



T.V.H.O.A.

35<sup>th</sup> ANNIVERSARY

MARCH 27, 1979

MARCH 27, 2014

TIPPECANOE VILLAGE

*Tippecanoe Village Homeowners Association of Zephyrhills, FL, Inc.*

A Florida Not-For-Profit Corporation

Under Chapter 617, Florida Statutes and Homeowner's Association,

Under Chapter 720, Florida Statutes.

Located in Pasco County, Florida

## 2004

The summer and fall of 2004 brought three hurricanes to our park: Charlie, Francis, and Jeanne. Damage was significant to numerous homes. One home had the entire roof ripped off. Flooding was severe with wellheads under water for several weeks requiring us to boil water to use. It was suspected the county would require us to connect to their system, so priority was given to correct the situation. Water infiltrated our sewer system requiring repair. Part of Carnation Lane road broke up because of water pressure underneath it. Damage to the roofs of the Clubhouse and office required replacement of both.

Many or most of these problems were severe enough that repairs carried over into 2005. This description will continue then.

During the "Charlie" storm, motels were full north past Ocala. Many park residents stayed with relatives or friends, while a few stayed here in the park. Luckily, the worst of the storm missed us.

Park Beautification was the mission of the Board for 2004. Summer residents took on much of the tasks. The front entrance was upgraded, remaining overgrown shrubbery was replaced by low maintenance plants and flowers. New signs, flag poles, and a new directory sign box were purchased. Karen Bavier spearheaded the effort.

The Michigan Reunion was held at Mt. Pleasant, Michigan on July 22.

The Tampa Tribune was sold in the Park during 2004 by the Rec Club, as a money making project.

Wanda Stevens lead the attack to have Bohannon Road paved due to the heavy dust. It was finally covered with milled stock after long delays. It helped.

Blue Bag recycle was started in the Park on April 2, 2004

In 2004, Get Well Cards were sent to all nursing home residents from the Park.

The Quilt Bazaar, on Nov 13, was a huge success.

The 25<sup>th</sup> Anniversary Celebration, Sunday, March 14, 2004 was held as a catered dinner with bar and snacks at 2:30 pm, followed by dinner, then entertainment. Dancing rounded out the evening. Cost was \$10.00 and 80 were in attendance, including 15 charter members.

New Residents in the Park in 2004:

Fred & Joanne Carter	Charles Payne	Donald & Linda Tracey
Ruth & Leslie Sourlock	Larry & Genevieve Kilbourn	Michael & Shirley Salhaney
Frank & Dorothy Donnelson	Kenneth & Dolores Vencak	Olen & Deanna Herring
John & Donna Gagliolo	Paul & Margaret Kirchner	Geraldine Thomas
Ray & Lois Norris	Frances Atherton & Joseph Dube	

## 2005

High expense repairing all the 2004 hurricanes' expenses caused an increase in monthly fee of \$3.00 raising it to \$50. In addition, the road repair and repaving was paid for by a \$400 assessment.

The list of storm damage grew as more discoveries were made. For instant, now there were: the decking around the pool and hot tub were required; new sound system required after storm destroyed the old one; and as reported earlier, new roofs on clubhouse and office. The well plant was enclosed with a 2 foot wall, concrete floor, and sump pump to protect the future flooding.

Damage to the pool was extensive. Determined leaks under the pool were causing expensive propane usage as the pools was heated with propane. So the pool was drained, probed to find and repair leaks, then the entire pool and area were resurfaced, as the carpeting that was around the pool was not allowed by the state and county. The propane was also changed to electric to save money.

If all this wasn't enough, the county required the water system to have electrical backups, so a generator was purchased and installed near the well house.

A huge sigh of relief was heard as everyone looked forward to 2006!

The Lily Lane development project was completed in March 2005. The project was started in 2002, and was completed at a cost of \$16,884. That included engineering services, permits, sewer line hookups, electric services, etc. Three lots were sold.

