



# SUNNYBROOK NEWSLETTER MARCH 2025

## GREETINGS FROM THE BOARD

Greetings Sunnybrook residents! The new 2025 Board would like to thank everyone that attended the Annual Meeting and participated in the voting process. We have a great Team of Board members, and we went right to work.

We've created a new Property Manager / Office structure to ensure the needs of the residents, and the property will continue to be met. Not only have 6 of the Board members already completed their 4 hour certification requirement, we've been working on many other items that include: Identification tags for water shutoffs, renewing CDs at the banks, collecting proxies to roll over the 2024 surplus funds, planning updates for the clubhouse, researching new lighting for the pickleball courts, and we appointed Connie Musser to fill the vacancy on the Board created by Barry Motta's resignation.

Regarding the maintenance of the property, Jesse Burkhart is a great asset to the Sunnybrook community and has been doing an exceptional job using his skillset to care for the property and its residents. Therefore, it is our pleasure to announce that Jesse Burkhart has been promoted to Maintenance Supervisor. Please join us in congratulating Jesse on his well-deserved promotion.

On behalf of the Board of Directors and the residents of Sunnybrook we'd like to extend our appreciation to Jim McGrath for all he did for the community and its residents. He accomplished so much in the short time he was here, and we appreciate his hard work and dedication to Sunnybrook. You'll certainly be missed in the office!

Stay cool and we'll see you at the pool!

### SUNNYBROOK 2025 BOARD OF DIRECTORS

Ron Maldonado President <i>Ron Maldonado</i>	Abel Gallegos Vice President <i>Abel Gallegos</i>	
Linda Jones Treasurer <i>Linda Jones</i>	Annie Olsen Secretary <i>Annie Olsen</i>	
Larry Jett Director <i>Larry Jett</i>	Jerry Realmuto Director <i>Jerry Realmuto</i>	Connie Musser Director <i>Connie Musser</i>



## WELCOME CONNIE MUSSER

Connie Musser has joined the 2025 Board of Directors filling the vacancy left by Barry Motta who resigned from the Board in January. As Connie had the next largest number of votes from the election, she was appointed – and voted in - at the February 26, 2025 Board Meeting.



## SUNNYBROOK NEWSLETTER MARCH 2025



### GET YOUR PROXY VOTES IN

The proxy vote to roll over excess funds that we didn't use from the 2024 budget has been extended until April 30, 2025 as we didn't have a quorum at the January 29<sup>th</sup> meeting.

As a reminder, it is necessary for the association members to vote to roll these funds over. Sunnybrook is a 'not for profit' and if we don't agree to roll over the funds we'll have to pay taxes on this gain.



### FRIENDLY REMINDER

REMINDER: All maintenance requests, should be submitted on a Work Order either on the Sunnybrook Portal or in person at the office. Please do not disturb the Maintenance Workers while they are working.

**Thank you for your cooperation.**

### COMMUNITY MANAGER UPDATES

### HAVE YOU SEEN THE NEW TV'S IN THE CLUBHOUSE???



Thank you to the Board for the new TV's in the clubhouse!! What a GREAT addition!! We've used them already for Bingo (now we can all see the numbers that are called).

The future use possibilities are endless too .... meetings, Trivia Nights, Super Bowl Watch Party, movie nights etc.



**JIM  
MCGRATH**

### THANK YOU FOR ALL YOU'VE DONE!!

We'd like to wish Jim McGrath very best and a successful new career. Jim accomplished MANY positive things for our community and its Processes during his term as the Licensed Community Association Manager at Sunnybrook and for that we are forever grateful!

Thank you, Jim, for staying on through the month of February to ensure a smooth transition. Although Jim will no longer be in the Sunnybrook office, it's wonderful to know that Sunnybrook is Jims's home, and we'll still get to see him out and about the community.



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LET'S BE A GOOD NEIGHBOR ...



**NEW OFFICE HOURS  
ARE  
9:00 AM – 1:30 PM**

The office will be staffed from 9:00am – 1:30pm Monday thru Friday. Bob Sneve will be in the office Monday – Wednesday – Fridays and Kyle Prichard (Coastal Management) will be in the office Tuesday and Thursdays. You may find a Property Manager in the office outside of these hours, but please plan on these hours for any help you may need from the office.



**STOP**

Speeding

**COME TO A COMPLETE STOP**

at stop signs

**OBEY PARKING RULES**

No back in parking



**CONGRATULATIONS** to Jesse Burkhart on his promotion to Maintenance Supervisor!! Jesse will be leading our maintenance staff as they continue to meticulously care for our Sunnybrook Community!!

