

GOLF OWNERS' NEWS HAMMOCK

Published by Golf Hammock Owners' Association

November 2014

President's Letter

Can you believe that we have a free service called "Shout Out" for our website, ghooonline.com? Our webmaster, Ruthie O'Neill, alerted us to this service available for communities of our size (700 plus residents). Particularly useful for our community would be emergency alerts or other notifications pertinent to our community. Safety is the number 1 concern for our community and this service will certainly assist in this manner. What do you need to do? Sign your name and give us your e-mail address. The signature slips will be in your assessment mailing coming after Christmas. Just mail the signed slip back with your assessment payment and card in the envelope provided.

GHOA has been very fortunate from its inception to have knowledgeable and willing volunteers to serve on the Board, particularly in the treasurer's capacity. The time has come to outsource a major portion of the treasurer's responsibilities to a CPA company. It is timely to make the transition since our assessments are due January 31, 2015. This "yet to be named" accounting firm would start by receiving the individual assessment cards and money. They would then maintain the appropriate sections of Quick Books. After a few weeks, the second letter will be sent by the accounting firm to those who haven't paid. After failure to pay at this point, Mark Breed's Office will be notified to start the lien process. In the meantime, the CPA company will be responsible for bill paying and receiving/depositing checks. Monthly statements will be developed and monitored by the Board's treasurer for our monthly Board meetings. The treasurer will work with the accounting firm regarding estoppels. The current Excel spread sheet will be maintained for actual and remaining budget accounts. All of the appropriate federal and state reports will be prepared. With this outsourcing of the treasurer's responsibilities, the Board determined an increase in the yearly assessment from \$150 to \$165 was warranted. The accounting firm will add an additional line item to the budget.

With the holiday season rapidly approaching, the Board wishes you all a joyful and peaceful season.

Working for you,
Sandy Todd

NEW NEIGHBORS!

Donna Christopher and Deborah Peterson
4518 Pitching Wedge Way

IMPORTANT DATES

Clubhouse

Open Monday-Friday 8:00 A.M. until 5:00 P.M.
Second and Fourth Tuesday—Card Game—7:00 P.M.
Third Thursday—Game Night—All kinds of games—7:00 P.M.
Fourth Monday—Scrapbooking—7:00 P.M.
Tuesday—Mah Jongg 8:00 A.M. until 12:00 noon
Friday—Mah Jongg—9:00 until 11:30 A.M.
New Book Club forming—Second Monday of each month—7:00 P.M.

Trash Pickup is every Monday and Thursday
Yard Debris pickup is the first and third Wednesday

Watering Schedule

Even numbered homes should water on Sundays and Thursdays before 10:00 A.M. and after 4:00 P.M.
Odd numbered homes should water on Wednesdays and Saturdays before 10:00 A.M. and after 4:00 P.M.

"Recipe of the Month" Tex-Mex Skillet

Ingredients

1 envelope all-purpose meat marinade
16 oz. can tomatoes, cut up
1 ½ lbs. beef round steak, cut into thin strips
14 oz. can green chilies, drained, seeded, and chopped
1 t ground cumin
1 clove garlic, minced
1 t sugar
1 15 oz. can refried beans
2 c cooked rice
½ c shredded cheese
½ c sour cream



Directions

In 12 inch skillet, combine dry meat marinade and undrained tomatoes. Stir in steak strips; let stand 20 minutes. Add chilies, cumin, and garlic. Bring to a boil. Reduce heat and simmer uncovered 15 min, stirring often. Add beans and rice, mixing well. Heat through. Top with sour cream in center, and ring with shredded cheddar. Cover and heat 2-3 minutes. Remove from heat, service at once.

Annual Meeting, Saturday, January 17 - 2:00 P.M. Christian Church of Sebring

Candidates for GHOA Board

Wendy Hardy has lived in Cormorant Point for four years. She has been on the Highlands Little Theater Board for two years where she has been in charge of various events. She is a member of Sebring Women's Club, The Elks, and volunteers at the Salvation Army.

Her interests include gardening and decorating. Her strengths are organizing and interest in getting activities going in the clubhouse.

Rose Chupka Cookman has been a GH resident for eight years. She was a member of the Neighborhood Watch Committee in 2013 and the Speed Bump Committee, 2014.

Rose retired from the federal government with 32 years of administrative experience in human resources (HR), security, finances, logistics, and contracting.

Her hobbies include reading and traveling.

Tommy Wohl was the main force behind the development of Golf Hammock plus creating the Golf Hammock Golf Course.

