

SUNNYBROOK NEWSLETTER - NOVEMBER 2023



GREETINGS FROM THE BOARD

Greetings Sunnybrook residents!! We'd like to give a great big shout out to all the volunteers here at Sunnybrook that help make Sunnybrook an active community. For anyone that's not aware, the Facebook administrator is a volunteer, the Sunnybrook Marketplace was created by a volunteer, the monthly newsletter is produced by a volunteer, and even the Board members are volunteers. As well, volunteers donate their time and efforts to organize the many activities we enjoy like weekly bingo, water volleyball, water aerobics, Texas Hold'em, euchre, and 5 Crowns. There are several activities that are getting organized right now by even more volunteers, including bocce, 8 ball, pickleball, line dancing, morning HIIT exercises, tennis, mahjong, bridge. Most of which will get started right after the new year, so keep an eye out for more information on how to participate in your favorite activities!!

With activities in mind, we would like to announce that Connie Musser has resigned as the Activities Committee Chairperson. Connie has served Sunnybrook in that capacity for over 2 years and has been successfully organizing holiday dinners and parties at the clubhouse for the residents to enjoy. The Board would like to thank Connie for all she's done to make these activities a success and we hope that she'll continue to come and enjoy the parties at the clubhouse.

At this time, we'd also like to announce that Veronica Ford and Linda Jones will assume the responsibilities as Co-Chairs of the Activities Committee. Please help in welcoming these 2 volunteers to their new

positions and please reach out to them if you can get involved and lend a helping hand, these functions are a lot of work!! Thank you both for stepping into this role and again, **A HUGE THANKS TO ALL THE WONDERFUL VOLUNTEERS THAT MAKE THINGS HAPPEN HERE AT SUNNYBROOK!**

As we approach the end of 2023, the Board continues to put together the final figures for the 2024 budget. The proposed 2024 budget will be sent out to residents in November. More information is to come as it becomes available. Thanks for your continued support, and we're looking forward to an active holiday season!!

SUNNYBROOK BOARD OF DIRECTORS

Ron Maldonado	Paul Bennett	Larry Jett
President	Vice President	Director
<i>Ron Maldonado</i>	<i>Paul Bennett</i>	<i>Larry Jett</i>
Pam Erskin	Abel Gallegos	Phyllis Galvin
Secretary	Director	Director
<i>Pam Erskin</i>	<i>Abel Gallegos</i>	<i>Phyllis Galvin</i>

HIGHLIGHTS FROM THE OCTOBER 18, 2023 BOARD MEETING

PLUMBING RESERVE UPDATE

The vote to stop funding the plumbing reserve starting in 2024 has passed. The fund currently has \$304k in it and we've been using about \$50k per year. The re-piping of units will continue and the association should start funding the account again when funds get down to a year's worth.

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HIGHLIGHTS FROM THE OCTOBER 18, 2023 BOARD MEETING (CONT'D)

2024 BUDGET UPDATE

The Board conducted its second budget workshop. The budget should be completed by November 8th. The Board is expected to approve the budget at the Budget Meeting on November 29th. That's a little early this year in an effort to ensure residents get their 2024 payment coupons in time for the new year.

KEY FOBS FOR CLUBHOUSE AND POOL AREA UPDATE

Key fobs continue to be issued and the security system will be activated on November 1, 2023. We are excited to announce the implementation of the key fob security system for the clubhouse and the pool areas. We believe this will be an important addition to the already existing security measures we have throughout the rest of the Sunnybrook Community. The system has been installed on the clubhouse doors and the 2 pool gates. Starting on Friday 10/13/23, residents will be able to sign off and get their key fob from the community office on Mondays, Wednesdays, and Fridays from 8am-1pm. The target date to activate the key fob system is Wednesday November 1, 2023. This should allow residents enough time to get to the clubhouse and get their key fob.

