

GOLF OWNERS' NEWS HAMMOCK

Articles are due
by the fifth of
each month

Published by Golf Hammock Owners' Association

May 2013

Golf Hammock Owner's Newsletter May 2013

An Addition

Trish Broksch's name was inadvertently left off the list of people who contributed goodies to the West Sebring Volunteer Fire Department. Trish was the first one to volunteer to make delicacies for our hard working firemen. Thank you, Trish.

TAI CHI

We will be having Tai Chi classes in the clubhouse on Mondays at 9:00 A.M. and Thursdays at 6:30 P.M. The classes will be given by Sue Beson who has taught at the YMCA and Golds Gym. There will be a \$3.00 charge per class per person and Sue will be paying us a small stipend to use the facility.

Tai Chi is a gentle, non strenuous exercise that has been shown to have a positive effect on muscle strength, flexibility, and balance. These are just some of the benefits to Tai Chi.

There will be a sign up sheet on the counter in the Clubhouse. Classes will be limited, so sign up soon.

Classes start on Monday, June 3rd.

If you have any questions about Tai Chi, call Sue Beson, 385-9678.

GH LENDING LIBRARY IS OPENING ITS DOORS

The GH Lending Library is ready! It will be open for your pleasure reading Monday through Friday from 9:00 A.M.-5:00 P.M. (Though there may be a few holiday exceptions.)

Borrowing books is on the honor system.

There is a labeled folder where you sign OUT and IN. We appreciate your using this folder each time.

When you return books, simply replace them on the shelves. Fiction should go alphabetically by the author's last name on the shelves designated for fiction. Other genres and materials have designated shelves as well. We are always happy to accept more books. Simply leave them in the donation box.

THANK YOU to everyone who has donated and helped to make our Lending Library a reality. Millie Anderson

HARD COPY OR WEBSITE, YOU DECIDE

STARTING IN SEPTEMBER, the newsletter will be available online at www.ghoaonline.com. IF YOU WISH TO RECEIVE A HARD COPY of the newsletter, you will need to let the secretary, Millie Grime, know by e-mailing her at cnmgirme@embarqmail.com or calling her at 471-9979 (leave a message on the answering machine). The newsletter will be available on our new website, the last week of the month starting in September. If we do not hear from you, GHOA will assume you are viewing the newsletter on the website and you will not receive a paper copy of the newsletter.

There will be no newsletters for the months of June, July, and August.

If you have problems getting the website, please contact Ruthie O'Neill at her e-mail address webmasterghoa@gmail.com or roneill878@gmail.com or call her at 267-885-4043.

Anyone or any organization that would like to have dates or information, on any upcoming events, published in the Homeowners' News please drop the information off at the Golf Hammock Pro Shop by the 5th of the month. The slot marked Homeowners' News is in the back of the pro shop near the offices.

PRESIDENT'S LETTER

It is with regret that we accept Sandi Kelley's resignation from the GHOA Board. She has been a tenacious advocate for maintaining and improving our Common Grounds. She has been an active and willing volunteer, but feels at this time in her life, other priorities must take precedence. We therefore, are asking for a Golf Hammock neighbor to volunteer for the Board. Please contact any Board members, if you are willing to serve.

We are ready to complete the refurbishing of the West Entrance. After obtaining legal opinion and checking government documents, we know that GHOA in fact, owns 25 feet from the center of Lost Ball Drive to each side. Therefore, the complete distance where the wax myrtles are planted (both sides of the storage gate) belongs to GHOA. All the bushes, brush, etc. along Lost Ball Drive will be removed and replaced with dwarf viburnum. Appropriate irrigation will be added. The overhanging oak trees also will be trimmed. At the completion, both entrances to Golf Hammock will have attractive appearances.

We will be paving several roads this summer following a multi-year plan to maintain our private roads and keep them at a level our community expects. Please see Hardric McMillon's report in this newsletter for specific roads to be paved.

As is noted elsewhere in this newsletter, the Lending Library in the Clubhouse is now open. We have a nice and varied selection of books that have been donated but we can always use more. Thanks to Millie Anderson for her leadership in organizing and managing the library. The Clubhouse is getting very active in that Tai Chi classes are starting in June. Our thanks to an anonymous donor who gave us \$500.00 for decorating the Clubhouse. Also our thanks to Jason Laman for repainting the inside, thanks to one of our members for seeing that the windows were cleaned and thanks to others who have donated their time and/or money toward other improvements. We now have collected \$2,000 in dues and usage fees.