He started his successful career in Hollywood, Florida where he chartered a home savings and loan company called Home Savings. While in Hollywood, he was a city councilman and also developed three branches of "Home Savings" one branch of which was in Sebring. Purchasing a ranch in Sebring, brought Tommy and his family to Sebring on Arbuckle Creek.

An important part of life for Tommy now is seeing Sebring and particularly Golf Hammock grow. He has a strong fondness for Golf Hammock.

Looking for a Few Good People

Each year three positions on the Board are available. This year Barb Akus, Tom Senior, and Millie Grime will be either leaving the Board or running for reelection. Also, there will be another slot open due to the resignation of our Common Grounds chairman. Altogether, there will be FOUR openings in January. The Board is looking for people to take a position and help govern the business of the GH Owners Association. Will you please contact Millie Grime, secretary, if you are interested in running for a position? You may call 471-9979 or e-mail cnmgrime@embarqmail.com. (Right now we only have three people running for the Board. Please consider becoming a member of the Board by running for office.)

Name _____

Address _____

Years in GH _____

Experience that would help you as you work on the Board _____

Interests, hobbies _____

RULES TO REMEMBER

• Residents are reminded that **NO ONE UNDER THE AGE OF 14 IS ALLOWED TO DRIVE A GOLF CART DURING THE DAY/NIGHT. AFTER DARK ONLY THOSE 18 OR OLDER ARE ALLOWED TO DRIVE A GOLF CART. THIS IS STATE LAW. (GOLF CART MUST HAVE LIGHTS FRONT AND BACK.)**

- Only 2 dogs are allowed per household. Dogs are to be confined to their own yard or on a leash when being walked. OWNERS ARE EXPECTED TO CLEAN UP AFTER THEIR PETS.
- Fences cannot be higher than 6 feet tall.
- If a lot owner is contemplating doing changes to his property, (fences, garages, new rooms, patios, new garage, pool, etc.) the change must be Okayed by the architectural committee. Please call Shirley Kuznarik 382-3656 or kuzfla@yahoo.com

• Contractors (including yard workers) are not allowed to work on Sunday in GH. Residents and contractors should not start yard work until AFTER 8:00 A.M.

- Residents are asked to keep outside lights on at night in order to provide security for the development.
- Residents are reminded that lawns are to be sodded front to back and mowed once a week during growing season.
- Please do not put cut branches and bushes on undeveloped lots .
- Please make sure that lawn clippings are removed from paved and street areas when lawn mowing.
- Garage sales and estate sales are NOT permitted in GH.
- No signs, other than "For Sale" signs can be placed on any lot.

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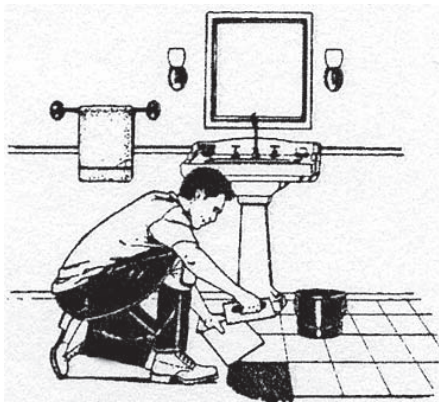
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WANT SOME CASH?

WHY NOT ADVERTISE THINGS YOU HAVE TO SELL ON GHOA BAY?

Our website www.ghoaonline.com offers residents a chance to advertise FOR FREE items that they would like to sell. All you have to do is provide a description and/or a picture of the item or items you wish to sell and e-mail it to our webmaster, Ruthie, at www.webmasterghoaonline.com and the rest will be taken care of. PLEASE INCLUDE THE PRICE YOU WISH FOR THE ITEM AND A CONTACT NUMBER OR E-MAIL ADDRESS. **HAPPY SELLING.**

MAGAZINE EXCHANGE

The Sebring Mah Jongg Club has started a magazine exchange at the Clubhouse. Bring in any current magazines that you are through reading and pick up other current magazines you might not be getting. You can return them (or not). It's just a chance to enjoy reading something different. (Right now we have Bon Appetite, People, Good House Keeping, Better Homes and Garden, and several others.)

GOLF HAMMOCK BOOK CLUB

The Golf Hammock Book Club is meeting the second Monday of each month, 7:00 at the clubhouse. Come and enjoy reading and discussing a book selected by the group. Book for December 8 is *Skipping Christmas*, by John Grisham. Everyone welcome.

CLUBHOUSE LIBRARY

Our clubhouse has a variety of good books that you would enjoy. There are also audiobooks to take with you on a trip or to just enjoy at home. Feel free to stop by the clubhouse and see what

is available. We have a copy of *Unbroken*, a nonfiction book that has been made into a movie. Good reading.