Four couples celebrated 50 years of marriage at this year's Anniversary Tea. They are:  
Ed & Priscilla Hale, James & Mary Jane Toal, Ken & Beryl Goslin, and Dick & Joan Farrington.

New residents for the year of 2005 were:

Harold & Irene Grove	Lon & Shella Olson	Joe & Verna Bolduc
Ray Poirier	Eugene (Bud) Davis	William & Dorothy Smith
Tom & Deania Borella	George & Mealy Stahl	Patty Izer & Mire McCombie
Ken & Carolyn LeVan	Herman & Doris Wood	Jerry & Diane Mason
David & Jean Winner	Richard & Morita Seamons	Robert & Georgette Osburn
Jimmy & June Burnette	Richard & Joan Ellison	Stephan & Barbara Moore
Art & Paula Weed	Morris Koritzky	Dick & Emma Wheaton
Ed Takacs	Victor & Judith Allard	Enoch & Aletha Henderson

## **2006**

Finally a quieter year, so it was decided to improve the clubhouse. After waiting 8 months for Pasco County permits, the old kitchen was dismantled and the laundry room removed to become the new pantry. Contractors constructed new walls, counters, electrical and plumbing. Then volunteers put down new floors, painted and put the new kitchen into operation. A new commercial refrigerator was also added. Many thanks to all the volunteers who worked so hard!

The following couples celebrated 50 years of marriage at the Anniversary Tea.

Larry & Ellen Tait, Jim & Mary Ann Roundy, Larry & Genevieve Kilbourn, Phil & Judith Hull, Enoch & Aletha Henderson.

The Christmas Eve tradition of caroling was continued this year. That tradition was started by Harry and Joan Mintenko years ago when they lived in the park.

New residents for 2006 are as follows:

Russell & Rose Preston	Roy & Gladys Licence	Paul & Pauline Larson
Roy & Susan Lentner	Joe & Rose Maupin	Garry & Carol McBee
Richard & Lee Yanda	Matilda Guzman	Vivian Southern
Mike McCombie & Patti Izer	Ann Marie Paton	Richard & Cynthia Murphy
Steven & Flossie Decker	Alda Zivera	Robert & Georgette Osburn
Lillian Morgan	Raymond & Neysa Kilmer	

## 2007

Things became even quieter this year. Additions to the park involved a new platform for in park activities, constructed just south of the pool area. A used gas range was donated for the kitchen.

A popular new project was started: a quilt show and bazaar. It was very successful and raised a good sum of money, and will be scheduled every other year. It was chaired by Judy Allard.

New residents for this year are:

Richard & Audrey Steenburn	Joan Brookman	Mae Carter & Clifton Clouse
Jack & Ruth Miller	James & Caroline Kennedy	Ramona Walseman
Wayne & Donna Saunders		

Rush and Geri Kowderduck celebrated their 70<sup>th</sup> Anniversary with a Tea Party and well wishes.

A new item was approved by vote to eliminate parking on lawns.

A new Park Pictorial Book was completed during 2007.

All in all, a good year!

## **2008**

Not much to write about this year. Budgeting showed income of \$135,000 and expenditures of \$133,162.

Water supply systems were improved with a \$12,000 expenditure, not including a new tank paid for by assessment. A new pump was purchased for one well, in addition to a new pump in the Osage lift station.

The maintenance fee was raised \$5.00 to \$55.00 per month.

Everyone was pleased to see a new Publix opening next to Home Depot.

New residents for 2008 were:

George & Carol McIntyre

Laure Garner

Thomas & Patricia McKain

James (Woody) Wood

Vernon & Eileen Scott

Marjorie Kennedy

Lloyd & Mona Shaw

## 2009

Another quiet year!

A new computer was purchased in the office and a new storage building was approved to be completed in 2010. It will house items for the Annual Garage Sale, and the north end to be partitioned off to house the shuffleboard equipment. The old shuffleboard shed was moved to the maintenance shed area to house other supplies.

A new Petanque court was installed and quickly became the talk of the clubhouse.

