



Home Owners Association

NEWSLETTER

JULY 2024

FROM THE PRESIDENT

Hello Everyone,

Open Forum Information:

PIERS: Divers from the engineering firm that is making plans and applying for permits to repair the piers, have completed their inspection to confirm what work is required. Now it will be 6 to 8 weeks to prepare plans for permits to repair or replace the piers. Permit applications to several government agencies will take the most time, maybe 6 months. If Sun repairs them, work will take 4 to 6 weeks, replacing them will require 8 to 12 weeks. All this means about a year to complete the work. The floating dock will be done after all repairs are made to avoid permitting problems and delays.

PONDS: The lack of rain has lowered the pond levels severely. Results are algae in the north pond since all water flows from south to north. Treatment of the pond is limited to avoid increased algae growth and staying within environmental guidelines. A healthy discussion ended with Tiffany's full explanation of how the problem must be attacked and to avoid stimulation of further algae growth. The north pond is getting sediment from the other ponds. Dredging is limited to avoid more algae/weeds, and Hydrilla in the pond from multiplying. All ponds are much better than a couple years ago after cautious and diligent treatment.

GATE ENTRY: There is no plan to eliminate manning the north gate. The new entry system is working properly to maximize our privacy. Visitors will use the kiosk to find your name, call the number, then you enter 9 to open the gate. Or you provide your security code, not recommended, to allow a visitor to enter. If you are driving a loaner car or riding with a non-resident, you must use your 5 digit code to open the gate. The attendants are there to allow Fedex, etc to enter.

There **will not** be a HOA meeting in July or August. There **will** be HOA Board meetings. Enjoy your summer and be safe travelling.

Denny Jameson, President Club Rio HOA, Inc.

FMO INFORMATION

The FMO, or as it is properly called Federation of Manufactured Home Owners of Florida, Inc. is a member funded organization of volunteers. The purpose of the Federation is to promote the general welfare of its members and protect the rights and interests of manufactured home owners and to be a consumer advocate for manufactured home owners.

Nancy Black Stewart is the FMO Legislative Counsel who works as a lobbyist in Tallahassee and works with Florida state legislatures acting as a watchdog, suggesting new legislation that will benefit manufactured home owners and advocating for manufactured home owners regarding new bills that will adversely affect manufactured homeowners.

Investors of manufactured home parks have their own association that is funded from corporation profits. They have several lobbyists in Tallahassee looking out for their interests. The FMO needs as many members as possible to protect our interests. Please consider joining the FMO today, membership is only \$30.00 per year or \$75.00 for three years. Applications for membership can be found on the Club Rio website, and I will bring copies of the membership application to the next HOA monthly meeting. If anyone has any questions regarding the FMO, I will be glad to answer them either before or after the meeting.

Ken Rausch

SUNSHINE COMMITTEE MAY 2024

SYMPATHY

Rita Klise
Cliff Schmidt

GET WELL

Vickie Pfeiffer
Cathy Gildner
James McClure
Linda Long

If you know anyone living in Hacienda that is in the hospital or has passed away, call Mary Heasley at 330-409-5418.

All table supplies are provided by the Social Committee as complimentary for Memorial Services in either club house.

SOCIAL COMMITTEE EVENTS

There will be a golf cart parade on July 4th. Please have your golf cart at the Rio Clubhouse at 11:45 AM. John Meyer will lead the parade thru the community. Hot dogs will be available following the parade. Residents not planning to participate in the parade should come to Rio to get hot dogs at 12:45 PM. Hot dog tickets will be sold on Monday June 24th from 10:00 AM until 11:00 AM, and in the evening June 24th from 5:00 PM until 6:00 PM. Hot dogs are \$3.00 each with a bag of chips, bring your own beverage. There will be 3 participant prizes. Any questions please call Anne Rausch at 386-847-8019. Save the date: A Hippy fest pizza pool party is planned for August 24th. This event will feature live music, dancing in the pool, fun and games along with pizza. Look for details in the August newsletter.

CLUB EVENTS

FISHING AND BOATING CLUB

Tuesday, July 9, 2024: Monthly Meeting at 6-7 PM at Club Rio. We will continue to have meetings through the summer.

There are no fishing tournaments until September.

If you have suggestions for topics or speakers that we can book for our fall meetings, please contact Jim Barrett or one of the Board Members, and we will do our best to get some interesting presentations.

Club members – Don't forget to send photos of your catches documenting the date and length of the fish to Brien at 904-999-7019. There are still a few holes on our bragging board that haven't been filled and, of course, they can all be upgraded. Check it out in the club display case at the South Dock.

Do not forget to check out and join our Club Facebook page Hacienda Fishing & Boating Club. Type in Hacienda Fishing & Boating Club in the "Search Bar". Once on the website, request to "Join". You must be a current member.