Here are some things to keep in mind:

- residents will be issued one key fob per unit, just as we operate now with the one amenity key
- you will not need to turn in your current amenity key, it will no longer work at the clubhouse or the pool but, at both the front entrance and the back gate of the community there are pedestrian gates that will still require the current amenity key
- the clubhouse hours and schedule will be posted and must be followed for security purposes. For additional security to the key fob system, the clubhouse has security cameras.
- For any resident that has a timing conflict and is unable to get their key fob before 1pm, there will be an after-hours day scheduled until 6pm to make sure everyone is accommodated
- Key fobs will be issued to unit owners, if you are a renter, you will need permission from the owner in writing to be issued their key fob
- The key fob is only needed to enter, not to exit
- In the event of loss of power, the doors and gates default to 'OPEN'
- The front door of the clubhouse will remain unlocked during normal business hours, just as it's always been, and will not require a key fob Monday-Friday, 7am-3:30pm
- It will cost \$75 to replace a key fob for any reason (damaged, lost, etc)

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We are scheduling some additional help with the key fob rollout for the 1st week or so in the pool and clubhouse areas. Please reach out to the office with any questions or concerns, and thanks for your patience while we transition to this new security system.

BUILDING ALTERATIONS

CLARIFICATION/UPDATE

The bylaws state that residents cannot make any alterations to the exterior of their units, including planting, attaching anything to the buildings, decorations etc. without written permission from the Board. In an effort to have the property be more efficiently cared for and to allow residents to have some flowers out front of their units, the Board permits the following (see descriptions below)

- One door decoration
- One hanging unit number
- POTTED plants/flowers (not to exceed 4)
ALL OTHERS WILL BE REMOVED
NO PERSONAL GARDENS
- Holiday lights (December 1st through January 12 (dusk to 10pm))

HOLIDAY LIGHTS

Holiday lights are permitted from December 1st to January 12th from Dusk to 10:00pm
The decorations must be done safely - no tripping hazards and no screwing or nailing decorations to the building. No inflatables.



DOOR DECORATIONS

One tasteful item may be hung on the front door of the unit (flowers, wreath etc)

One tasteful unit number sign or name may be hung on outside light (Max Size = 8 x 10)



POTTED FLOWERS ONLY

The Board will permit a max of 4 potted plants, NO PERSONAL GARDENS
Maximum height = 24"
Potted plants must be place out front of bushes, not inside the bushes

EXAMPLE OF THE FRONT OF UNIT WITH POTTED PLANTS IN FRONT OF BUSHES



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PERSONAL GARDENS ARE NOT ALLOWED

Examples of what is NOT ALLOWED are shown below.

**NOT ALLOWED:
LOTS OF PLANTS WITHIN THE UTILITY
EASEMENT BLOCKING UTILITIES**



**NOT ALLOWED:
OVERGROWN VEGETATION, TREE ON BUILDING,
VINES ON WINDOW**



**NOT ALLOWED:
RACKS OF STUFF (LICENSE PLATES)**



CAR PORT REPAIRS ARE UNDERWAY!!



Here is a pix of a carport repair in progress!!



NOVEMBER BOARD OF DIRECTORS MEETING

Wednesday, November 29, 2023 at 7:00pm

All community members are always welcome!!

WAYS TO KEEP IN TOUCH WHILE YOU'RE AWAY

FACEBOOK

Sunnybrook Community Neighborhood Page
Sunnybrook Marketplace

SUNNYBROOK WEBSITE

Sunnybrooknpr.com

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CONDO BUSINESS MATTERS



PROPERTY MANAGER UPDATES



LANDSCAPING UPDATES

The landscaping, mulching and building shrub maintenance projects continue around Sunnybrook. Thank you for patience as we continue to beautify our Sunnybrook Community while also working to restore the areas previously occupied by unauthorized personal gardens.

**Don't Leave
YOUR
Butts
Behind!**



ATTENTION SMOKERS

REMINDER: Please be considerate when you put out your cigarettes. Property dispose of them in the smoking receptacles or dispose of your cigarette butts in your condo. We recently had a small mulch fire due to a carelessly discarded cigarette. Thank you in advance for your cooperation!!



NO BACK IN PARKING

REMINDER: Back in parking is NOT allowed – not in a resident space, not in a guest space and not at the clubhouse. Thank you for your cooperation in adhering to this rule/regulation.