The Clubhouse is open Monday-Friday 8:00 A.M. until 5:00 P.M.

CORRECTIONS TO DIRECTORY - NONE

A thank you to all our volunteer Street Captains for making their new neighbors feel like a part of their "group" and for supporting our Welcoming Committee and providing updated information for our Community Database. Trish Broksch and Ellyn Scholl-Losse wear two hats...Street Captains and Welcoming Committee. They, along with Lillian Cochelries, deserve an additional Thank You for seeing that new homeowners are formally welcomed to the Golf Hammock community and giving them our important information packets! Never doubt that you are all very much appreciated.

CLUBHOUSE FUN!

Wendy Hardy, appointed Clubhouse Chairperson, would like to welcome everyone in Golf Hammock to come and enjoy fun at the GH Clubhouse every second and fourth Tuesday to play a simple card game that is really hilarious.

The third Thursday of every month starting in October will be Game Night where people can come and play a game they bring or use the ones at the clubhouse. Look for reminders at each entrance before the date.

Also, if you would like to rent the clubhouse for a party, the cost is nominal. There is a deposit that will be returned after everything is cleaned up. Call Wendy at 414-3727 or e-mail her at gdhardy54@centurylink.net

Golf Hammock Owner's Association Meeting November 5, 2014

Members present: Millie Grime, Sandy Todd, Shirley Kuznarik, Connie Willhite, Hardric McMillon, Judy Trier, Tom Senior

Absent: None

Meeting called to order at 7:00 P.M. by President, Sandy Todd

Minutes, Millie Grime, 471-9979, cnmgrime@embarqmail.com

The minutes from the October meeting were approved.

Entrance and Landscaping, Sandy Todd, clb1919@yahoo.com, 385-4774

Palm trees at the front entrance have been trimmed. Trees along Golf Hammock Road need to be trimmed.

Treasurers Report, Tom Senior, 314-0644, tomseniorjr@aol.com

The total income for October was \$907 which included \$900 for advertising and interest of \$7. Total expenditures were \$5,699 which covered common grounds maintenance of \$3,820, electricity of \$686, Newsletter costs of \$449, clubhouse rent and an estimated share of utilities of \$521 (\$31 for September and an estimate for October of \$490 which we now know is too high), website maintenance costs of \$200 and administrative costs of \$22.

The total cash (including savings) at the beginning of October was \$193,194 and decreased to \$188,402 at the end of October since expenses exceeded income by \$4,792.

Common Grounds

Hardric McMillon spoke with Donnie at Excavation Point and asked him to look into the drainage problem with Lake Clara and also to determine the cost of fixing the broken drain grate. So far Donnie hasn't gotten back to him with a proposal.

Architecture, Shirley Kuznarik, 382-3656, kuzfla@yahoo.com

A new house is going up at 3414 Par Road. I will be meeting with the family to go over design/size of home.

Another new house is going to be built on Divot but nothing has been started with the property.

Lakes

Sandy Todd reported that the Board has received a renewal agreement from Aquatic Systems who maintains the aeration equipment on Lake Judy in Cormorant Point. The cost is \$132 semiannually. This coming year it will go up to \$135 as of Jan. 2015. Shirley Kuznarik moved that the Board renew the contract for the year 2015. Seconded by Tom Senior. Tom, Shirley, Millie, Sandy, Connie, Hardric, and Judy voted in favor. There were no objections.

Clubhouse, Appointed Chairperson, Wendy Hardy, 414-3727, gdhardy54@centurylink.net

Card game second and fourth (everyone plays the same game) Tues. 7:00 P.M.

Game night(people play all different kinds of games) —third Thursday of the month 7:00 P.M.

Book Club—second Monday, 7:00 P.M. Clubhouse

Scrapbooking—fourth Monday, 7:00 Clubhouse

Mah Jongg—Tuesdays at 8:00 A.M. Fridays—9:30 A.M.

Bridge—Thursday mornings

Violations and Complaints, Judy Trier, jrtrier@gmail.com

One violation letter was written during the month of October. It concerned an open fire in a backyard in Golf Hammock. Our restrictions and Covenants do not cover this because there is a Florida State law that does. Please check the Florida ruling before you have a fire on your property.

A neighbor called me concerning the placement of an outdoor toilet on a construction site. I contacted the provider and had the toilet moved to a less noticeable place.

I also received a call about the sighting of a bear in the neighborhood. Of course, there is nothing I can do about the bears but that resident did notify me again that there were several areas on trash day that are luring vultures in. Of course, if there is food matter left in plastic bags, this is the lure for the vultures and bears. All trash should be put in cans when set out for the garbage men.