GARDEN CLUB

Short and sweet, no meeting of the garden club for July or August. No trips for July or August. But we are all getting ready for the BIG Plant and Craft sale November 2. Our friends at Lindley's generously donated lots of decorative pots which the club members have been planting and nurturing all summer. They will be ready for the sale along with other great items. Don't forget to reserve your table for the craft show, same deal as last year.....contact June Koch or Patti Ippolito for more details

GARDEN OF THE MONTH

The Garden of the Month for July 2024 is 347 Casa Grande owned by Cathie and Peter Vandenberg.

This is a nice example of xeriscaping. Low maintenance landscaping with slow-growing, drought tolerant plants to conserve water, reduce the need for pesticides and fertilizer. When the large cactus at the front blooms it's not only beautiful, but becomes a pollinator haven.

OHIO CLUB

The Ohio Club will not meet again until September. Check your email for the possibility of some pop-up events being scheduled. Enjoy your Summer! If you have questions or are interested in joining the Ohio Club, please contact Mary Heasley at 330-409-5418.

RED HAT DOLLS

There will not be any meetings in July or August. Over the summer, think of different events or places to go and bring them to the September meeting. These do not necessarily have to be on Mondays.

NEW YORK CLUB

No meetings in July or August.

PENNSYLVANIA CLUB

Next meeting will be in October.

HACIENDA DANCE CLUB

We will not be having dance classes or Full Moon Dances for the months of July and August. See you in September!!

Have a wonderful summer and be safe if traveling!

Any questions, please call Silvia at 361-676-5610 or Evelyn at 505-860-7654.

HACIENDA VETERANS' ORGANIZATION

There will be no Veteran's or Auxiliary Meetings during July, or August. Also, no hotdog sales. Thank you for all the support so far this year, and we are looking forward to resuming our events in September.

FRIDAY NITE LIVE

Friday Nite Live will be July 12th and 26th, starting at 5:00 PM and games begin at 6:30 PM at Club Lago. BYO drinks and snacks. Any questions please call Debi at 386-426-2600.

KNOTTY GIRLS

Every Friday from 2-4 PM at Club Lago. Anyone who works and crafts with fiber in any shape or form, whether you knit, needle point, crochet, cross stitch, embroider, weave, rug hook, felt, braid, macramé, plait, lace-making or quilt. ALL ARE WELCOME! If you need help with your project or if you are a beginner and want to learn, we encourage you to come and join us.

We also extend an invitation to any and all crafters to join us for crafting and camaraderie.

For more information, contact Lois (Lo) Perazzo at 410-913-4027

MONDAY MEN'S GOLF

The Monday morning Men's Golf Group is looking for additional golfers. For more info contact Ron Bowling at 386-423-0132.

MUSIC-N-MOVE IT (TAI CHI – LAUGHTER YOGA)

Weekly classes at Club Rio on Tuesdays at 3 PM. Come and enjoy this exhilarating and fun low impact class integrating TAI CHI and movements, Laughter Yoga Exercises and Breathing Techniques, aimed at restoring the body to achieve better balance, cardio fitness, stress adaptation, sharper brain function, stronger muscles, good sleep, better memory, less pain and more. Music enhances the mind/body connection to a more Vital and Joy-filled life.

Open to all levels of fitness. No special equipment needed. For more information, contact Alexandria at 303-378-8108.

WIDOWS/WIDOWERS

The Widows and Widowers Group will meet the first Monday of each month, 6 – 8 PM, at Club Rio. If there are any updates or changes, they will be posted on the Hacienda Residents Group page on Facebook.

FROM THE COMMUNITY OFFICE

Census: For the first time in a long time, we are conducting a community census, and we need your help to update our resident information. Just swing by any of our clubhouses to collect the information form and drop off at the office once complete. The census is not due until October 31st, but we are a very large community so your participation in getting the ball rolling is crucial in helping us serve you better.

Dog Park Shade Installation: We have great news for our pet lovers! We are installing new shades at the dog park by mid-June. Soon, you and your furry friends can enjoy cooler, more comfortable playtimes! There is also furniture on back order, but delivery on that is undetermined.

Piers Update: The scope of work for permitting the piers is estimated to take approximately 6-8 weeks. Once the permitting process is complete, the next phase of work will commence. We will do our best to continue updating the community along the way.

HOME MAINTENANCE AND SAFETY TIPS

NEW HVAC SYSTEMS

As some of you have discovered, most new air conditioning systems are much larger than the older ones. Besides sometimes having a bigger foot print, most are much taller. Add a concrete hurricane rated base, that was not present before, and now your system may be sitting 12 or more inches taller than before. So now the cover that worked fine with your old system is not going to work. There are basically three options to fix this dilemma. You can build the walls around your system taller, you can build a new cover, or modify the existing cover, or switch to closing off the access to the space under your house at the sides of the unit.