Spring is the time to freshen yards and landscaping. Time to resod if necessary per Article xxII Section 8 of the Covenants. Remember you may water twice a week: odd numbered homes on Wednesday and Saturday; even number homes on Thursday and Sunday. You may be contacted by Judy Trier if your yard needs extra attention.

This will be the last newsletter until September. We have scheduled Board Workshops and meetings for June, July, and August but depending upon business and community needs, they may be cancelled. The cancellations will be noted on the Clubhouse bulletin boards and the GHOA website. www.ghoaonline.com

Have a pleasant summer and stay cool.

Working for you,
Sandy Todd

WANTED



*Poker players wanted for
bi-monthly games.
Call Don Murray, 385-2546.*

Restaurant News

*THE CAPTAINS QUARTERS
RESTAURANT*

Summer Hours:

11:00 AM - 3:00 PM

*Sandwiches, hot dogs
and drinks only*

Mah Jongg



Mah Jongg lessons for beginners will be given in September starting on Thursday, Sept 5 at 10:00 A.M. Please contact Millie at 471-9979 if you are interested.

WANTED: PEOPLE TO RUN FOR THE BOARD

EACH YEAR, THREE PEOPLE GO OFF THE GHOA BOARD AND THREE PEOPLE ARE ELECTED TO TAKE THEIR PLACE. WE ARE LOOKING FOR PEOPLE TO RUN FOR THE BOARD FOR THE UPCOMING ELECTION IN JANUARY. PLEASE CALL THE SECRETARY, MILLIE GRIME, AT 471-9979 OR E-MAIL HER AT CNMGRIME@EMBARQMAIL AND LET HER KNOW IF YOU ARE INTERESTED IN PUTTING YOUR NAME UP FOR NOMINATION.

Name _____

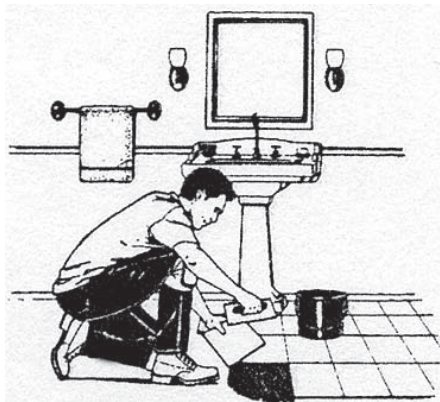
Address _____

Number of years in GH _____

Interests and Hobbies _____

Qualifications that would help you be a good board member _____

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Homes for Sale in Golf Hammock.....	12
Lots for Sale.....	1
Lowest Price.....	\$99,500
Highest Price.....	\$254,000
Homes Under Contract.....	9
Homes SOLD Last Month.....	4
Foreclosures Sold.....	1
Average Days on Market.....	68
Highest Price.....	\$170,900
Lowest Price.....	\$78,400
Median Price.....	\$135,000

The foreclosure that sold for \$78,400.00 really brought the median price of solds down.

www.sebringflhomes.com

RULES TO REMEMBER

- 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.
- No signs, other than "For Sale" signs may be erected on any lot.
- 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 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 PLACE YARD DEBRIS ON UNDEVELOPED LOTS.

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Walter and Patricia Cantine

2797 Duffer Road

Jack and Karen Huber

4328 Duffer Loop

Glenn Noble and Phillip Fede

2816 Lost Ball

David and Linda Harp

4608 Duffer Loop

863-386-0125

There may be more families that we are not aware of so if you know of new residents that have not been welcomed, please contact either Ellyn Losse @ 385-6294 or Trish Broksch @ 471-3737.

"Recipe of the Month"

Crock Pot Pizza



Directions

Brown hamburger (with green peppers) and drain. Add pizza and spaghetti sauce to hamburger. Boil noodles and drain. Layer in crock pot: hamburger mixture, noodles, cheeses, pepperoni, mushrooms. Leave in crock pot until ready to serve.