New residents for 2009 were:

Charles & Patty Niemela

Daniel & Carolyn Rhanor

Lee & Peggy Bonzo

Bernie & Gerri Kent

Jim & Mary Jo Converse

Bart & Barbara Smith

Dick & Karen Brown

Jon Steele

Raymond Raymond

Chuck & Aletha Ellsworth

Rosemarie Malik & (daughter) Darlene Toner

Ray & Irene Lemay

## **2010**

Following up on 2009 business, the new storage building was completed, the end partitioned for shuffleboard, and the old shed moved to maintenance. A vast improvement!

The maintenance mule was sold and we purchased an electric golf cart as a replacement. New awnings were installed on the office. After much debate, the hot tub was finally closed due to high cost. It had to be a commercial type (per state and county) and replacement cost would be \$25,000 +. It was still heated by propane, had leaks under it, pumps were in need of replacement, and it was seldom used. It was not a popular decision, but was decided by community vote.

Two couples were honored at a 50<sup>th</sup> Anniversary Tea Party. They were:

Bob and Theresa Gagnon and Jim & Mary Jo Converse

New residents for 2012 were:

Roland Stevenson

Jerry & Cheryl Nofsinger

James & Carol Hunter

Tom & Noreen Rhodes

James & Marilyn Werling

Bob & Sharon Hayes

Virgil & Lillian Norgrove

Dayne & Diane Legassie

Matt & Beverly Scott

Fred & Pat Mengel

Bill & Marcia Ward

Mike & Kay Roemelen



## 2011

The Annual Business meeting voting list determined some important issues.

First: the vote determined **NOT** to replace the spa. That was an issue hotly debated, and the “NO” vote was quite disturbing to those who supported the hot tubs.

Second: the voting approved late charges for monthly fees, as well as suspending voting rights and charging attorney fees when actions must be taken against an owner or renter.

Third: finally the issue of how to pay for road refinishing was solved as the voting allowed reserve funds to be used.

The voting also set to rest a challenge to the single pet requirement. The “No” vote stopped the effort to increase the pets allowed to two. After this the single pet rule should stand firm.

Improvements to the park:

1. New posts and white fencing was installed where needed at the front entrance.
2. The roads were resurfaced and sealed (major improvement!)
3. A new copier was purchased for the office, Wi-Fi and email added to internet service.
4. The office started collecting email addresses of park residents for better communication and to allow sending the ”Smoke Signal” by email

In July, a “Fresh Start” letter was sent to all members as notification that past Board actions would not effect a precedent, or effect future actions. This was a move to allow improved rule enforcement. In a further move, a Board Resolution allowed forming a separate committee to assess fines when warranted.

The 50<sup>th</sup> Anniversary Tea Party honored a record eight couples this year. They were:

Denis & Pauline Moore, Ray & Delores Peltier, Olen & Deanna Herring, Allan & Marilyn Baker, Roy & Judy Robinson, Jim & Sharon Strating, Dick & Joyce Burk, Don & Jo Engles.

New residents in the Park were:

Don & Margret Hilt	Ron & Elaine Carron	Donald & Marie Swanson
Bob & Mary Somma	Roy & Judy Robinson	Liz Wetzstein
Randal & Donna Oesch	Robert & Beverly Dillard	Norman Nadeau
Cameron (Bo) & Penny Rae	Dick & Mae Proud	Dick & Darlene Cryderman
Jim & Minky Zehnacker	Ben Blackner & Shirley Bennett	

## 2012

The Board continued heightening security issues, with a camera placed at the front entrance, then background checks of both owners and renters was begun. The standards for the checks were determined to be: 1) no felony convictions, 2) no violent felony convictions of any kind, and 3) no convicted sex offenders. The checks were initiated with no problems.

The Board also began an inspection of homes to try to eliminate poor appearance of some properties. Several cases where power washing was needed were noted, and letters of the violation were sent to the owners. Improvement was noted immediately.

