

THE BLOOMINGDALE GAZETTE

A PUBLICATION OF THE BLOOMINGDALE HOMEOWNER'S ASSOCIATION

VOL. III NO. 8

March 13, 1982

Dear Neighbors,

We have enclosed a copy of the progress report from the committee investigating a Special Taxing District feasibility. I urge you to take the time to read this report and scribble down any questions or comments you have and bring them to the meeting. Another item of interest is the recent YMCA-sponsored function held at the permanent parksite in Bloomingdale West. I will be discussing this at our next meeting also.

These are just two of the many very important items of concern facing our community. Let me give a few more good reasons for you all to attend our next meeting.

Vandalism is on the rise in our community.

The YMCA has made an "acceptable" offer to Criterion for the 17 acre park-site in Bloomingdale West.

There has recently been repeated drag racing on the inhabited streets in our community.

With all these really important issues at hand, I have to believe that we will all set aside any petty grievances we may have with our neighbors (such as barking dogs, loud stereos, wind chimes, etc.) and pull together for the benefit of a solid, safe, and pleasant community for us and our families.

See you at the meeting,

Bob Knott
President

MARCH MEETING INFORMATION

The speakers for our March meeting will be Brenda & Walter Brown who will demonstrate a CPR class. This is thru the American Heart Association & only a demonstration.

March 16- 7:30 pm Coffee
8:00 pm General meeting.

Pulte Sales office.

B.H.A. OFFICERS -----

President	Bob Knott 685-0011
Vice Pres.	Hal Labkon 681-6853
Rec. Sec.	Sandi Neubig
Corr. Sec.	Brenda Manning
Treasurer	Mike Carricato
Sgt. @ Arms	Dennis Sidorovich

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& some food. 685-3963.

B.H.A. MEMBERS FLOWER & CARD FUND
Neighbor in the hospital????
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THE SECURITY PATROL STILL NEEDS VOLUN-
TEERS.... Call Hank at 681-2424 or
Bill at 685-1222 to help.

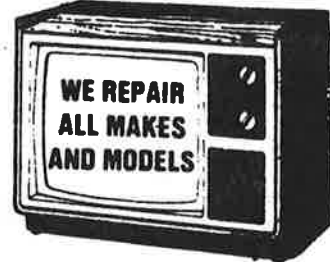
GARAGE SALE CHAIRPERSON STILL NEEDED !!!
If we do not get a volunteer our 3rd
annual sale will not be. Call 681-6853.

DUCK REPORT

First we had Huey, Dewey, & Louie (who became Louise) in
the pond across the street of Bloomingdale East entrance.
Then, Huey disappeared. A while later we had 13 ducklings.
A cause for joy, but 12 of them were killed by cats in
the area. Now, a new male duck has been brought to the
pond & he resides with the parents and one remaining
duckling. The ducks are enjoyed by both adults & children
as they are fairly tame & will come up to see what you
are doing. Pat Schrankle has devoted a lot of time to
this. Let's see if we can keep these interesting birds
with us, and not let cats & others destroy their home.

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For your information -----

Whirlpool recently recalled it's "Top of the Line" 9000 series dishwashers. The model number on these would begin S__ 9 _____. I believe all of us have the same dishwasher which is in the 4000 series. If you wish to check further the number for the local Whirlpool Tech. Service Center is 229-8389.

Pam Labkon, Editor

WANT TO JOIN THE B.H.A. ????

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Bloomngdale Homeowner's Assoc.
P.O. Box 918
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Address _____



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GAZETTE COMMITTEE

Editor: Pam Labkon - 681-6853

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BABYSITTERS

We want to welcome back to our Staff, Mr. Frank Giuliani, Deed Restrictions Supervisor. Frank, who is a resident of the Bloomingdale Community, has advised us that all the residents have been most helpful in supporting his efforts to keep our community a place in which we can all be proud to live. Frank also has asked that should any of you residents have deed restriction violations to report, or need assistance concerning the property, he can be reached through our Bloomingdale office, telephone 681-7784.

We are happy to see more and more participation in our new park area and as Spring approaches and more folks are enjoying their yard work, etc., we hope that they will also continue to find their new park a source of fun and relaxation.

Happy Spring!

Karmen K. Worrell
Director of Sales
Retail Lot Division

Julie Lynn Witter, age 12
685-1324

Valerie Wilson, age 15
681-6011

Velma Wilson, age 15
681-6011

Shari Neubig, age 17
685-7108

Laura Kopriva, age 16
685-3886

Darlene Lebo, age 12
681-1066

Missy Carlin, age 14
689-1496 (Estates)

Debbie Cundiff, age 16
685-2729

Pam Greeley, age 21
681-9306 (Anytime)

Chris Carlin, age 16
689-1496 (Estates) ALSO
Grass cutting & yard work

Janine Privett, age 12
681-7237 (Estates)

Cathy Rosengrant, age 14
681-3416

Erin Conway, age 14
689-8744

Karen Semon, age 15
685-2548

HI !! My name is Brian. I'm your lawn helper. I do mowing & raking every week. 685-6814

HEY KIDS !!!
Please check your babysitting/yard work ad in this edition of the Gazette to see if there are any changes needed. Have you had a birthday??? Is the phone number correct ???

Call Pam at 681-6853 so we can keep our list up-to-date.

