# SUNDANCE COMMUNITY NEWSLETTER APRIL 2025 APRIL 2025

1.	What does the Easter bunny do after taking a shower?	
2.	What kind of beans won't grow in your garden?	
з.	How do you find all the loot on Easter?	
4.	What kind of bunny can't hop?	
5.	Why shouldn't you tickle an Easter egg?	-
6.	What kind of music does the Easter bunny like?	
7.	Why are rabits so good at math?	
8.	What do you get when you cross a rabbit with a shellfish?	
9.	How do you send Easter greetings?	-
10.	What kind of jewelry does the Easter bunny wear?	
11.	Where do bunnies hang out?	
12.	What is the Easter bunny's favorite sport?	
13,	How do you catch the Easter bunny?	
14.	Who is the Easter Bunny's favorite movie actor?	
15.	Why won't Easter eggs go out at night?	



A. Because they multiply fast	F. They don't want to get "beat up"	K. Hip hop
B. 14-carrot gold	G. He uses a hare dryer	L. The hare salon
C. Jelly beans	H. By hare mail	M. Basket-ball
D. Rabbit De Niro	I. A chocolate bunny	N. Eggs marks the spot
E. Because it might crack up	J. Make noises like a carrot	O. The Oyster Bunny
	KIMSCHOB.COM	



### **NEWSLETTER STAFF**

Editor

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Delivery

Shawn & Karen Hogan 608-201-4167

### **Newsletter Deadline**

The deadline starts on the 16th of each month. It goes on until the day I send the newsletter to print. Don't delay because print day is never the same. Thank you.



"The Newsletter Staff welcomes letters and submissions from residents. All submissions must be signed. Unsigned submissions will not be accepted. Submissions will be reviewed for inappropriate content. Also, due to limited space, submissions may be edited/shortened as necessary to accommodate space available."



#### APRIL 2025

Well, unfortunately, it looks like time is winding down on our northern residents stay, and you are preparing to return home. It's been eventful around here for the past few months. There have been activities, events, dinners, games, dances and more! We hope you have enjoyed your time here and pray for safe travels.

The HOA has formed our committees for the year, the Rent Committee, Financial Review Committee, Bylaw Committee, and inventory will need to be conducted. The Entertainment Committee is busy and we now have the newly formed Sunshine Committee as well.

As mentioned, we have had several events over the past months and there has been a charge for some and some complimentary. When we have a good turnout at our paid events it allows us to provide for larger attendance at our complimentary events.

There has been discussion at the recent meetings concerning use of our supplies during non-HOA events and activities. Trash bags are one of those items where everyone has access. The office purchased large trash bags recently, but we still provide supplies that are used during non-HOA events/activities. Cups, plates, utensils, napkins, paper towels, smaller trash bags, mops, cleaning supplies, coffee, the list goes on. When events are held in the clubhouse and access is allowed to the pantry there are items/supplies that go missing as well.

Recently, the Zephyrhills Elks donated a steam table to the HOA. This addition will aide in cutting out the cost of sterno (which is used for heating the chaffing dishes).

Cloth table cloths were donated to help in saving \$20-\$25 for plastic table cloths (per event). Our tables and chairs are taking a beating. At last count there were 10 chairs that have rips in them (due to not being stacked properly), that will need to be replaced before someone cuts themselves on them. Foot pads on the legs need to be replaced as well.

So, what is the solution? At our last meeting the membership voted to start charging a supply/rental fee to help offset some of the cost of replacing these items. This policy will take effect May 1st, and the office will have that contract available.

Also, the office has partnered with our Security Team requesting they start locking the clubhouse at 10 pm and unlocking it at 6 am.

Since Easter is this month our activities will be a little slower to allow for family time. But keep an eye on the calendar for our upcoming events.

The HOA is busy, busy and we encourage you to utilize your talents and get involved. We are stronger together.

There is no meeting in April, but we will still have the Bistro, April 15th at 5 pm and we will be serving hamburgers, hot dogs and fries. Hope to see you there!

#### Marilyn Custer

President

#### The Sundance Homeowners Association is the



active, collective

voice of the members who chose to join.

If you are a member of the HOA you can now join our FACEBOOK Group.

You will need your membership number to join.

Also, even if you are not a member of the HOA you can still use our website to find information, events, resources, etc.