Another change initiated was to require property sellers to notify buyers of an interview requirement as well as background check. This also met no strong resistance.

In March, 5 couples were honored at the 50<sup>th</sup> Anniversary Tea Party. Those honored were: Clinton & Carolyn Collins, Jim & Joan Dashnaw, Garry & Carol McBee, Dan & Carol Rhanor, and Ron & Jane Smith. Joan Ellison was in charge of the party.

The maintenance fee was increased to \$60 due to increases in utilities and services paid by the park.

In October, more flooding hit the lower area of the park. The area just south of the park seems to back up into the southern park edge.

In November, a free for veterans AARP Safe Driving class was held in the Clubhouse. The instructor was Lloyd Shaw.

Finally, new cameras were installed in the Rec Hall to afford better control over supplies, activities, and violations such as bringing pets into the clubhouse.

New residents in 2012 were:

Harold Stark	Wayne & Kris Davidson	Bruce London
Beverly Boyea	Bonnie Hastey	Don MacPherson
Bonnie Carter	Fidelina (Fe'Fe) Murphy	Alfred Florence
Art Goodie	George Zayas	Marcella Pritchard
Zina Regan	Goldie Burns	

## **2013**

This year seems to have slipped by with little problems or activity.

The main thrust was the acquisition of the “Toal Property” which had been under legal maneuvering for several years. The property will then be resold at a profit or break even for the Park, assuming a buyer is located.

New residents in 2013 are:

Rock & Deborah Mrazek	Gayle Casson	Joe & Juanita Arey
Peter & Mary Diperi	Paul Evans	Patrick Molvehill
John & Peggy Pulsifer	Aryis Terrell	Joe & Gerry Emerick
Evelyn Cook	Walter & Karon Burningham	Fred & Carol Trowbridge
Harry & Carol Revels	Charles & Beverly Sullivan	Mike & Fran McCorkle
Georgia Rindfleisch	Ernest Georgy	Delores Evans
Harold & Marian Remington	James & Carol Oesch	Robert Hammar
		Joyce Burns

## 2014

This year, two charter members of Tippecanoe Village remain as residents. They are IRENE JOHNSON and MARJORIE ELLISON. We salute them and wish them well. ++ In 1978, one hundred seventy eight (178) residents became charter members by paying \$1462.86 (of their own money) to purchase the park.++

A new pictorial book was completed in 2014, celebrating the 35<sup>th</sup> year of existence of Tippecanoe Village.

New Board members are: Fran Atherton, Beth Caro, and Diane Mason.

The Toal property closing date was Dec. 19, 2014. It was sold after several years of being empty foreclosures, purchased by TVHOA, and then sold.

The Recreation Club dissolved in April and became the Activities Committee. Beth Caro is liaison with the Board.

More new pool equipment was purchased.

New residents in 2014 are:

Donald & Denise Feren	Jim & Dee Vieau	Larry & Carol Healy
Paul & Sheryl Brower	Steve & Mary Geiger	Drew & Claire Scott
Barbara Anderson	Maurice Keroack	Dorothy Edwards
Bob & Marcy Duncan	Barry & Junia Norris	Gale Campbell
Rich & Janet Cunningham	Walt & Cheryl Davis	Jane Yelanick
Jerry & Brenda Chester	Harry & Bonnie Little	Chris Popp
		Ed Boyea

++ Taken from page 2 of “TVHOA, 25 YEARS OLD, 1979 – 2004”

We encourage all to read the entire document. A copy may be accessed in the office.

This historical record has been compiled from previous Anniversary publications, annual reports, "Smoke Signals,"  
And most importantly from the recollections of key  
Residents of the Park.

The data was assembled by Lloyd and Mona Shaw, who were asked to do so by Al Anderson. We appreciate the input from Al, as well as Joan Ellison, Jim Roundy, Sue Lentner, Marge Ellison, Irene Johnson, and Karen Bavier.

We apologize for any missing or wrong names and data.

We were limited to the source documents available.