

Casa Loma Link

December 2022

105 52nd Ave. E., Bradenton, FL 34203 Phone: (941) 755-8612 Email: casaloma@newbymanagement.com



Please observe the 20 MPH speed limit. This is not an over 55 park so we have kids playing. Tickets have been issued by the Sheriff's department!!

A Publication for the residents of Casa Loma

CASA LOMA CURRENT BOARD MEMBERS 2021

Steve Long – President

205 52nd Ave Plaza East
Bradenton, FL 34203
860-810-5315
Stevenlong714@aol.com

Lynne Gilbert – Vice President

Edmundo Delgado – Secretary

308 50th Ave Ter E
Bradenton, FL 34203
941-815-8495
e.delgado.2011@gmail.com

Jeannine Abare – Treasurer

111 52nd Ave E;
Bradenton, FL 34203
518-335-5909
Jeanninebetters@gmail.com

John Bruni – Buildings & Grounds

109 52nd Ave E
Bradenton, FL 34203
207-272-1304
brunijab@yahoo.com

Contact Newby Management at (844) 285-2099 for after-hours related emergencies and Doug Young during regular business hours at (941) 755-8612.

LOCAL NUMBERS

Animal Control	941 742-5933
Code Enforcement	941-748-2071
Elder Helpline	1-800-963-5337
Elder Abuse	1-800-962-2873
FL Highway Patrol (SR 7 - Troop F)	941-751-5350
Sheriff's Dept	941-747-3011 Ext. 2260
CRIMESTOPPERS	1-866-634-8477

**PLEASE CALL THE SHERIFF'S OFFICE IF YOU SEE ANY UNLAWFUL ACTIONS TAKING PLACE. NON-EMERGENCY NUMBER IS 941-747-3011 Ext. 2260
DO NOT CALL THE OFFICE**

OFFICE HOURS - Monday, Tuesday, Thursdays (excepting national holidays) - 9am to 5pm, closed for lunch from 12-1.

VOLUNTEERS OF CASA LOMA INC

Activities:

Co-Directors: Karen Yeager (610) 217-2685
Ron Griffis (586) 303-7639

HELPFUL NUMBERS

Social Security Administration

(SSA).....1-800-772-1213

7am – 7pm business days

Call to provide notification of death or to inquire about survivor benefits.

U.S. Dept. of Veterans Affairs

(VA).....1-800-827-1000

7am – 7pm business days

Call for survivor benefits, burial benefits or to provide notification of death.

STOCKHOLDER FEES & DEPOSITS

STOCKHOLDER FEES & DEPOSITS

The monthly maintenance fee is \$75.00 per month, and the payments are due the first of each month. Payments received after the 10th of the month will incur a late fee of \$25.00. **NO CASH WILL BE ACCEPTED!** There is an option to make a single payment in January for the entire year, for which there is a discount of \$12.00. Stop in the office if you would like to change your payment from monthly to annual for 2022.

Any returned checks will be charged \$25.00 and an administrative fee of \$15, for a total of \$40.00 . This will be in addition to any charges your financial institution may charge you.

Casa Loma's email address is
casaloma@newbymanagement.com
Newby Management 844-285-2099
Community related emergencies

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FROM YOUR BOARD PRESIDENT

Because of the Christmas and New Year holidays our publisher requires that the articles for the December and January issues of the Link be submitted BEFORE our monthly board meetings, so there's only a few items for me to cover in this issue.

First, the repairs to the north seawall of our retention pond have been completed. There was much more concrete required than originally estimated so our cost for the repair will exceed the estimated amount. The repair was a) necessary for the safety and well being of our residents, and b) long overdue so we authorized the contractor to finish the job properly. A long time ago I heard a very wise saying: "If you don't have time (or money) to do the job right the first time when will you have the time (or money) to do it over?" I added 'or money' because it is appropriate for our situation. The south wall will be on the list for repairs in 2023.

The board and management company frequently receive comments and complaints from our residents about what I will refer to as "behavior" and "appearance" issues. Listed below are some excerpts of Casa Loma's Rules and Regulations. Emphasis on certain words and phrases has been added for the purpose of this article. Please review them, think about them, and see if your actions and behaviors may be the source for the comments and complaints that we are receiving.