**JUST IN CASE THERE IS SOME CONFUSION ...
BACK IN PARKING IS WHERE THE
FRONT OF YOUR CAR IS FACING THE ROADWAY**



**Just a
reminder...**



PLEASE

- ** Do not feed the animals
- ** Do not leave trash (or "treasures") outside of the dumpsters
- ** Give the office a copy of your condo key to use in case of emergency
- ** Make sure your mailing address is updated to ensure you receive any important condo correspondence at the correct address

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THANK YOU VETERANS LIVING IN SUNNYBROOK

These men and women served the United States in the Army, Navy, Air Force, Marine Corps and Coast Guard. As we observe Veterans Day on November 11th, let us remember them and all Veterans past and present!!

- Robert Aliano (Marine Corps)
- Tony Aliano (Navy)
- Henry Becoat (Army)
- Jim Benda (Air Force)
- Paul Bennett (Air Force)
- Ed Bielcik (Air Force)
- George Braid (Army)
- Joe DeCosta (Marine Corps)
- Andrew DiCarlo (Navy)
- Joel Eggers (Army)
- Joyce Feo (Air Force)
- Abel Gallegos (Marines)
- Phil Hollenstein (Navy)
- Paul Horgan (Navy)
- Ken Laga (Army)
- Alfred Lapensee (Army)
- Canio Maffucci (Marine Corps)
- DeWayne Marzagalli (Navy)
- John McBride (Air Force)
- Edward McGrath (Army)
- James McGrath (Army)
- Russ Nielsen (Army)
- Larry Salvato (Army)

We also want to recognize long time allies of the United States for their service:

- Brian and Holly Arnold (Canadian Navy)
- Gilbert Alegre (Canadian Air Force)

**We owe them our THANKS,
we owe them our FREEDOM!!**

We apologize to anyone whose name we may have missed – if we did, please call the office so we can update our file.



ANYONE INTERESTED IN PLAYING DARTS THIS WINTER??



Who's interested in playing darts this winter?? Depending on interest/participation we could organize into teams. Beginners are welcome!! Contact Jerry Albert at (330) 978-3452 if you are interested. Watch for an informational meeting in January.

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POOL NEWS

WATER AEROBICS continues on Monday, Wednesday, Friday at 10:00 – 11:00am and **** NEW TIME **** (because it's getting dark earlier) Tuesday Evening 6:00 – 7:00pm



WATER VOLLEYBALL continues on Monday, Wednesday, Friday 11:00am – noon and **** NEW TIME **** (because it's getting dark earlier) Thursday Evening 5:30 – 7:00pm

WATER VOLLEYBALL

There is quite an increased interest in Water Volleyball!! That being said, we are asking people to sign up to accommodate everyone returning to Sunnybrook (aka our "Snowbird" friends)

Please contact to Sign Up:

Linda Jones (727) 841-2329

Heather Jones (815) 955-1907

Our Captains and Co-Captains will decide when a full court is needed to safely have space to play.

DON'T FORGET TO WEAR A COVERUP WALKING TO AND FROM THE POOL

REMINDER: Coverups are required while walking through the Community. Thank you for your cooperation!!

POOL AREA ATTIRE:



WALKING THROUGH THE COMMUNITY ATTIRE:



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SUNNYBROOK ACTIVITIES NEWS



ACTIVITIES COMMITTEE UPDATE

Welcome VERONICA FORD and LINDA JONES who have taken over as our Sunnybrook Activities Coordinator!! Many thanks to Connie Musser who has been our Activities Coordinator for the past couple years!!

WE APPRECIATE YOU SO MUCH!!

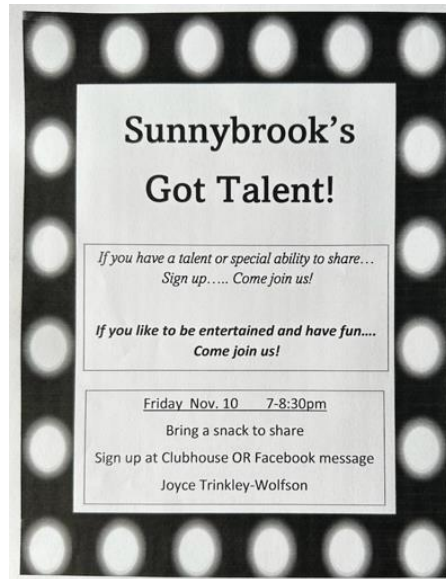
ACTIVITIES COMMITTEE MEETING

Sunday, November 12, 2023 at 12:30pm in the Clubhouse. The Event Calendar for 2023/2024 will be presented at that time!! ALL ARE WELCOME TO JOIN IN ON THE FUN AHEAD!!