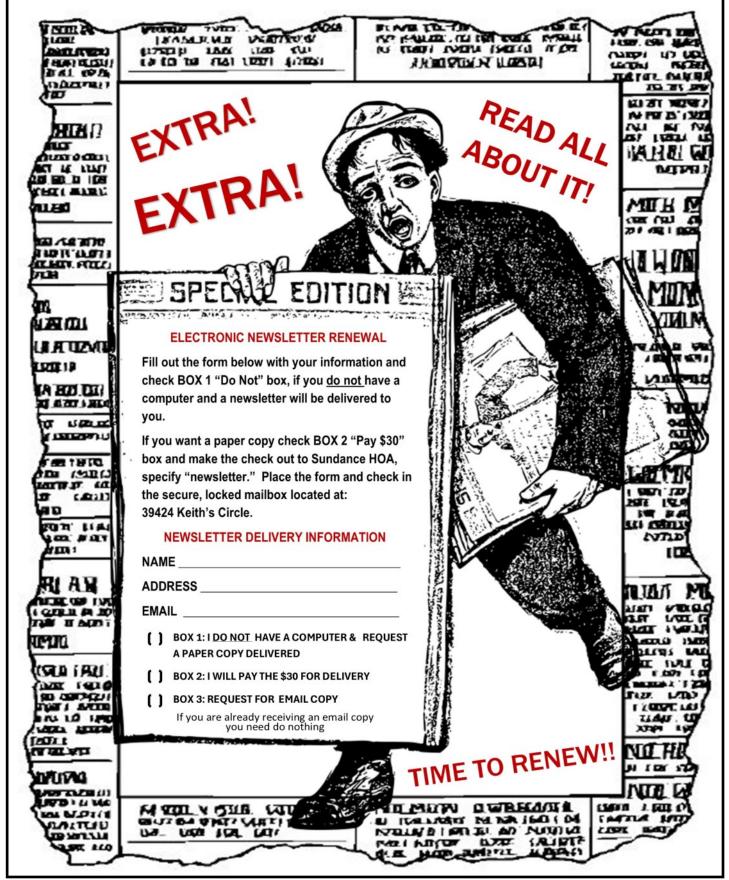
www.zephyrhillssundancehoa.org

(If you are still seeing the older version of our website, log out of it and type the above URL in the address box of your computer and it should bring up the newer version).











Improve Your AC Bill · Keep Out Mold & Pathogens · Protect Your Floors



APRIL 17TH 6:30 PM

Helping Hands

Informational Seminar

#### PLANNING FOR YOUR JOURNEY'S END

- Where do I start?
- How do I create an efficient file system?
- How do I handle my digital assets?
- What if my partner passes first?
- Should I call Social Security?
- Did I choose the right person to make the tough decisions?
- What if we are not married?

## **BOARD INFORMATION**

## BOARD MEETING NO MEETING IN APRIL

BISTRO Tues, Apr 15, 2025 5 pm





Sundance VETERANS' MEMORIAL GARDEN Volunteers Needed





\* \* \* \* \* \* \* \* \* \* \* \*



Honor our Veterans by helping take down worn flags, putting up new ones, planting flowers and hedges, watering and weeding as necessary.





**Greetings Sundancers!** 

We caution you to always lock your car and homes, even if you are just in the house. If you own a gun, don't leave it in your car, even if your car is locked.

We are always looking for volunteers. If interested, contact Ray Ball or come to our monthly meeting in the clubhouse.

Your Safety Team

Our next meeting is

#### April 22, 1 p.m. in the library



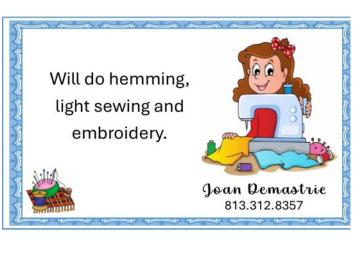
HOA email: zephyrhills.sundance.hoa@gmail.com





Vincent Ellis

HOA website: zephyrhillssundancehoa.org



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Fl. State # 40376 US Army Veteran

		$\times$
	Karen Hogan Your Park FMO Rep	
	The Federation of Manufactured Home Own FMO) is the impetus for Florida Statute 723 The Florida Mobile Home Act"	
F	ull funding for Mobile Home Tie Down Pro	gram
	Defeated legislation to require a new Prosport It resale	ectus
	Aaintain Florida in-plant inspection of const ion with DHSMV	truc-
	Naintain the Florida complaint process for tallation with DHSMV	in-
ЛТ	he Declaration of Domicile	
T	he Declaration of Homestead	
	Contact Karen for all your FMO needs and question	15.
$\bigtriangleup$		$\Delta \Delta \Delta$
House Ho	ousing, Agriculture & Tourism Subcommittee	Members
Lindsay C	, - 0	850-717-5060
Shane Ab Jon Alber		850-717-5005 850-717-5048
Erika Boo	,	850-717-5035
Joe Casel	- 0	850-717-5090
Hillary Ca		850-717-5101
Gallop Fra		850-717-5008
C. Hunsch	, , , , , , , , , , , , , , , , , , , ,	
Vicki Lope James Me	· · · · · · · · · · · · · · · · · · ·	850-717-5113 850-717-5120
Bill Partin	, , , , , , , , , , , , , , , , , , , ,	850-717-5028