- General Regulation #1: Because of the relative closeness of the mobile homes; it is required that you give consideration to your neighbors at all times. Everyone is entitled to his fair share of music, television, social and recreational activities, but please try not to let it interfere with the peace and tranquility of your neighbors. Do not become guilty of disturbing the peace of your community. Failure to follow these rules and repeated offenses could cause a fine, suspension of privilege of use, and/or loss of access card.
- General Regulation #3: Maintenance, washing, minor repairing and upkeep of motor vehicles will be permitted in the driveway or under the

carport. Major motor vehicle repairs in excess of twenty-four (24) consecutive hours will not be permitted.

- General Regulation #4: There will be NO PARKING OF ANY VEHICLE ON THE GRASS by residents in Casa Loma without prior permission of the Board of Directors or Management.
- General Regulation #7: No owner or tenant may allow any rubbish, refuse, garbage, or trash to accumulate in places other than in the garbage or trash receptacles. Each lot and mobile home exterior, including but not limited to lawn, planting beds, landscape, carports and sheds to present a neat and maintained appearance.
- General Regulation #8: It requires at least three (3) board members to approve any construction or changes to the lot. Corner lots must be careful not to plant any items that will obstruct the view on the street. Forms are in the hall entrance or can be obtained from the office.

For the first item in the list, there is no call for anyone verbally abusing another resident of the park. It may be a trite saying, but... "If you can't say anything nice, don't say anything at all!" The last item in the list, among other things, covers items like fences, expansion of the parking area (i.e. parking pads, concrete extensions or abutments), the addition of storage sheds, or the replacement of a storage shed larger than the original shed. If you are in doubt – come to the office and inquire before purchasing anything or contracting with anyone to make changes to your lot. **Unapproved changes may end up with you to be required to remove those changes at your own expense.**

I've also been requested to remind everyone that you should not make plans to use the **Activities Hall** or **Pavilion** without first confirming with the office that those amenities are not already committed. Just because something is not on the calendar at the back of the Link does not mean that someone hasn't already reserved the facility. That calendar is generally prepared in the middle of the previous month.

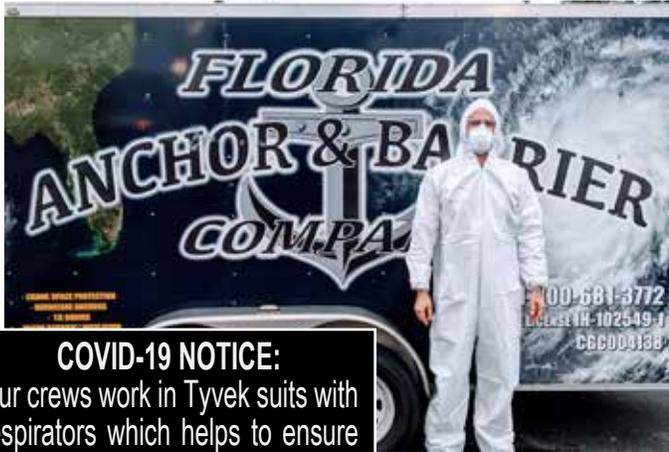
Respectfully,
Steve Long, President

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FOR YOUR GOOD HEALTH

December is National Safe Toys and Gifts Month. In recent years, the U.S. Consumer Product Safety Commission (CPSC) has created a robust toy safety system, by requiring testing by independent, third-party testing laboratories around the world; enforcing stringent lead and phthalates limits for toys; imposing some of the most stringent toy standards in the world; and stopping violant and dangerous toys at the ports and in the marketplace before they reach children's hands. These combined efforts continue to foster the confidence of American families as they prepare to shop for toys this holiday season.

Safety Tips to Keep in Mind this Holiday Season

Balloons

Children can choke or suffocate on deflated or broken balloons. Keep deflated balloons away from children younger than eight years old. Discard broken balloons immediately.