Ingredients

- 1- 15 oz jar spaghetti sauce
- 2 c mozzarella cheese
- 1- 15 oz jar pizza sauce
- 1 small jar mushrooms
- 1 lb hamburger
- 1 small green pepper
- 1 bag klushi noodles
- 1 pkg. pepperoni

NEW DIRECTORY INFORMATION NEEDED

We are gearing up for the 2014 Directory. Jean Carlton will be e-mailing everyone in GH who has an e-mail address with their directory information. You can reply with any changes or additions you wish to make. Please do not assume it is correct and do nothing. Please reply to her e-mail and let her know if the information is correct or not. If you don't have an e-mail address, you may drop off your information at her home (4336 Duffer Loop). If you have an alternate address, please let Jean know that also.

GOLF HAMMOCK OWNERS' ASSOCIATION, INC.

MEETING MINUTES

May 1, 2013

Members present: Sandy Todd, Barb Akus, Millie Grime, Judy Trier, Shirley Kuznarik, Sandi Kelley, Jean Carlton

Absent: Tom Senior, Hardric McMillon

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

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

The minutes were approved as corrected.

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

Cutting Edge won the bid for the completion of Phase 2 of the renovation project at the West Entrance. The removal of the wax myrtle trees will cost \$2,200, planting 200 dwarf viburnums \$2,800.00, and mulching at \$720.00. Charles Lindsay will run irrigation along Lost Ball Drive from the new pump installed last year (\$1,664.00). At the same time, the overhanging Oak Trees will be trimmed for \$600.00. The entire project will total \$5,884.00.

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

The total income for April was \$2,121 which included assessments and late payment penalties of \$1,901, clubhouse usage dues of \$200 (We have collected a total of \$1,985.) and interest of \$20.

Total expenditures were \$2,951 which covered common grounds maintenance of \$1,827, newsletter expense of \$314, electricity of \$558, clubhouse rent and our share of utilities of \$445, clubhouse supplies of \$170, website related costs of \$564 and administrative costs of \$72.

Consequently, the total cash (including savings) at the beginning of April was \$281,033 and decreased to \$279,203 at the end of April since expenses exceeded income by \$1,830.

We continue to work on collecting 2013 assessments and fines and are now down to 20 owners who are not current on their assessments. As noted last month and the month before, we will soon ask our lawyer to contact the owners who have still not paid indicating that we will be placing a lien on their property.

Common Grounds

Inspected the common ground area at the banks of Lake Marlene in Cormorant Point. The west bank is showing serious erosion. Spoke with Donny of Excavation Point regarding the work they did placing the white rock on the east bank of Lake Marlene. The cost would be the same as it was for the east side which is \$2845.00. I asked him to also come and inspect the culvert on the west side of the lake that runs under the road because it had some signs of severe degradation and erosion under it. I did not want to place rock on the west bank of Lake Marlene only to have it torn up if the culvert needed to be replaced in the near future. Donny from EP said the culvert looked bad and I referred the information he gave me to Hardrick McMillon, who is in charge of roads.

Prior to the fire I took a ride through the undeveloped area to the north of Golf Hammock to evaluate the fence line. (Thank you, Matt.) After the fire, my husband, Herb, and I walked 90% of the fence line to assess the damage from the fire. There are six lots with fences seriously affected by the fire with approximately 660 linear feet of fence that needs to be replaced or repaired. Coincidentally, this is the same amount that was replaced behind Mills Pond. I contacted Griffin Fence, who installed the fence behind Mills Pond. They could only give me a per hour rate on this section of fence because it involves tearing out the old and disposing of it along with the installation of new fencing. Their bid was \$65.00 per hour. There isn't any plant growth that needs to be removed so I cannot see the project taking more than 3 to 4 days, 5 days at the most. \$65 per hour x 8 hours = \$520 per day. \$520 per day x 5 days = \$2600.00. Compare to previous fence work done behind Mills Pond at \$3650.00/\$65 per hour = 56 hours. 56 hours/8 hours = 7 days. I can't see it taking 7 days but if it did it would be the same price as the previous 660 ft. Griffin Fence plans on starting on the repairs tomorrow, May 2nd.