**Let's all wish Jesse well in his new position!!**



**WALKERS**

Be mindful of the vehicles around you

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## SUNNYBROOK NEWSLETTER MARCH 2025



### STOP

Leaving trash (or “treasures”) outside of the dumpsters

**BREAK DOWN**  
your cardboard boxes



### PET OWNERS

Clean up after your pets  
Pets must be on a leash

**NO** pets in the clubhouse  
(including carrying them in)

**NO** “dog runs/cables” allowed



### REMIND YOUR GUESTS

of our Sunnybrook Rules as well

**Yes, these reminders have been included in the last several newsletters (because they are still on-going problems)**

## 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

- Broken pipe under the floor, in the wall, in the ceiling or upon the Community grounds only (this does not include sprinkler issues)

#### FIRE

- Call the fire department (CALL 911)
- Then call the emergency call number to report the fire

#### ELECTRIC/ELECTRIC OUTAGE

- Should be reported to Duke Energy

## DO NOT CALL THE MAINTENANCE WORKERS DIRECTLY

Also, if you see something AFTER HOURS that is not supposed to be happening, you need to call the proper authorities:

- Suspicious Activity
- Unauthorized Dumping (folks using the dumpster that shouldn't be)
- Soliciting

**DO NOT** call the Emergency Number and **DO NOT** “flag down” or call the maintenance workers with these issues. These types of issues should be handled on your own – as you would if you were living in your own single-family home.



## SUNNYBROOK NEWSLETTER MARCH 2025



### Board Meeting

#### MARCH 2025 BOARD MEETING

Wednesday, March 26, 2025 7:00pm

All community members are always welcome!!

#### CAN'T ATTEND IN PERSON??

Meetings are available via Zoom. If you would like to be added to the "Invitation List", please send an email to: [sunnybrookadmin@gmail.com](mailto:sunnybrookadmin@gmail.com)

### SUNNYBROOK ACTIVITIES UPDATES



Want to schedule an event in the Clubhouse??

Submit your request to the Linda Jones or to the office for forwarding to the Activity Committee. A one-week notice is appreciated.

**THANK YOU** to the countless volunteers who help plan and coordinate our Sunnybrook Activities - **WE APPRECIATE YOU !!**



#### SUNNYBROOK WEBSITE and PORTAL LOGIN

[Sunnybrooknpr.com](http://Sunnybrooknpr.com)

#### FACEBOOK

Sunnybrook Community Neighborhood Page  
Sunnybrook Marketplace



### APRIL "LOOK AHEAD"

Watch next month's newsletter for information on these fun events!! SAVE THE DATES!!

- Trivia  
April 4, 2025
- Italian Dinner  
April 12, 2025
- Euchre Tournament  
April 15, 2025

We look forward to spending time with our Sunnybrook friends!! Come join in on the fun!!

SUNNYBROOK ACTIVITY COMMITTEE CHAIRPERSON

Stephanie Georgie  
(347) 229-5504

# MARCH

## SUNNYBROOK NEWSLETTER MARCH 2025

### PANCAKE BREAKFAST

Continuing with the tradition started by Phyllis and Bob Galvin, we held our annual Pancake Breakfast on Saturday, February 15, 2025. We featured yummy blueberry, chocolate chip or regular pancakes this year. A great time was had by all!!



A big "shout out" to our chefs, servers and cleanup crew for their help that day (including Eva and Dave who scooted out before this picture was taken)



### IN EUCHRE NEWS

We play Euchre on Fridays from 1:00 – 3:00pm  
Come join in on the fun!!

### EUCHRE TOURNAMENT



Tom Jones  
Euchre Tournament



Sunnybrook clubhouse  
6516 Tina Dr  
New Port Richey



STARTS AT  
6:30



MARCH  
18th, 2025

PLEASE CALL JODY WITH ANY QUESTIONS

727-272-5353

**WHEN:** Tuesday March 18, 2025  
(and every 3<sup>rd</sup> Tuesday)

**TIME:** 6:30pm

**COST:** \$7.00 (pay at the door)

**QUESTIONS??** Contact Jody Reynolds

# MARCH

## SUNNYBROOK NEWSLETTER MARCH 2025

### COME PLAY DARTS



**TUESDAYS  
AT 2:00PM**

REMINDER .... We play DARTS on Tuesdays at 2:00pm!! It's A LOT of fun (look at all these smiling dart players)!! New players are welcome!! Come give it a try!!

### REMINDER

Daylight Saving Time begins  
Sunday, March 9, 2025



**SPRING FORWARD**  
Turn your clocks ahead

### TRIVIA

#### TRIVIA NIGHTS!!

**WHEN:** Friday, March 7 and 21, 2025

**TIME:** 6:30pm

**COST:** \$1.00

You asked for MORE Trivia Nights and we heard you!! Come join us for **TRIVIA NIGHT** at Sunnybrook!! Come by yourself, with a friend or with an entire team (max 8 per team) and test your knowledge on a variety of topics against your Sunnybrook neighbors!! We hope to see you there!!

We'll have popcorn at the tables.  
Feel free to bring a snack to share.  
Bring your own drinks if you'd like.

**QUESTIONS??** Contact Schelli Realmuto  
(585) 703-5752

**Sign Up is not required. Just show up!!**



### BOWLING IS BACK!!!

**WHEN:** Thursdays **TIME:** 1:00 pm

**WHERE:** Meet at Lane Glo Bowling  
8631 Old State Route 54

No need to sign up .... just show up  
Beginners are welcome!!



