

SUNNYBROOK NEWSLETTER - DECEMBER 2023



GREETINGS FROM THE BOARD

Greetings Sunnybrook residents, my how time flies when you're having fun!! December is here, and as the holidays approach, and 2023 comes to a close, the Board of Directors would like to wish every one of you a safe, healthy, and happy holiday.

We'd like to thank all the residents for keeping Sunnybrook the safe, clean, peaceful place that we love. A special shout out to all the volunteers that put in lots of time and effort this year to keep Sunnybrook active and entertaining. We are truly grateful, and you're appreciated more than you know!!

We hope the Sunnybrook residents will come together and participate in some of the holiday activities listed on the calendar and help spread some holiday cheer!!

May you and your family have a Merry Christmas and a fantastic New Year!!

SUNNYBROOK BOARD OF DIRECTORS

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



DECEMBER BOARD OF DIRECTORS MEETING

Wednesday, December 27, 2023 at 1:30pm

All community members are always welcome!!

HIGHLIGHTS FROM THE NOVEMBER 29, 2023 BOARD/BUDGET MEETING

2024 BUDGET UPDATE

The 2024 Sunnybrook Budget was approved at the November 29, 2023 meeting. Thank you everyone for your comments and questions as we finalized the budget.

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. Additionally, decorations should not be placed where they will interfere with lawn and landscaping maintenance. Thank you for your corporation.



KEY FOBs FOR CLUBHOUSE AND POOL AREA UPDATE

The Key Fob System has been installed on the clubhouse doors and the 2 pool gates and was activated on November 1, 2023.

Residents arriving for the winter (aka "Snowbirds") will be able to sign off and get their key fob from the community office.

Key Fobs will be issued:

Monday, Wednesday and Friday
from 8 am -1 pm

CONTINUED ON NEXT PAGE

SUNNYBROOK NEWSLETTER - DECEMBER 2023



KEY FOB REMINDERS

- one key fob is issued per unit
- you keep your current amenity key – it can be used at pedestrian gates at front and back entrances
- 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.
- Key fobs will be issued to unit owners (renters will need written permission from the unit owner 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)

INTENT TO RUN FOR THE 2024 BOARD OF DIRECTORS

The "Intent to Run for the Board of Directors" forms are being mailed out to residents on December 1st. Applicants are allowed to submit a one-page resume on why you think you'd be a good Board Member.

Good luck to all who are interested.

Residents should pay attention to the deadline for submission date as it is not flexible.

IMPORTANT COMMUNITY UPDATE

Units in Phases 1, 2, 3, 4, 5, 7, 8 have restrictions on them including a requirement to own a unit for 2 years before renting it, and no more than 20% of units in any one phase being rented at any given time. In December of 2023, Phases 6, 9, 10, 11 will be given the opportunity to pass these restrictions as well. This would make restrictions in all phases basically the same.

Residents in these phases will receive a proxy and will be notified of a special meeting for residents in these phases only. At that meeting, the voting deadline will be extended for 90 days, ensuring everyone has an opportunity to get their proxy turned in.

Thanks to everyone's participation with the voting and amendment changes this year, the residents - and the Association as a whole - have achieved some great results!! Keep up the good work!!



WAYS TO KEEP IN TOUCH WHILE YOU'RE AWAY

FACEBOOK

Sunnybrook Community Neighborhood Page
Sunnybrook Marketplace

SUNNYBROOK WEBSITE

Sunnybrooknpr.com

SUNNYBROOK NEWSLETTER - DECEMBER 2023



PROPERTY MANAGER UPDATES



AFTER HOURS EMERGENCIES

Please call the following number AFTER HOURS
(after 3:30pm Monday - Friday and on the weekends)
FOR EMERGENCIES ONLY

(727) 859-9734

EMERGENCIES consist of the following:

WATER – FIRE – ELECTRIC

(1) WATER

CALL AFTER HOURS FOR:

Broken pipe under the floor, in the wall, in the ceiling or upon the Community grounds only.
This does not include sprinkler issues.

DO NOT CALL AFTER HOURS FOR:

Leaks having anything to do with -

- Leaks under your sinks
- Leaks from or around your toilets
- Issues with your drains or washing machine drains

These plumbing issues are your responsibility and you will need to call a plumber directly.