Letters to the Editor

(none)

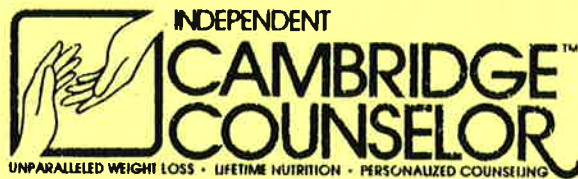


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- **So unique, it's patented!**

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REPORT OF SPECIAL COMMITTEE TO INVESTIGATE
THE FEASIBILITY OF A SPECIAL TAX DISTRICT

Committee Chairman:	Fred Uphoff
Committee Co-Chairman:	John Jernigan
Committee Members:	Barry Alspach
	Mike Carricato
	Mike Colley
	Sherry Conway
	Joe Fratto
	Louise Holder
	Bob Knott
	Dick Lannoye
	Henry Manning
	Jim Miller
	Sandi Neubig
	Wendy Neuhoff
	Darla Rutledge
	Wynella Wilson

The committee met as a group on Thursday, January 21, for an organization meeting and goal setting purposes.

The purpose of the committee as set by the General Membership voting at the January 19th meeting was to investigate the various options open to the Homeowner's Association to provide the required maintenance to insure that the Bloomingdale Development continues to maintain an appearance which will not detract from overall property values.

It was noted at this meeting that the Bloomingdale Development will encompass nearly 2000 acres when completed and have approximately 5,000 residences within its confines in addition to approximately 100 acres of park and recreation areas and certain business zoned areas.

After considerable discussion on the various options to provide the services felt were needed; two (2) options were discussed.

FIRST THE MUNICIPAL SERVICES UNIT (MSU). This taxing unit is created by the County Commissioners, by County Attorneys and is administered by the County Government. Fees collected annually are based on ad valorem taxes (millage rate) computed on the residents property value. The County sets the rate and provides only those services it wants to provide.

It is important to note that the County will not create any MSU's due to adequately funding them.

THE SPECIAL TAX DISTRICT differs from the MSU in that it is created by Law at the State Level. A Bill submitted to the County Delagation will be voted on by the legislature. Once passed, The STD is created but not funded. A special election takes place for registered voters

within the SPD. If passed by a simple majority vote, the STD is thereby funded and fees collected in the next County Fiscal Year. Funds collected are placed in interest bearing accounts and such funds are dispersable only by the duly elected Board of Trustees for the STD following competitive bids for services desired. Funds are dispersed by STD check and not by the County. The County collects the monies only.

All residents are charged the same fee irregardless of home value or property size. The fee is set by the Board of Trustees and approved by the members of the STD.

In the case of Twelve Oaks, a development north of Tampa, consisting of approximately 1000 homes, a cap of \$30.00 per house is set. This means that in any given year, no more than \$30.00 per house is collected. They estimate that in the first year of operation only \$15.00 will be assessed. Should this prove insuffucient, they can charge any amount up to, but not exceeding \$30.00 in any subsequent year. Conversely, should they find that \$15.00 is too much, they can reduce the assessment to \$14.00, \$13.00, --- all the way to \$00.00.

Twelve Oaks residents had even considered charging \$200.00 the first year, for example, and not charging anything in subsequent years. \$200.00 x 1000 homes equals \$200,000.00. They considered investing this amount in long term investments using the interest derived to provide the services for their community.

The committee decided that the following questions had to be answered initially to determine the feasibility of a STD for Bloomingdale.

- (1) Where are the walls located?
- (2) Does individual homeowner's insurance cover the walls?
- (3) Legality of the YMCA.
- (4) Will Criterion Corp. restore the walls prior to the STD takeover?
- (5) How do you create a Special Tax District?

Question 1 The walls are located on property of residents abutting them.

Question 2 Insurance Coverage. According to the Office of the Insurance Commissioner of the State, damage to a wall due to casualty (storm, flood, accident, etc.) is covered less the deductible. Deterioration due to normal wear and tear is not covered and there is no provision for maintenance.

It is suggested that each homeowner check with hes/her's individual carrier to determine the accuracy of this statement since policy's may vary from company to company.

Question 3 It was determined from the County that 5% of the development must be left undeveloped for Park or Recreational use. The land currently developed as recreation (17 acres) is zoned C.U. Under normal circumstances, a petition for rezoning would have to be submitted. But since the development is a "planned community" and all zoning was approved for the total area, all the developer has to do is comply with the total zoning acreage for each classification.

For example, if total C.U. acreage initially approved was 60 acres spread throughout the development, these 60 acres can be relocated in the development even though they may not comply with the original plan. But 60 acres must be provided.

The answer to the question is that the location of the YMCA in the 17 acre park is legal.

Question 4 John Coffill of Criterion has stated that the walls will be restored to an acceptable condition prior to takeover by the STD.

Question 5 Has been answered earlier in this report on how a STD is created.

The approximate cost to create a STD is \$2,000.00. This includes the cost of the special election which the County will have to conduct following state enactment of the bill creating the STD. Criterion has agreed to pay these expenses in addition to that of a consultant who can assist in the paperwork and red tape involved in its creation.

In a meeting with John Coffill, Bob Knott, the consultant and myself, it was agreed that before any monies were spent, it first had to be determined if the residents were in favor of creating the STD. A petition will be circulated requesting your signature indicating your desire that we pursue the creation of a STD. Please, do not sign Mr. & Mrs. Individual signatures are required from each resident.

Signing this petition does not create or guarantee the creation of a STD. It only signifies your interest in one being created. Creation of a STD will take over a year and you will have opportunities to express your desire to create or not create the district. Your signatures tonight only allow us to begin the initial steps. One of these is the determination of the flat charge per household.

Please note that should the Homeowner's Association assume the responsibility for maintenance, any fees collected would not be tax deductible. Under the STD, all fees collected would be tax deductible.