Bill Partingtonbill.partington@flhouse.gov850-717-5028Bill Partingtonbill.partington@flhouse.gov850-717-5028Jenna Persons-Mulicka jenna.persons@flhouse.gov850-717-5078Mike Redondomike.redondo@flhouse.gov850-717-5118Felicia Robinsonfelicia.robinson@flhouse.gov850-717-5104Chase Tramontchase.tramont@flhouse.gov850-717-5030Kaylee Tuckkaylee.tuck@flhouse.gov850-717-5038

Example of email:

#### Attention: Representative Cross (Senator McClain)

Florida is home to hundreds of thousands of mobile home owners with many living on fixed incomes without the ability to increase their income. I want to express my support of **Representative Paula Stark (Senator Colleen Burton)** and **House Bill 701 (Senate Bill 1714)** and ask you to consider amending Chapter 420, Part VII of Florida Law to assist mobile home owners who own their homes that are placed on leased land with lot rental payments.

Thank you for your consideration in this matter.

(Please add your name, Sundance Mobile Home Park, and address).

\*\*If you intend to make a call, please be willing to speak to the Legislative Aide, or do leave a voice mail! \*\*



Guarding manufactured/mobile bome owner rights

#### CALL TO ACTION — SUPPORT House Bill 701 and Senate Bill 1714!!

**ISSUE:** Florida is home to hundreds of thousands who have chosen the lifestyle found in manufactured/mobile home communities and parks. Many live on fixed incomes without the ability to increase their income. In many cases our mobile home residents are forced to choose between paying lot rent or buying food and medicine.

#### House Bill 701 and Senate Bill 1714:

- Amends Chapter 420, Part VII, of Florida law to assist eligible mobile home owners who own their homes that are placed on leased land with lot rent payments.
- Assistance will be based on the home owner's financial need, specifically for persons of very low income, low income, or moderate income.
- The program will assist persons and households having annual incomes of not more than 140 percent of area median income.
- Require proof of income, tax returns, Social Security benefits, or unemployment status to determine the level of assistance.
- An eligible home owner will apply to the county or eligible municipality to participate in the Local Housing Assistance Plan to assist with lot rent payments specifically.
- The Florida Housing Finance Corporation, (FHFC), must monitor local governments to determine compliance with program requirements. FMO supports home owner's concerns about lot rent increases. We must eliminate the discrimination that exists against mobile home owners within the larger conversation about affordable housing. We should expect opposition from local governments, and probably the Florida Housing Finance Corporation. Local Housing Assistance Plans are in place and operating in most counties and some municipalities. Opening the door for new entrants may seem overwhelming to them.

FMO supports home owner's concerns about lot rent increases. We must eliminate the discrimination that exists against mobile home owners within the larger conversation about affordable housing.

#### Senate Community Affairs Committee

Chair Stan McClain	mcclain.stan.web@flsenate.gov	850-487-5009
Senator Randy Fine	fine.randy.web@flsenate.gov	850-487-5019
Senator Shevrin Jones	jones.shevrin.web@flsenate.gov	850-487-5034
Senator Tom Leek	leek.tom.web@flsenate.gov	850-487-5007
Pres K. Passidomo pas	sidomo.kathleen.web@flsenate.gov	850-487-5028
Senator Jason Pizzo	pizzo.jason.web@flsenate.gov	850-487-5037
Senator B. Sharief sha	rief.barbara.web@flsenate.gov	850-487-5035
Senator Jay Trumbull	trumbull.jay.web@flsenate.gov	850-487-5002