(2) FIRE

Your first call should be to the fire department
(CALL 911)

Then call the emergency call number to report the fire.

(3) ELECTRIC/ELECTRIC OUTAGE

Electric Outages should be reported to Duke Energy. Also, do not call the office to see when the electric will be back on – your inquiries should be directed to Duke Energy.

DO NOT ... Call the Maintenance Personnel directly after hours. They are dispatched through an answering service and will be dispatched based on whomever is “On Call” at that time. If you call Maintenance Personnel directly, they will notify you to call the emergency number.

DO NOT ... Call the After-Hours number if you get locked out of your condo unit. In this instance, the emergency number will instruct you to call a locksmith. Consider giving your neighbor an emergency key or use a “Hide A Key”

OTHER NON-EMERGENCIES ...

- The gate being stuck in the open position is not an emergency.
- Noise complaints are not an emergency.
- Neighbor disputes are not an emergency. Sunnybrook does not get involved in neighbor disputes – if you are unable to resolve your neighbor issue, please contact law enforcement.
- Solicitation and other violations are not an emergency – notify the appropriate agency that handles those issues.

SUNNYBROOK NEWSLETTER - DECEMBER 2023



Thank you everyone for your patience as we continue to work on Compliance Related Notifications. On April 3, 2023, Sunnybrook owners were notified by letter from the Sunnybrook Condominium Association, Inc. that it had been called to the attention of the current Board of Directors that there may have been some laxity over the years in the enforcement of the Community's use restrictions by prior boards. The letter served as notice to all owners that effective immediately (and going forward) that the use restrictions for Sunnybrook Condominium – XI would be uniformly enforced by the Association.

Please be assured that no one is "being singled out" If you received a Compliance Letter but feel your neighbor's "issues" are not being addressed – it's just a timing matter. All compliance issues are being addressed or are on a schedule to be addressed. This is a major undertaking and again, we thank you for your patience.

Anyone that has questions about THEIR compliance issues can call the office to discuss the matter. Board President, Ron Maldonado has also offered to answer any questions as well.



REMINDER: Coverups are required while walking to and from the pool. Thank you for your cooperation.



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



"SCOOP THE POOP"

Be a RESPONSIBLE PET OWNER and a GOOD NEIGHBOR and clean up after your pets!! No one likes having to dodge dog poop (or heaven forbid STEP IN IT and ruin your footwear)

Let's do better Sunnybrook!!



SUNNYBROOK NEWSLETTER - DECEMBER 2023



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

ATTENTION SMOKERS: Be a RESPONSIBLE SMOKER and a GOOD NEIGHBOR and properly dispose of your cigarette butts!!

#Sunnybrook Is Not An Ashtray



Remember this acronym
FOG

FOG = Fats, Oils, Grease

Please do not pour fats/oil/grease down the sink drain as this can adversely affect multiple unit's drains.



2024 Pickleball will be starting up Tuesday, January 2nd 2024 with the following schedule:

Sunday evenings 6:00pm

Tuesday-Wednesday-

Thursday-Saturday 9:00am

Pickleball is being played now too!! Stop down or give your friends a call to play!!

**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
- ** No "Back In" Parking
(this continues to be a problem)
- ** Come to a COMPLETE STOP at Stop Signs
(this continues to be a problem)

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.

SUNNYBROOK NEWSLETTER - DECEMBER 2023



POOL NEWS



REMINDER: Music is not allowed at the pool unless it's a "Special Activity"
And not talking on **SPEAKER PHONE** at the pool is greatly appreciated as well.

WATER VOLLEYBALL SIGN UP REMINDER

With the increased interest in Water Volleyball, we are asking people to sign up to accommodate everyone returning to Sunnybrook for the winter.

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.

FALL VOLLEYBALL PLAYOFFS



We will be having our Fall Volleyball Playoffs on Saturday, December 16, 2023 beginning at 2:00pm until 4:00pm.

Please come to cheer us on and to enjoy watching our antics in the pool!!



When: Tuesday, December 5, 2023
Time: 6:30pm

There is a Sign-Up Sheet in the Clubhouse
Questions?? Reach out to Tom Jones

WATER AEROBICS continues on Monday, Wednesday, Friday at 10:00 – 11:00am

WATER VOLLEYBALL continues on Monday, Wednesday, Friday 11:00am – noon and Thursday Evening 5:00 – 6:30pm



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.