I just want to remind people that the only signs that are allowed in your yard are real estate for sale signs. If you have a contractor doing work at your home and they want to put a sign advertising their business in your yard, please tell them this is not allowed by our restrictions. Just remember, I have to enforce the present restrictions and covenants. I didn't write them.

When calling or writing me about a complaint, please give me the street name and house number. The more information you can give me, the quicker I can get to the offenders. Thank you all for your cooperation.

Please send all future complaints or suggestions to Judy Trier at jrtrier@gmail.com or call 260-242-0612.

Secretary, Millie Grime, 471-99979, cnmgrime@embarqmail.com

Elections for FOUR new Board members will be in January of 2015. We are looking for people to run for the Board. Barb Akus, Millie Grime, and Tom Senior's terms are up at that time. Also, John McAngus's position will be vacant due to his resignation.

PLEASE REMEMBER THAT IF YOU HAVE SOMETHING YOU WOULD LIKE TO SELL, SEND A PICTURE OF THE ITEM TO RUTHIE, OUR WEBMASTER, ALONG WITH THE PRICE YOU WANT FOR IT. ALSO HAVE A PHONE NUMBER YOU CAN BE REACHED AT SO THAT PEOPLE CAN CONTACT YOU.

CHECK OUT OUR GHOABAY ON OUR WEBSITE. LOTS OF NEW ITEMS.

Data Base/Directory, Connie Wilhite, wilhite1530@comcast.net, 658-1854

Thank you street captains once again for all you do. The information you provide helps keep the directory database accurate and up-to-date.

Roads, Hardric McMillon, hrrcmcmillon@embarqmail.com, 382-9579

Activities for Oct.:

1. Installed signs at Maintenance Rd. and Golf Hammock Cir.
2. Replaced speed limit sign and post on Par Rd.
3. Replaced stop sign at Par Rd. and Mulligan
4. Replaced post at Lost Ball Dr. and Bunker Dr.
5. Installed Street sign at Hammock Rd. and Lost Ball Dr.
6. Listed below is an assessment of roads done by Tom Senior and I:
Grading System: A-excellent; B-good; C-fair; D-poor

<u>Roads</u>	<u>Condition</u>
Birdie Ct.	B
Bunker Dry	B
Cormorant Pt. Dr.	B
Cormorant Pt. Cul-de-sac	C
Country Club	C-
Divot	B
Divot Ct.	C
Divot Ln	C
Duffer Loop	B
Duffer Rd.	B
Golf Hammock Cir.	D
Golf Haven Terr	B
Lost Ball Ct	C-
Mulligan Ct. E	B
Mulligan Ct. W	B
9th Tee Ct	C
Par Ct.	C
Par Rd (Duffer Rd to Mulligan)	B
Par Rd(GH Rd-Duffer Rd)	C-
Pitching Wedge	B
Sandwedge Ct.	B
Sugar Pine	B
Sandwedge Way	B

In 2015, it is recommended that we pave the following roads. In this prioritized order 1) Golf Hammock Circle 2) Par Rd.(Golf Hammock Dr-Duffer Rd) 3)Lost Ball Ct. 4) Par Ct. 5)9th Tee Ct.

Thanks to Don Brewer and Curt Passafume for their assistance with the road work. And thanks to Tom Senior for his assistance with the assessments of the roads.

Remember:

1. Duke Energy will install a street light in front of your home for a monthly fee.
2. Report street light outages to Duke Energy by calling 1-800-228-8485.

Visitations, Ellyn Scholl-Losse 385-6294 mizles226@yahoo.com and Trish Broksch 471-3737, tbroksch@embarqmail.com

There was one visitation this month.

Neighborhood Watch –Volunteer needed

Old Business/New Business

Shirley Kuznarik spoke about Halloween in GH. She stated that she did everything she could possibly do to get police

officers to be in attendance. Unfortunately, none were available. She felt that even though the roads were clogged, things went smoothly and indeed there seemed to be less people than last year.

Judy Trier has set the date for the GH Garage Sale for Saturday, January 10th. She is going to have to raise the fee for vendors in order to hire a police officer to direct traffic. If there is not a good response, she will cancel the sale.

Tom Senior announced that the Annual Meeting will be on Saturday, January 17th, 2:00 P.M. at The Christian Church of Sebring (where it was held last year).