I received a complaint call about the gate at the northwest corner of the fence line being open and used by non-residents and all-terrain vehicles. There is a utility easement along the west of Golf Hammock and an access gate at the corner for Progress Energy's ability to maintain their power lines. I spoke with the resident whose property the gate is on. He will gladly lock and manage the gate.

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

Approved (5 fences, 1 swimming pool with caged enclosure, 1 wrought iron security entry way, 1 paint color change)

Lakes, Barb Akus, akusba@centurylink.net, 314-0255

I got a call from residents on Lake Clara that a bloom was starting. I called Aquatic Weed Control and met with their tech, Alberto, to look at the problem. Apparently most of the lakes have been treated with Sonar, which cuts off light to the plants and starves them. When the plants start dying off, they will float to the top and decompose (this is what was happening on Lake Clara). Most of the lakes and ponds have been treated this way, it takes about 3 months for this process to be complete. So it isn't a bloom on the lakes but the death of algae, bog moss and other "bad plants" in our lakes.

We spoke about Lake Marlene in Cormorant Point that some of the residents don't want spraying on the banks, he is trying to spray

from both ends but that will not take care of weeds growing on the bank and into the water. Last month, he put a boat in to do the spraying, but this is costly and repeated applications in this manner will be more costly to us. His fear is, without proper spraying we can lose the lake and then it will be a real problem and expense to bring it back to normal again.

Lake Judy in Cormorant Point had a fish kill on Thursday 4/25. I called Mr. Hipt of Aquatic Weed Control and he said it was due to a "pond turnover". This isn't the first time this has happened on this pond. I have an article explaining what a pond turnover is and will be glad to share it with any interested parties. A very condensed version is that with hot weather, surface water becomes less dense as it absorbs heat and floats over a cooler more dense layer of water. This layer prevents the oxygen produced in the warmer layer from mixing with the lower cooler layer. Since these two layers may not mix for weeks at a time, oxygen is eliminated near the bottom of these ponds, thus causing the fish kill. Aeration helps to some point, but the fountain type of aeration is less efficient than an air diffuser that rests on the bottom of the lake or one that is on top and shoots aerated water down into the pond.

Clubhouse Co-ordinator, Barb Akus, akusba@centurylink.net, 314-0255

The library is building and some residents have taken advantage of this. I hope more people donate books and more residents check some out.

Activities are the same. We got a couple more new "Clubhouse members".

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

I have received several complaints for the month of April. Each complaint was handled with a letter.

All complaints were of the usual variety:

Outside landscaping work on Sunday	1
Uncompleted work on front exterior	1
Boat in driveway	1
RV parked in driveway	1
Trailer and auto in yard	1
Wood stacked on driveway	1
Items stacked and vehicles parked by back garage	
Sprinkles spraying road and getting cars wet	1
Lawns needing sod	8

I have gone by each complaint address and found most people are now compliant to our covenants or have given a schedule when they would be completed. One homeowner will be working correcting the front of her exterior as soon as possible. I did find one home that still had not moved the boat in the driveway and will be sending out a second letter.

Golf Hammock used to be known for its pristine lawns and landscaping. Now that our grass growing season is here, it has become very apparent that several homes in our community need to be totally sodded or have large areas that need new sod. Letters have gone out to 8 residents and more will be sent in the coming months.

When calling or writing 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 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

In September, the newsletter will be on the website. Those who don't have a computer or do NOT wish to read the newsletter online, should contact me about getting a hard copy.

Millie proposed that a standardized cost plan be put in place for the newsletter as follows:

- 1 side b/w - \$100
- 2 sided b/w-\$250
- 1 sided full color \$300
- 2 sided full color-\$350
- 1 side color/1 side b/w- \$350

Barb Akus moved that this proposal be accepted. Jean Carlton seconded. Passed unanimously.

Ruthie O'Neill is currently working on a classified ad space for residents to sell items on our web page.

Data Base/Directory, Jean Carlton, 502-727-6911, jnjcarlton@comcast.net

Nothing new to report.

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

I sent four letters requesting bids to do the paving. I received two bids.

1. Excavation Point submitted the lowest bid; therefore, I recommend that they be contracted to pave the following roads:

Fairway Rd., Fairway Lane, Fairway circle, Bogey Blvd., Waterwood and Summertree (from Waterwood to Golf Haven). The West Entrance will be widened 12" on both sides; On Golf hammock Dr. and Mulligan, some edges that have eroded will be built up.