SUNNYBROOK NEWSLETTER - DECEMBER 2023



ACTIVITIES COMMITTEE NEWS

REQUEST

** CLUB HOUSE USE REQUESTS **

Per the Board of Directors: Effective December 1, 2023, any gatherings or events that require use of the Clubhouse and that are not currently on the event calendar will be coordinated thru the Co-Chairs of the Activity Committee.

Here is the process:

- Submit your request to the Activity Committee (or to the office for forwarding to the Activity Committee)
- The Event Calendar will be reviewed for availability
- If available, the Board will review/approve the request
- The Activity Committee will notify you of the approval/denial

A one-week notice is appreciated and the Activity Committee will do everything possible to get your activity on the calendar.

We are excited to see the various activities that have developed here at Sunnybrook – especially those that require use of our Clubhouse!! We have 3 separate spaces that can be utilized simultaneously:

- Front Lobby (where the glass top tables are)
- Main/Bingo Hall Area
- Back Room (where the pool tables are)

Exceptions include Bingo (which uses the Front + Main Area) and Special Events/Parties that often use more than one area at once.



DECEMBER ACTIVITIES

We have a lot of fun activities planned this month!!

- Christmas Snow Man Craft (Saturday, December 2nd)
- Euchere Tournament (Tuesday, December 5th)
- “Sunnybrook’s Got Talent” Holiday Sing Along (Friday, December 8th)
- Christmas Gala (Saturday, December 9th)
- Christmas Caroling (Friday, December 22nd)
- New Year’s Eve Party (Sunday, December 31st)



JANUARY “LOOK AHEAD”

Watch next month’s newsletter for information on these fun events!! SAVE THE DATE(S)!!

- Chili Hoe Down (Saturday, January 13th)
- Galvin’s Annual Pancake Breakfast (Saturday, January 27th)

CONTINUED ON NEXT PAGE

SUNNYBROOK NEWSLETTER - DECEMBER 2023



We look forward to spending time with our Sunnybrook friends!! Come join in on the fun!! Thank you to the other countless volunteers who help plan and coordinate our Sunnybrook Activities – WE APPRECIATE YOU!!

SUNNYBROOK ACTIVITY COMMITTEE CHAIRPERSONS

Veronica Ford
(774) 633-0218

Linda Jones
(727) 841-2329

ACTIVITIES COMMITTEE MEETING

Sunday, December 3, 2023 at 11:00am in the Clubhouse.

ALL ARE WELCOME TO JOIN IN ON THE FUN AHEAD!!

CHRISTMAS GALA

When: Saturday, December 9, 2023
Time: 5:30 – 6:30pm (Dinner)
7:00 – 10:00pm (Dancing)

It's time for our annual Christmas Gala!! This year music will be provided by "The Belaires"



Sunnybrook's Got Talent Holiday Sing Along

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

This month's "Open Mic Night" will be a Holiday Sing Along!! Come join us in the Clubhouse (back room) to get into the holiday spirit!!

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.



DIANE NIELSEN'S CHRISTMAS CAROLING

When: Friday, December 22, 2023
Time: 6:00pm

Meet up at the Clubhouse for Christmas Caroling thru Sunnybrook!! Hot cocoa and Refreshments will be served afterwards!!

SUNNYBROOK NEWSLETTER - DECEMBER 2023



When: Sunday, December 31, 2023
Time: 9:00pm - ??
Entertainment: DJ Francisco
Cost: \$8.00

Light beverages will be supplied
And ... noise makers too!!

See Sign-Up Sheet in the Clubhouse

**** PLEASE BRING AN HORS D'OEUVRES TO SHARE ****



ATTENTION SUNNYBROOK GOLFERS!!

It's time to sign up for the Golf League again!!

We will begin playing as a group (either 9 or 18 holes) at the Challenger Course at Seven Springs starting Tuesday, January 9, 2024. Tee Times being at 8:40am for men or women. Rounds are \$22 for 18 holes and include carts.

Register by contacting Bill Domm at (585) 703-6315 or sign up in the Clubhouse (12/15/2023)



Sunnybrook's newest activity is a BIG HIT!!
Come join in on the fun and "boot scootin boogie" with your Sunnybrook neighbors!!

WHEN: Mondays 7:00pm
Just show up!!