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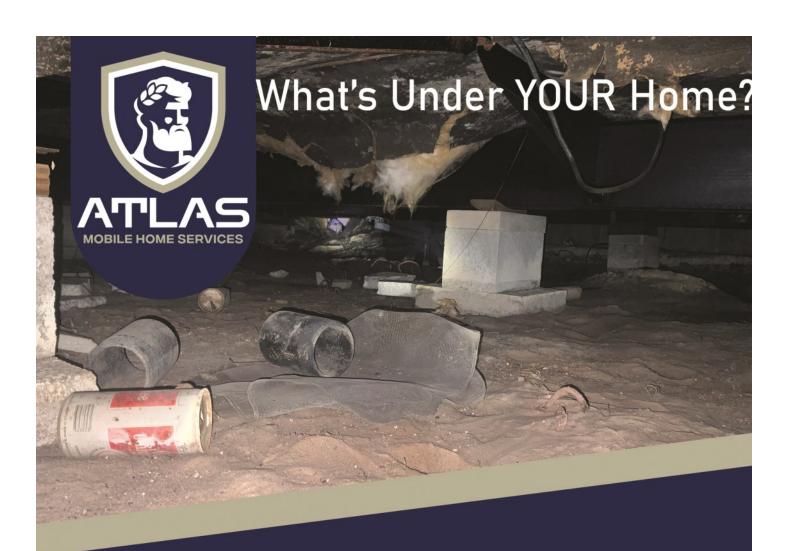




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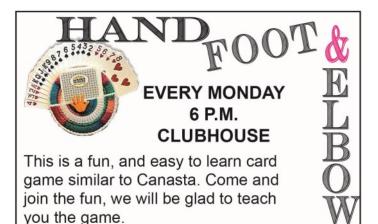


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TUESDAY & FRIDAY at 6 P.M. Sundance Clubhouse

Join us for a fun evening, or two.

## **BOARD GAMES**

Tuesday & Thursday 1 to 4 p.m. Clubhouse Big Room

Come and enjoy the fun of playing board games. New players are always welcome.

For more information, contact JIM DURNEY at 813-838-0611



MONDAY, 1 P.M. in the LIBRARY Contact Jean Hallett 608-752-3393 for information.



616-889-3305



Don't miss out on events, activities and information!

We now have our own Facebook Group and if you are a HOA Member you can join.

Look for the Sundance Logo and request to join today!





**L** 1.800.776.1149 | 813.616.9533

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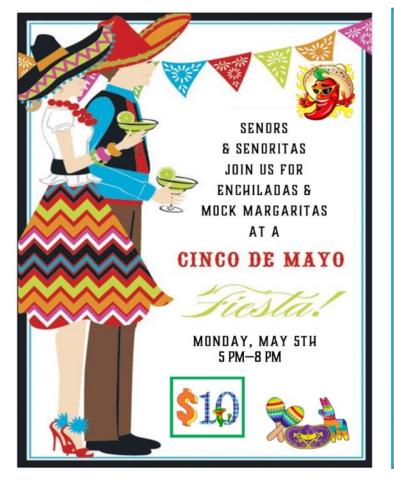




Come join the fun!









## Chair & Standing Yoga

with Skylar from Humana



Come stretch and relax with your community. Enjoy gentle yoga poses in and out of the chair designed for all levels.

#### Every Last Tuesday of the month

#### 11am to 12pm

Call Skylar Griessel, Licensed Medicare Agent, for details 813-550-7012





**STILL INTERESTED IN BECOMING A MEMBER?** YOU WILL STILL QUALIFY FOR THE FOLLOWING PERKS: Sundance 2025 - 2026 **HOA Membership Drive** HOA MEMBER PERKS Membership is now \$15 per each member + \$2 Discounted Event & Dinner Tickets for Voter/\$1 for Non-Voter • 1 - \$5 Certificate for Renewing Voter to be used at Events/Dinners 1 - \$5 Certificate for Renewing Non-Voter to be used at Events/Dinners 1 - \$5 Certificate for New Member Voter to be used at Events/Dinners Annual Member Only Dinner Free Soda or Water at Movie Night . Free advertising in the Newsletter for 6 months (for your business or craft) CALL LISA SMITH 813-505-1882 For a personal appointment

After Feb. 1, 2025 dues for the 2025-2026 year will be \$15 per each Member





Thank you for your patience as we continue to recover from the hurricanes. Tree trimming/removal, fence repairs and landscape renewal projects are scheduled and ongoing. We are hard at work trying to restore the community to its original luster!

Community members, we need your kindness and ability to compromise to shine brightly! Open slots for reservations for the clubhouse are few these days. Sticky situations are on the rise. If you have a standing reservation for your club, games, or music events and an occurrence which benefits the ENTIRE community needs to be scheduled at that time, your meeting, games or music event will be canceled for that day. The clubhouse enjoyment and usage belong to everyone, and the diversity and frequency of activities is what makes it so popular. Everyone needs to be gracious and accommodating when events must expropriate one's time slot for a day. Going forward, everyone needs to be aware that even when you put a deposit on a recurring, reserved slot of time in the clubhouse, there is a possibility it will be bumped, occasionally, for occasions advantageous to the WHOLE community. Thank you.