DON'T FORGET TO SET YOUR CLOCKS BACK 1 HR. ON SUNDAY, NOVEMBER 5TH

OPEN MIC NIGHT



Sunnybrook's Got Talent!! (NO judges)

When: Friday, November 10, 2023
Time: 7:00 – 8:30pm

Our newest activity at Sunnybrook. This is like the concept of "Open Mic". If you have a special talent or ability, sign up to show it off! We just need to know your name, act, and amount of time you would like to have in the limelight. You can sign up at the clubhouse or Facebook message Joyce Trinkley-Wolfson.

If you like to be entertained and have fun, come be part of the audience!! Our first get together is Friday, November 10th and the plan is to do this every month on the second Friday of the month. Please bring a snack to share!! Hope to see lots of you there!!

Sign up at the Clubhouse or contact Joyce Trinkley-Wolfson via Facebook Messenger.

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DORIS' ANNUAL THANKSGIVING DINNER

It's almost time for Doris' DELICIOUS Annual Thanksgiving Dinner!!

When: Thursday, November 23, 2023
Time: Doors open at 4:00pm
Dinner is at 5:00pm
Cost: \$8.00

Get your tickets before bingo on Thursday, November 9th and Thursday, November 16th from 6:00 – 7:00pm
Or at the Clubhouse Saturday, November 18th from 10:00am – noon

There will be a sign up Sheet in the Clubhouse for helpers and volunteers.

Contact: Doris McLaughlin (816) 569-5050

NEW PORT RICHEY CLEAN-UP DAY SATURDAY, NOVEMBER 4, 2023 8:00AM – 5:00PM

Thank you Donna McKiness for letting us know about this!!

FALL NEIGHBORHOOD CLEAN-UP DAY

The City of New Port Richey will be hosting our Neighborhood Clean-Up Day Saturday, November 4, 2023 from 8:00 AM to 5:00 PM. This event allows residents of the City of New Port Richey to dispose of unwanted items in dumpsters rented by the City. Residents may take their unwanted items to either one of the two locations and properly dispose of those items.

Dumpsters will be placed at the following properties:

- **Frances Avenue Park off of Louisiana Avenue.**
- **The old River Road Church property at 6131 South River Road.**

Paper Shredding available at River Road location only

- Please limit to four (4) boxes per household.
- Nonworking, undamaged TVs and Computer Monitors/ Towers accepted at River Road location only

Residents may also contact the New Port Richey Public Works Department at (727) 841-4536 for additional information. Public Works Maintenance Personnel will inspect all vehicles prior to unloading. Driver's licenses showing proof of residency within the City Limits will be required.

**SAT. NOV. 4, 2023
8:00AM-5:00PM**

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**** NEW ****

**COME JOIN US IN THE CLUBHOUSE FOR
LINE DANCING**



LINE DANCING

WHEN: Mondays 7:00pm
COST: Free

Come join in on the fun and “boot scootin boogie” with your Sunnybrook neighbors!!

Just show up!!

Questions?? Reach out to Lori Eifler
(715) 323-1901

=====

Then on Tuesdays, you can practice your skills at **The Stockyard** (1916 US Highway 19 – Holiday) where they offer beginner Line Dance Classes starting at 7:30pm for \$6.00

Interested?? Reach out to Linda Jones
(727) 841-2329

SAVE THE DATE FOR THESE PLANNED ACTIVITIES

Hello Everyone!! The Holiday Season is quickly approaching!! That being said, watch for these upcoming activities!! Details to follow in the December Newsletter!!

Veronica Ford Linda Jones
(774) 633-0218 (727) 841-2329



DECEMBER ACTIVITIES

- ** Saturday, December 2nd
Snowman Craft
(see details on next page)
- ** Saturday, December 9th
Christmas Gala
(Catered dinner, Music by The Belaires)
- ** Friday, December 22nd
(Christmas Caroling around Sunnybrook followed by Hot Chocolate/Dessert at the Clubhouse)
- ** Sunday, December 31st
New Years Eve Party
(with DJ Francisco)



**TAI CHI
IS BACK**

Tai Chi is back at Sunnybrook!! Come join in the fun on Thursdays at 10:00am in the Clubhouse!! Wear comfortable clothes and bring a yoga mat (if you want, not mandatory)

Tai Chi is a great way to stay fit for all ages!

