake her, he goes to the nanny's room. Finding the door locked, he peeks in the key-hole and sees his father in bed with the nanny. He gives up and goes back to bed.

The next morning, the little boy say's to his father, "Dad, I think I understand the concept of politics now."

The father says, "Good, son, tell me in your own words what you think politics is all about."

The little boy replies, "The President is screwing the Working Class while the Government is sound asleep. The People are being ignored and the Future is in deep crap!



Daddy's Young Politician



Are you Running for the Board?

Please remember these dates:

- Your letter of intention to run must be submitted by 12/26/2007
- Your resume by 12/31/2007
- Election Date is Monday February 4, 2008

You know you have a burning desire to help others and it would help if you have the following disposition:

- You love to be criticized
- You relish gossip

The well kept secret is you are very much adored and the only way to find out is get elected and see everyone's affection hit the fan. So what are you waiting for - Take that first step!