Building the walls taller is probably the least common for several reasons. If you add additional bricks, you are likely hiring a masonry person and spending more money than you want. Another reason to not use this method, is the restriction of air flow it may cause, and your system needs good air flow to function properly.

Rebuilding the existing cover is the most common solution. Rebuilding the sides higher, or adding sides with a screen will allow air flow is also the most straight forward method.

Adding/installing panels on each side of the air conditioning unit to close off the access space to get under your house can sometimes be a good option. However, sometimes it gets complicated. Filling the gap while still allowing the electrical wiring and possibly other utilities to pass through the openings makes this option difficult.

The reason for having a cover or panels is to prevent rodents from easily gaining access to the space under your house. These rodents can cause damage to HVAC ducts, electrical wiring, and plumbing water lines. It is very difficult to prevent small animals such as lizards, toads, or other small animals from getting under the house, however they rarely cause damage. Concentrate on preventing larger animals, mostly rodents from getting under the house. The company that installs your new system is not likely going to be able to help with this issue, but a good handyman should be able to handle the job.

CLUBHOUSE AND POOL HOURS

Club Rio: 7 AM – 10 PM

Club Lago: 7 AM – 10 PM

Fitness Center at Club Lago: Open 24 hours

Club Rio Pool Hours: 24 hours

Club Lago Pool Hours: 24 hours

Club Lago Pool Activities:

Water Aerobics: Mon-Fri: 8-9 AM, 10-11 AM

High Cardio water Aerobics: Mon-Fri:9-10AM

Arthritis Water Exercise:

Mon, Wed, Fri, 11AM-12 Noon

HELPFUL INFORMATION

MANAGEMENT CONTACT NUMBER: 386-423-5807

MANAGEMENT EMERGENCY AFTER HOURS CONTACT NUMBER: 877-786-6048

WEBSITE: clubriohoa.org USERNAME: hoa (lower case) PASSWORD: edgewater (lower case)

WIFI – Password at Club Rio and Club Lago: Hacienda

TV INFO CHANNEL: 732

NEWSLETTER/CALENDAR DISTRIBUTION: John Meyer, 407-319-5829

NEWSLETTER/CALENDAR/ADS EDITOR: Gregg Allen, 404-213-4674

EMAIL: calendarathdr@gmail.com, SUBMISSION DEADLINE: 12 NOON 12TH OF THE MONTH

HANDY-MAN

ALL SMALL JOBS, PRESSURE WASHING, CLEAN GUTTERS, SMALL ELECTRIC JOBS, WIFE CLEANS HOUSES TOO! **BILL & DORIS BRAMLETT 386-957-3158**

HANDYMAN LICENSED & INSURED

SERVICES FOR ALL YOUR HOME REPAIRS, PLUMBING, ELECTRICAL, FANS, ROUGH CARPENTRY, PAINTING, POWER WASHING, HURRICANE TIE DOWNS, SCREENING, BLIND/CURTAIN INSTALLS, CLOSETS & STORAGE NEEDS, GUTTER & DRYER VENT CLEANOUTS, & MUCH MORE, JUST ASK. CALL **JACK FOR ESTIMATE: 386-410-3346**. JORDAAN HANDYMAN SERVICES, LLC.

JW PAINTING

FROM A ROOM TO A HOUSE. FLORIDA LIVING COLORS AT DISCOUNT RATES. LET US COLOR YOUR WORLD. CALL **JAMIE 386-402-2427**

THE HONEY – DO HANDYMAN

WHATEVER YOUR HONEY WON'T DO OR CAN'T DO, I WILL! WINDOWS, FLOORS, PAINTING, SCREEN REPAIRS, LOCKSMITH, CEILING FANS, PLUMBING, YARD WORK, GUTTERS, MOVING SUPPLIES, ETC. CALL **JAMIE 386-402-2427**

HOME REPAIRS

INTERIOR PAINTING, ELECTRIC REPAIRS, PLUMBING REPAIRS, 20 YRS EXPERIENCE IN HOME CONSTRUCTION. FREE ESTIMATES. CALL **MATT RODGERS, 407-947-5173**

BOAT REPAIRS

BOAT ENGINE SERVICES AND BOAT ELECTRIC REPAIRS. CALL FOR FREE ESTIMATE. CALL **MATT RODGERS 407-947-5173**

KAT'S TRANSPORT SERVICE

ORLANDO: \$100, SANFORD OR DAYTONA: \$80. + \$20 PER HOUR WHEN FLIGHT DELAY EXCEEDS 1 HOUR. OTHER LOCAL SERVICES AVAILABLE ON REQUEST. CALL **KAT AT 901-604-5728**