Barb Akus moved that Hardric's proposal be accepted. Shirley Kuznarik seconded. Passed unanimously.

2. The Culvert on Sugarpine is in disrepair. The galvanized pipe has rusted out and there is some erosion underneath. Several people have looked at it including Excavation Point. It is the consensus that we repair it. I propose that we contract with Excavation Point to repair

The lights are in.

Remember:

1. Progress Energy will install a street light in front of your for a monthly fee.

2. Report street light outages to Progress 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 were four visitations this month.

Neighborhood Watch Russ Danser 382-9957 phoenenu@aol.com

Reminders:

1. Keep garage and golf doors closed especially if you are not at home.

2. Keep bushes low around your home.

3. Turn on outside lights at night. A LIGHTED AREA IS A GREAT DETERENT TO CRIME.

4. Keep an eye on your neighbor's property and ask them to keep an eye on yours.

Old Business

West Entrance—See report under Board members reports. Bid Proposals for Paving Roads—See Hardric McMillon—Roads/Signs/Lights under Board Member Reports.

New Business

Northern Fence Line Fire Repairs—Barb Akus moved that we accept Sandi Kelley's proposal to fix the northern fence line at a cost of not more than \$6500 as referenced in her report. Millie Grime seconded. Passed unanimously.

Share the Roads Signs—Sandi Kelley has made an exhaustive search on this idea and consulted with the Board's lawyer. She reported that the lawyer, Mark Breed, has recommended that the signs not be put up because of the liability. Golf carts do not have the right of way.

Lake Marlene Bank Erosion—Sandi Kelley and Hardric McMillon have both studied the problem and have talked over possible fixes with Donny of Excavation Point. Both recommend that the culvert should be removed and replaced along with a concrete driveway that will be affected. The cost of replacing the culvert and fixing the driveway will be \$5,475. Rock will be place along the bank to help stop erosion \$2,845. Judy Trier moved that the Board accept Sandi and Hardric's recommendations. Barb Akus seconded. Passed unanimously.

Neighbors Attending: Jo Adamson, Gene and Betty Clarke, Fred Heyeck, Barbara Norling, Ellyn Scholl-Losse, Trish Broksch, Bob and Deanna Lewis, J.P. Fane

A resident who lives along the northern fence line complained about the weapons being fired behind her home. She is going to the county board to complain and urged all who hear the shooting s to go with her.

Another neighbor advised the Board that the fire department number is not in the directory.

Another resident stated that the fire department truck lost water going over the speed tables and that water pressure was lowered when residents not along the primary fire line turned on their sprinklers.

Someone asked why the clubhouse was being used for things other than just meetings. (According to the proposal voted on at the annual meeting, the secondary purpose of renting the clubhouse was to provide for activities that would be of interest to the community.) The person also wanted to know why there is a car parked in the no parking zone by the clubhouse. (Jason Laman, owner gave his permission for the car to be there.)

Sandi Kelley read a statement whereby she resigned from the Board.

Jud Trier made a motion for the meeting to be adjourned.

Seconded by Millie Grime. Passed unanimously.

Meeting adjourned at 8:15 P.M.

Millie Grime, Secretary

Workshop, Tuesday, June 4, 4:00 P.M. Clubhouse (maybe cancelled)

General Meeting, Wednesday, June 5, 7:00 P.M. Clubhouse(may be cancelled)

GOLF HAMMOCK OWNERS ASSOCIATION

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A COMPLETE LISTING OF ALL BOARD MEMBERS AND PHONE NUMBERS**GHOA****President****Entrances/Landscaping**

Sandy Todd
385-4774
clb1919@embarqmail.com

Vice President**Lakes/Clubhouse**

Barb Akus
314-0255
akusba@centurylink.net

Secretary/Newsletter

Millie Grime
471-9979
cnmgrime@embarqmail.com

Treasurer

Tom Senior
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314-0644
tomseniorjr@aol.com

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jrtrier@gmail.com
260-242-0612

Common Grounds

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314-0395
sjskelley@gmail.com

Architecture

Shirley Kuzarnik
382-3656
kuzfla@yahoo.com

Data Base/Directory

Jean Carlton
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