Tom also spoke about renewing the lease on the clubhouse. He tried to get it for longer than one year with the same terms as the last two years, but Jason wouldn't go along with that. The Board can have the clubhouse for one more year with the same terms as the previous two years. Judy Trier moved that the Board accept the renewal of the lease on the clubhouse for one more year. Tom seconded. Tom, Judy, Millie, Connie, Sandy, Hardric, and Shirley all voted for the motion. Tom Senior then spoke about the difficulty that the Board is having in getting people to run for four offices. Before the night's meeting there was no one who turned in a resume. If no one agrees to run there will only be five people on the Board. Since he is not running again, there will not be a treasurer. He suggested that the job of treasurer be outsourced. It is a time consuming job January, February, and March due to the influx of assessments. Therefore he has asked for bids from three different companies or people. He built into the budget, money to pay for services from a bookkeeper. He suggested that even though we have a turnover of about \$165,000, we get new revenue to pay for a bookkeeper. He felt an increase of ten percent or \$15 in the assessment would cover the cost. Judy Trier moved that there be an increase in the annual assessment of \$15, moving it to \$165. Connie seconded. Tom, Sandy, Connie, Shirley, Judy, Millie, and Hardric unanimously approved the motion.

Millie Grime discussed the Shout Out Program that the Board is considering to alert residents with e-mail addresses about announcements etc. The Shout Out Program is a free software program that works in conjunction with the GHOA website. The webmaster would use the e-mail addresses to alert residents about emergencies/safety concerns, up-coming events, and any other kind of report that the Board thinks would be important for GH neighbors. In order to be included in the program, residents would have to sign a release slip agreeing that their e-mail address can be included in the e-mail list. The release slip would be sent out with the assessment card so it would not cost more to get it to all 780 residents. Residents would return the permission slip with their assessment by mailing it or putting it in the box at the Clubhouse or the Pro Shop. The e-mails would be in the data base that would be given to the webmaster. Connie would alert Ruthie, the webmaster, when any new permission slips were presented to the welcome committee or street captains. Millie Grime made a motion that the Board send out release slips with the assessment card. Shirley Kuznarik seconded. Tom, Millie, Shirley, Sandy, Connie, Hardric, Judy voted unanimously to accept the motion.

Neighbors attending: Nancy Senior, William Bauer, Wendy Hardy, Jim and Rose Cookman, Valerie Brown, Lesa Moray, Roland Johnson, Joe Gutticca, Fred Heyeck, Joyce Rowe, Charlie Walther, Lois Worthington, Bob and Deanna Lewis.

Neighbor comments

A resident asked how much carry over there was for the year. Tom Senior reported a \$40,000 carry over for the year to make a grand total of \$165,000. Even though this is a large amount, Tom felt that we should reserve this money for emergencies and generate new income for new services. He also reiterated that it is hard to get paving companies to come in each year to bid on paving projects when we only have a small budget for that each year. By paving every two years we have more money for bigger paving projects and then can get more paving done. He researched into how much money has been spent over the years. Since Golf Hammock was founded, a quarter of a million dollars was spent on roads the first ten years and another quarter of a million dollars was spent on paving the second ten years.

Sandy Todd discussed the problem with getting people to run for the Board. Several people she has spoken to have said that having it on Wednesday night is a problem since choir practice in many churches is the same night. She felt that if the Board had the general meeting on Tuesday night, we might get more interest from residents. The Board will discuss this for the future.

Shirley Kuznarik remarked that having the workshop on a different day is a hardship for her. If the Board met right before the general meeting, perhaps that would make it easier on Board members.

Another resident discussed Halloween and the problems of traffic. She felt that with all the kids and parents walking in the road, there was a real safety risk especially if an ambulance or the police had to come into GH.

Others spoke about the length of time (6-9). One resident asked residents to go to the commissioner's meeting and ask that the time be reduced to 6:00 to 8:00.

Meeting adjourned at 7:50 P.M.

Millie Grime, Secretary

Workshop, Tuesday, Dec. 2, 4:00, Clubhouse

General Meeting, Wednesday, Dec. 3, 7:00 P.M. Clubhouse

Annual Meeting, Saturday, January 17, 2:00 at the Christian Church of Sebring (just beyond West Entrance)

GOLF HAMMOCK OWNERS ASSOCIATION

2200 Golf Hammock Drive
Sebring, Florida 33872-1209

A COMPLETE LISTING OF ALL BOARD MEMBERS AND PHONE NUMBERS

GHOA

President

Entrances/Landscaping

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385-4774
clb1919@yahoo.com

Vice President / Roads

Hardric McMillon
382-9579
hrmcmillon@embarqmail.com

Secretary/Newsletter

Millie Grime
471-9979
cnmgrime@embarqmail.com

Treasurer

Tom Senior
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tomseniorjr@aol.com

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260-242-0612

Common Grounds

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kuzfla@yahoo.com

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Lakes/Clubhouse

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