Small balls and other toys with small parts

For children younger than age three, avoid toys with small parts, which can cause choking.

Scooters and other riding toys

Riding toys, skateboards and in-line skates go fast, and falls could be deadly. Helmets and safety gear should be worn properly at all times and they should be sized to fit.

Magnets

High-powered magnet sets are dangerous and should be kept away from children. Whether marketed for children or adults, building and play sets with small magnets should also be kept away from small children.

Once gifts are open:

Immediately discard plastic wrapping or other toy packaging before the wrapping and packaging become dangerous play things.

Keep toys appropriate for older children away from younger siblings.

Battery charging should be supervised by adults. Chargers and adapters can pose thermal burn hazards to young children. Pay attention to

instructions and warnings on battery chargers. Some chargers lack any mechanism to prevent overcharging.

FROM THE KITCHEN OF...



Rum Balls

(makes approx. 3-4 dozen balls)

From the kitchen of Janeen Rose

Ingredients:

- 6 oz. package of Semi-sweet chocolate square
- 2 Tablespoons of White Corn Syrup
- ½ Cup 151 Proof Rum
- 2-½ cups of crushed Vanilla Wafers (11 oz box)
- ½ Cup Powdered Sugar
- 1 Cup chopped walnuts

Instructions:

- Melt chocolate over hot water (double boiler).
- Remove from heat and add syrup and rum.
- Add crushed wafers, powdered sugar and nuts
- Wait ½ hour (to avoid being overly sticky) and form into 1" balls
- Roll in granulated sugar

If you have a recipe that you would like to share, please e-mail it to StevenLong714@aol.com.



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DECEMBER ACTIVITIES AND EVENTS

The calendar for December is full of activities. Along with the Christmas Party and the New Year's Eve Pasta Dinner, Ceramic's with Sandy has resumed. Here's a brief rundown of recurring events:

- Shuffleboard – Monday at 9 AM
- Ceramics with Sandy – Tuesday at 9 AM (Please call first)
- Golf League – Tuesday at 10 AM
- Ceramics with Sandy – Thursday at 9 AM (Please call first)
- Dartball – Thursday at 6:30 PM
- Coffee Hour – Saturday at 9 AM (Cancelled for Christmas Eve day & New Year's Eve day)

CHRISTMAS SPIRIT ALL YEAR LONG

Christmas is coming and it will be over so fast you will wonder what happened. It is so easy to let the joy and cheer deteriorate, but we shouldn't. Happiness and giving should not be limited to just one day. Here're a few tips to keep the spirit alive all year long. (This could be a part of your New Year's Resolution).

Keep the...

S - Say thank you, show people that you appreciate and care for them.

P - Peace. Think and be peaceful, negativity does nothing but harm the soul.

I - Illuminate the lives of others. Stay happy, positive, kind, and friendly.

R - Respect the people around you, your things, and their things.

I - Improve your situation if you are not happy about something that is going on in your life.

T - Talk, not just to people that you know, but also to people that you don't know. Listen to their stories, see if you can lend a helping hand. Don't forget to give you when you can.

A - Adventure, take risks and look for new opportunities.

L - Love your family and friends, and also strangers.

I - Invite people into your home or to do things with you. Make them feel wanted and keep yourself with good company.

V - Value differences and engage in thought provoking conversation that opens your mind.

E - Exhale. Always remember to breathe and evaluate before you act. Make the best decision for yourself after careful consideration and thought.

CHECK THE CLUBHOUSE DISPLAY CASES...

They often contain last minute information about meetings, events, and other happenings at Casa Loma. Swing by at least once a week to see if anything new is happening!



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MISDIRECTED MAIL OR PACKAGES



Christmas is coming, and people will be sending out Christmas Cards and packages more than at other time of the year. Be a Good Neighbor!

If you receive any mail or a package intended for another address in Casa Loma PLEASE take it to them or bring it to the office for re-delivery. Do NOT put it back in the box for the post office to re-deliver. That will only delay it!

CERAMICS WITH SANDY IS BACK!