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SNOWMAN CRAFT

Come join Alma in the Clubhouse to make this adorable Snowman Craft!!

When: Saturday, December 2, 2023
Time: 11:00 - noon
Cost: \$5.00 (pay at the door)

RESERVATIONS REQUIRED!!

Watch for the Sign Up Sheet in the Clubhouse.
Reservations due by Monday, November 27, 2023.

Watch for other Crafting and Painting Activities!!
All are welcome!!
"Leave feeling like an ARTIST"

WHAT'S GOING ON AT SUNNYBROOK??

5 CROWNS: Wednesdays at 1:00pm
Saturday at 7:00pm (in the Clubhouse)

BINGO: Thursdays at 7:00pm

EUCHRE: Fridays at 1:00pm (in the Clubhouse)
Just show up

LINE DANCING: **** NEW **** Mondays 7:00pm
(in the Clubhouse)

TAI CHI: Thursdays 10:00am (in the Clubhouse)

TENNIS: Sundays 10:00am
Tuesdays and Fridays 6:00pm
(Year-Round)

Learn Tennis Wednesday 11:00am
(contact Laura Baker (802) 598-1549)

TEXAS HOLD 'EM: Sunday at 2:00pm
Wednesday and Saturday
at 6:00pm
(Year-Round)

WALKING AND HIIT EXERCISE (CLUBHOUSE):
Monday, Wednesday, Friday 10:00am (Year-Round)

WATER AEROBICS AND VOLLEYBALL
(Year-Round Weather Permitting)

AEROBICS: Monday, Wednesday, Friday
10:00am
****NEW TIME**** Tuesday Evening 6:00 - 7:00pm

VOLLEYBALL: Monday, Wednesday, Friday
11:00am – 12:30pm
****NEW TIME**** Thursdays 5:30 – 7:00pm

WEDNESDAY DINNERS: Wednesdays 4:00pm
** NOTE: Reservations are required **
(see schedule on next page)

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NOVEMBER "WEDNESDAY DINNER" SCHEDULE



NOVEMBER DINNER SCHEDULE

WED Nov. 1 st	Bob Evans 9115 U S Port Richey, FL	4:00 PM
WED Nov 8 th	Central Park 7657 S R 54 New Port Richey, FL	4:00 PM
WED. Nov. 15 th	Country Inn Pizza 6205 U.S.19 New Port Richey, FL	4:00 PM
WED. Nov. 22 nd	NO DINNER	
WED. Nov. 29 th	Flamestone 10900 SR 54 Trinity, FL	4:00 PM

Please Call Carol Davis at 727-848-8811 if you plan to attend.

Your response is needed on the day before by "NOON" Reservations are required.



Call Carol Davis at (727) 848-8811 if you plan to attend. Reservations are required and are needed the day before by NOON.



2024 8 BALL EARLY SIGN UP

If you are interested in playing 8 Ball next year, there is a Sign Up Sheet on the Bulletin Board in the Clubhouse.



TIME TO GET READY FOR 2024 BOCCE!!

THINGS TO DO NOW

Contact Jerry Realmuto (631) 793-4404 if

- ** you played last year but are NOT playing this year
- ** if you are signing up individually and want to pair up on a team with someone

DATES TO REMEMBER / WATCH FOR

- ** You must sign up no later than January 6th
- ** Teams will be drawn the first week of January

MARK YOUR CALENDARS

- ** There will be a Captains Meeting on Monday, January 8, 2024 at 3:30pm followed by an All Players Meeting at 4:30pm

New players are always welcome!! Prior experience isn't necessary (and we'd be happy to show you how to play before the league starts if that is holding you back from signing up) It's a fun sport with a GREAT group of neighbors!!

Our Bocce League is run by Jerry & Schelli Realmuto and Darwyn & Connie Rigel. If you are interested in playing, contact Schelli Realmuto at (585) 703-5752.