WINDOW CLEANING

WINDOWS CLEANED INSIDE AND OUT. SCREENS AND VINYL REPLACED. HANG CURTAINS, BLINDS, SHELVEING. ASSEMBLE FURNITURE, BIKES, ETC. INSTALL LATTICE, PRESSURE CLEAN. ANY OTHER LITTLE JOB. **CALL OR TEXT DON FOSTER 386-282-1062**

PEACE OF MIND YOUR HOME IS FINE

I CHECK YOUR HOME WHILE YOU'RE AWAY. MONTHLY, BI-MONTHLY OR WEEKLY. WATER, AIR-CONDITIONER, STORM DAMAGE. PREPARE FOR YOUR ARRIVAL OR CLOSE UP ON YOUR DEPARTURE. START CAR, CHARGE GOLF CART. I DO LAWN MOWING \$25 PER CUT. I LIVE IN THE PARK. **DAN ROTH, 386-847-2288**

HAIR CUTS

HAIR CUTS - \$10 IN THE COMFORT OF YOUR OWN HOME. CALL **CATHERINE AT 386-689-5573**

BOOKKEEPING & NOTARY SERVICES

EXPERIENCED QUICKBOOKS BOOKKEEPER FOR ALL TYPES OF SMALL BUSINESS AND SERVICES NOW ACCEPTING NEW CLIENTS. MOBILE NOTARY SERVICES ALSO AVAILABLE, IN AND OUT OF OUR PARK. REASONABLE RATES FOR VARIOUS LEVELS OF SERVICE. CALL **KELLY JORDAAN, P.A. 386-232-8280**.

CARPET CLEANING

OXI FRESH IS A 10 STEP WATERLESS CARPET CLEANING PROCESS THAT INCLUDES A PRE-VACUUM, PRE-TREATMENT TO BREAK DOWN HEAVY SOILS, APPLYING THE OXI SOLUTION, EXTRACTING THE ENCAPSULATED SOILS, WITH A FINAL RAKE AND VACUUM TO MAKE YOUR CARPETS LOOK LIKE NEW. CALL **LYNNE ARNOLD AT 412-609-6076**.

*** TECH SERVICES FOR HDR RESIDENTS ***

-> PERSONAL COMPUTER upgrades & repairs
-> TRAINING by the Edgewater Tech Tutor
-> COMPUTER recycling
-> CELLPHONE, SMART TV, and TABLET setup. Call **Hal's Hacker Shack www.HalsHackerShack.Com (321) 866-6680**

PRAYER CHAIN

IN NEED OF PRAYERS FOR ANY INTENTION? CALL ONE OF THE FOLLOWING NUMBERS: **JACKIE MAYBERRY 386-423-7693, DONNA McQUILLEN 386-423-7524**. THEY WILL DELIVER YOUR MESSAGE TO THE PRAYER CHAIN MEMBERS.

MARY KAY PRODUCTS

THIS YEAR HAVE SOFTER SKIN WITH SPF 30 PROTECTION. #1 SKIN CARE WORLDWIDE. CALL OR TEXT **PATTI TACEY AT 407-690-0192** WWW.MARYKAY.COM/PATTITACEY

HOME HEALTH CARE

40+ YEARS EXPERIENCE IN LONG TERM AND END OF LIFE CARE. WORKED AS A CERTIFIED NURSE'S AIDE AND MEDICATION AIDE HAVING COMPLETED PHARMACEUTICAL COURSE REQUIREMENTS. WORKED REHAB, SKILLED NURSING, ASSISTED LIVING AND MEMORY CARE UNITS. **BETH KAY, 609-234-9795**.

CBD PRODUCTS

GUMMIE BEARS, OILS, AND CREAMS. WITH OR WITHOUT THC. HELPS WITH SLEEPING DISORDERS ACHES AND PAINS AND A LOT MORE. CALL **FRANK V AT 386-416-9678**

FRANK'S TRANSPORT

OWNER/OPERATOR TRANSPORTATION TO AND FROM AIRPORT AND MUCH MORE. CALL **FRANK V AT 386-416-9678**. HDR RESIDENT.

TO PLACE A PAID AD ON THIS PAGE CALL: GREGG ALLEN, 404-213-4674, OR SEND EMAIL TO calendarathdr@gmail.com. AD RATES: UP TO 20 WORDS: \$6.00, 21 – 30 WORDS: \$7.00, 31 – 40 WORDS: \$10.00, 41 – 50 WORDS: \$ 12.00. MAXIMUM AD SIZE IS 50 WORDS.

ALL ADS AND PAYMENTS MUST BE RECEIVED BEFORE 12 NOON ON THE 12th OF THE MONTH PREVIOUS IN WHICH THE AD APPEARS.

All ads must be provided by a resident of Hacienda Del Rio and the business must be located inside Hacienda Del Rio. The Board of Directors assumes no responsibility for the content of the ads, work or services provided by advertisers, and reserves the right to reject ads that are not in the best interest of the association. All ads are subject to the availability of space.