Questions?? Contact Linda Jones
(727) 841-2329



LOOK AT ALL THESE HAPPY DANCERS!!

PS Apparently Line Dancing is a good way to get in shape for the Golf League

[Conversation captured from the Facebook Page]

FUTURE DANCER "This going to help your golf game?"

LINE DANCER "You betcha"

**You heard it here first!!
(Well ... actually first after Facebook)**

SUNNYBROOK NEWSLETTER - DECEMBER 2023



IT'S ALMOST TIME FOR 2024 BOCCE!!

THINGS TO DO NOW

Contact Jerry Realmuto (631) 793-4404 if you want to sign up.

MARK YOUR CALENDARS

- **SIGN UP** NO LATER THAN
Saturday, January 6, 2024
- **CAPTAIN'S MEETING**
Monday, January 8, 2024 at 3:30pm
- **ALL-PLAYERS MEETING**
Monday, January 8, 2024 at 5:00pm

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!!

A MESSAGE FROM OUR BOCCE CHAIR-PERSONS

We're getting ready for another fun filled season of Bocce here at Sunnybrook!! Schelli and I - along with Connie and Darwyn - have taken the reins and will attempt to match or better the standards set by the previous chairpersons.

In that vein, we have worked with Jim McGrath and Ron Maldonado to improve the court by adding a cement pad to the west (pond) side of the pool. This will give us a safer place to walk and give us the ability to double our seating capacity. (More on that shortly).

Also, Doris McLaughlin and Nancy Maki are sponsoring another 16' bench in memory of their husbands for the far side of the court where the players sit. Thank you, Doris and Nancy!!

We need benches, umbrellas and umbrella stands for the new area. We are asking for you to consider sponsoring a bench. Individuals or 2 or more people chipping in together approximately \$500 for each bench. We will memorialize your contribution with a plaque on the bench similar to the ones present today. The first bench is being sponsored by me and my cousin, Frank Sammartano, as a memorial to our fathers.

If you like that idea, but that's too expensive, then there's another option. For a \$100 contribution we will add a plaque for you on a bench that hasn't been sponsored.

Contributions go directly towards funding bocce activities so please give this some serious consideration.

There's a possibility that we will ask for a one time additional \$10 per player to cover these improvements. Hopefully we will get enough sponsorship and not have to do that.

There will also be some changes to the format which we'll go over with the Captains on the 8th and then if you have questions, we can discuss at the All-Players meeting.

Right now, we have 108 people signed up to play this year. That number gives us 18 teams. Unless we get to 120, everyone beyond 108 will be put on a waiting list to take the place of anyone dropping out. We all know that things come up all the time and for one reason or another people who want to play won't be able to.

SUNNYBROOK NEWSLETTER - DECEMBER 2023



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: 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

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

WEDNESDAY DINNERS: Wednesdays 4:00pm
** NOTE: Reservations are required **



"WEDNESDAY DINNER" SCHEDULE

DECEMBER DINNER SCHEDULE

WED Dec. 6 TH	The Social 5650 Main St. New Port Richey, FL	5:00 PM (Note time)
WED Dec. 13 TH	Out Back Steakhouse 10860 SR 54 Trinity, FL	4:00 PM
WED. Dec. 20 TH	Lucky Dill 33180 U.S.19 Palm, Harbor FL	4:00 PM
WED. Dec. 27 TH	Red Lobster 8909 U S Hwy 19 Port Richey, FL	4:00 PM

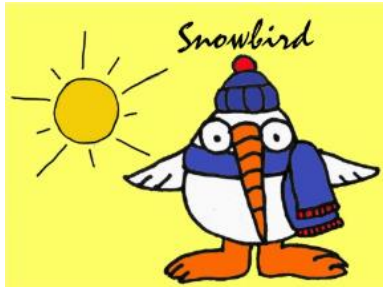


Call Carol Davis at (727) 848-8811 if you plan to attend. Reservations are required and are needed the day before by NOON.

SUNNYBROOK NEWSLETTER - DECEMBER 2023



WATCH FOR THESE ACTIVITIES/LEAGUES STARTING BACK UP IN JANUARY



Hurry back, Snowbirds!! We're awaiting your arrival to start these activities back up in January!!



8 BALL



BOCCE



BOWLING



CORN HOLE



GAME NIGHT



GOLF



MAHJONG



PICKLEBALL