## April 2025 Manager's Corner





#### **Reminders:**

- We understand that sometimes it is not possible to clean up the clubhouse the same night after an event which goes late. Cleaning needs to be finished early the next morning. Absolutely no food can be left out overnight.
- By the same token, any resident, club or committee needs to communicate with the office when the kitchen or great room will be utilized in preparation for events days ahead of time.
- All tattered and shredded flags need to be removed and disposed of properly in the library.
- Vehicles need to be registered and insured.
- Please do not feed the feral cats. We need to stop the infestation.



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ESTIMATES & SMILES ALWAYS FREE









Dawn	Lessor	Apr 02
John	Lemieux	Apr 03
Ernie	Smith	Apr 05
Paul	Ciampa	Apr 06
Marla	Riendeau	Apr 06
Wayne	Sprague	Apr 06
Dennis	Karl	Apr 07
Susan	Blake	Apr 08
Cheryl	Hart	Apr 08
Rose	Jacobs	Apr 08
Tanya	Lakin	Apr 08
Dotty	Mills	Apr 11
Hazell	Thompson	Apr 11
Larry	Yaw	Apr 11
Anne	McDonald	Apr 15
Judy	Francischiello	Apr 16
Dawn	Lakin	Apr 19
Judy	Lapar	Apr 20
John	Steffen	Apr 21
Sandy	Smith	Apr 21
April	Blackman	Apr 22
Jill	Prosseda	Apr 23
Mike	Valentine	Apr 23
Joan	Demastrie	Apr 24
Luis	Rosado-Cruz	Apr 24
Jim	Wyman	Apr 24
Terry	Smith	Apr 25
Monica	McMackin	Apr 26
Joe	Francischiello	Apr 29
Wanda	Oakes	Apr 29
Dick	Cole	Apr 30

Dodge	David & Nancy	Apr 09
Holt	Ralph & Mary	Apr 09
Oshinsky	Tom & Peggy	Apr 11
Dutkiewicz	Dennis & Terry	Apr 14
Hogan	Shawn & Karen	Apr 15
Oakes	Stephen & Wanda	Apr 16
Naugle	Dave & Susan	Apr 17
Peirce	Rodger & Carol	Apr 18
Ball	Raymond & Mary Helen	Apr 24
Barney	Howard & Dona	Apr 28
Converse	Bob & Michelle	Apr 28



Sylvia Horn-Graham on the passing of her husband, Peter Hrynyk

#### **GET WELL CARDS**

Lynda Haynes, Dennis Barnett, Sandy Eckles, Howard King, Mary Helen Ball, Darlene Senovitz, Dennis & Terry Dutkiewicz

#### THINKING OF YOU John White

lar APRIL 2025	FRIDAY SATURDAY	Shuffleboard @ 9 am Walk-in-bingo @ 1 pm Band Practice @ 6 pm Euchre @ 6 pm	3 4 PANCAKE 5	BREAKFAST 8-30 AM	Trash Day	10 11 12	Trash Day	17 18 19 PM 0S	Trash Day	24 25 26 26 26 7 PM	Trash Day		
<b>Calend</b>	THURSDAY	Cornhole @ 10 am Board Games @ 1 pm Texas Hold 'em @ 6 pm						ND 3	0.30 PIN	MOVIE 7 PM			
dance Community Calendar	WEDNESDAY	Coffee & Donut Hr @ 8 am Shuffleboard @ 9 am Social Hour @ 2 pm Bingo Kitchen @ 4:30 pm Bingo @ 6 pm	2		Recycle Day	6	Recycle Day	16	Recycle Day	23	Recycle Day	30	
dance Co	TUESDAY	Cornhole @ 10 am Board Games @ 1 pm Billiards @ 1 pm Euchre @ 6 pm	1 ROMEOS 8:30 AM	JULIETS 1:11 PM	Trash Day	∞	Trash Day	15 ROMEOS 8:30 AM JULIETS 1:11 PM BISTRO 5 PM	Trash Day	22 SAFETY MTG 1 PM	Trash Day	29 CHAIR YOGA	NOON-II
Sund	MONDAY	Shuffleboard@9 am Omaha Poker @1 pm Hand, Foot & Elbow @6 pm				7 LINE DANCING 11 AM		14 LINE DANCING 11 AM		LINE DANCING <sup>21</sup> 11 AM ICE CREAM	SUCIAL 1 PM	28 LINE DANCING	11 AM
Regular, EVERY DAY Activities, open to all residents, are located at the top of the calendar.	SUNDAY					ę		13		20 EASTER LUNCHEON 2 PM		27	