# SUNNYBROOK NEWSLETTER MARCH 2025

## 2025 PICKLEBALL LEAGUE

### PICKLEBALL DATES/TIMES:

Tuesday, Wednesday, Saturday	9:00am
Thursday, Sunday	5:00pm



### “PICKLE-FEST”

### MARCH PICKLEBALL TOURNAMENT

The Sunnybrook March Pickleball Tournament will be held the weekend of March 15, 2025. Players will be divided into A, B and C Divisions.

#### SATURDAY. MARCH 15, 2025

Preliminary Rounds for A, B and C Players  
Starting at 9:00am

#### SUNDAY. MARCH 16, 2025

Final Rounds for all  
Starting at 10:00am  
with the Luncheon to follow

**REMINDER:** The Pickleball Tournament is for Sunnybrook residents only.

All are welcome to attend the luncheon.  
Cost is \$5 and must be prepaid by  
March 10, 2025 so we have a headcount.

#### QUESTIONS??

Contact Jerry Realmuto at (631) 793-4404

## 2025 BOCCE PLAYOFFS



It’s time for the Bocce Grand Championship Game(s) and the Men vs Women Tournament!!

### BOCCE PLAYOFFS

Friday, March 14, 2025 at 10:00am

### BOCCE GRAND CHAMPIONSHIP

Monday, March 17, 2025 at 10:00am

### MEN vs WOMEN TOURNAMENT and LUNCHEON

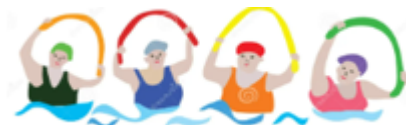
Monday, March 24, 2025 at 9:30am  
with the Luncheon to follow

All are welcome to attend the luncheon.  
Cost is \$10 and must be prepaid by  
March 17, 2025 so we have a headcount.

#### QUESTIONS??

Contact Jerry Realmuto at (631) 793-4404

## WATER AEROBICS



Thursdays  
11:00 am – noon



# SUNNYBROOK NEWSLETTER MARCH 2025

## POOL NEWS / REMINDERS

### WATER VOLLEYBALL



Mondays, Wednesdays, Fridays  
11:00am – 12:30pm

Thursday Evening  
5:00 - 6:30pm

**COME JOIN THE FUN!!**

#### “SHORTIES”

Joe Rizzuto  
(Captain)

#### “TEAM V”

Randy West  
(Captain)

Val Baumgarten (Co-Captain)	Scott Scheitel (Co-Captain)	Veronica Ford (Co-Captain)
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ALL EXISTING RULES APPLY!!

## SUMMARY OF SUNNYBROOK ACTIVITIES AS OF MARCH 2025

**5 CROWNS:** Wednesdays at 1:00pm  
Saturdays at 6:00pm **(NEW TIME)**

**8 BALL:** Practice: Mondays at 6:00pm  
Games: Tuesdays at 6:00pm

**BINGO:** Thursdays 7:00pm (Clubhouse)

**BOCCE** Games start Mondays at 10:00am

**BOWLING:** Thursdays 1:00pm  
Lane Glo – 8631 Old Route 54  
**(just show up)**

**DARTS:** Tuesdays at 2:00pm

**EUCHRE:** Fridays 1:00 – 3:00pm

**EUCHRE TOURNAMENTS:** 3<sup>rd</sup> Tuesdays

**GAME NIGHT:** Tuesdays at 7:00pm  
**(EXCEPT 3<sup>rd</sup> Tuesdays)**

**LINE DANCING:** Mondays at 7:00pm

**MAHJONG:** Mondays at 6:00pm

**PICKLEBALL:** Saturday 9:00am  
Wed-Sunday 5:00pm

**PUSH RUMMY:** Tuesdays at 6:00pm

**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)

**(CONT'D ON NEXT PAGE)**



### POOL RELATED REMINDERS:

- \*\* Smoking is NOT allowed in the pool area (inside the fence)
- \*\* Music is not allowed at the pool unless it's a “Special Activity”
- \*\* Wear a cover up to and from the pool
- \*\* Residents are responsible for their guests that are enjoying the pool



# SUNNYBROOK NEWSLETTER MARCH 2025

## SUMMARY OF SUNNYBROOK ACTIVITIES AS OF MARCH 2025 (CONT'D)

**TRIVIA:** Friday, March 7<sup>th</sup> and 21<sup>st</sup> at 6:30pm

**WALKING AND**

**HIIT EXERCISE (CLUBHOUSE):** Weekdays 10:00am (Year-Round) **NEW DAYS ADDED!!**

**WATER AEROBICS:** Tues-Thurs 11:00am - noon

**WATER VOLLEYBALL:** Monday-Wednesday and Friday 11:00am – 12:30pm  
Thursday Evening 5:00 – 6:30pm

### SUNCOAST BROADWAY DINNER THEATRE

Once again, Ilana will be arranging for Group Tickets for several shows in 2025. There are sign up sheets in the clubhouse for:



Waitress  
March 7 – April 6, 2025



My Fair Lady  
April 18 – May 18, 2025

Any questions, contact Ilana at (714) 269-8899

**NOTE: This is a private activity, not a Sunnybrook sponsored activity**