Sandy Kasten's long awaited Ceramics Class resumes on Tuesday, December 6th. She has a wide variety of ceramic pieces that you can purchase and paint. She will then "fire" them for you in her kiln. The purchase price includes paint and firing. Classes are held on Tuesday and Thursday mornings at 9 AM. Sandy's address is 5115 4th Street East. Please call her at (419) 442-9100 with any questions or to schedule another day or time.



Are you on Facebook? If you are and have not joined the Casa Loma Shareholders page we strongly encourage you to do so. Besides getting to know your fellow residents, it's one way that we have to get late breaking news and announcements out to everyone. In the past our members have requested help on minor repairs along with seeking recommendations of companies that provide repair services. Our page is a "closed" page! Only owners of property in Casa Loma are eligible to join. To join you must provide your full name, the address of the property that you own, and to be respectful on this page. In Facebook search for "CLShareholders".



FOOD FOR THOUGHT...

Before you buy a bunch of "stuff" for family and friends this holiday season, try asking them what they really NEED.



Maybe they need help with a utility bill, or a car payment, or the rent.

Maybe they need a kid-free night, and could use a free babysitter. Maybe they need a night off of cooking and could use a homemade meal or a gift certificate to a local restaurant. Maybe they need help with gas for their car. Maybe they need a night out with friends. Maybe they need a cup of coffee, and someone to just listen. Maybe they need help making the holidays bright for their children. Maybe they need help in some other way, but they either don't know how to ask for help, or are embarrassed to ask.

Maybe YOU could be the one to give them what they really need this season, rather than just more "stuff".

DO WE HAVE YOURS...

It's surprising how many of our residents, landlords, and tenants that we do NOT have an e-mail address for. If you didn't receive the **Hurricane Preparedness**



e-mail that we sent out just before Hurricane Ian, please stop by the office and provide it to us. This is an invaluable tool for us to have in case there is anything that we need to get to all of our residents and owners in a hurry! Be a good neighbor and tell your neighbors and friends in the park about this request, just in case they missed it!



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Our top priority is the health and safety of our employees and our customers. Our employees are closely following the Centers for Disease Control (CDC) guidelines and recommendations, like frequent hand washing, social distancing, and staying home if they are feeling ill.

We have taken steps to limit exposure to the virus by making our customers aware that there is no need to have any contact with our employees if you choose to do so. Our business falls under the state's guidelines as "Essential Business".

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As a company, we want your business and there is no need for any contact if you so choose. Our business is deemed an "Essential Business" and we are here for you when you need us. You can schedule your inspection by calling 1-800-681-3772.

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2022 DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3 9:00 AM - Coffee Hour - Bring Coffee Cup & \$1
4 11:00 AM - Harvest Church En español Pastor Edmundo Delgado 1:00 PM - Cookout at the Pavilion	5 10:00 AM - Shuffleboard	6 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 10:00 AM - Golf League @ Greens of Manatee	7	8 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 6:30 PM - Dartball	9	10 9:00 AM - Coffee Hour - Bring Coffee Cup & \$1
11 11:00 AM - Harvest Church En español Pastor Edmundo Delgado	12 10:00 AM - Shuffleboard	13 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 10:00 AM - Golf League @ Greens of Manatee 6:30 PM - Monthly Board Meeting	14	15 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 6:30 PM - Dartball	16	17 9:00 AM - Coffee Hour - Bring Coffee Cup & \$1 5:00 PM - Christmas Party - Sign-up Required
18 11:00 AM - Harvest Church En español Pastor Edmundo Delgado	19 10:00 AM - Shuffleboard	20 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 10:00 AM - Golf League @ Greens of Manatee	21	22 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 6:30 PM - Dartball	23	24
25 11:00 AM - Harvest Church En español Pastor Edmundo Delgado <i>Christmas Day</i>	26 OFFICE CLOSED	27 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 10:00 AM - Golf League @ Greens of Manatee	28	29 9:00 AM - Ceramics @ Sandy Kasten's (Call first) 6:30 PM - Dartball	30	31 5:00 PM - New Year's Eve Pasta Dinner - SIGNUP REQUIRED



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