

Highlands
& Ridge

Gazette

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WHATS HAPPENING?

Mon Sept 3 HR Office Closed
 Mon Sept 10 HR HOA Meeting FH 4pm
 Tues Sept 11 MC HOA Meeting AR 4 pm
 Wed Sept 12 One Blood Drive FH 12-5pm
 Fri Sept 14 Bulk Trash
 Thu Sept 20 Coffee w/ Birdy AR 9:30am
 Thu Sept 20 Movie & ice cream AR 1:30pm
 Fri Sept 21 Adopt A Road FH 8 am
 Fri Sept 28 Bulk Trash

FUTURE EVENTS

Mon Oct 8 HR HOA Meeting FH 4 pm
 Tue Oct 9 HRRC Meeting FH 10:15 am
 Tue Oct 9 MC HOA Meeting AR 4 pm
 Fri Oct 12 Bulk Trash
 Sat Oct 13 Paradise Pride Dance FH 7 pm
 Tue Oct 16 Potluck FH 5 pm
 Thu Oct 18 Coffee w/ Birdy AR 9:30 am
 Thu Oct 18 Movie & ice cream AR 1:30 pm
 Tue Oct 23 Florida Hospital Diabetes Class
 AR 1-4 pm
 Fri Oct 26 Bulk Trash
 Sat Oct 27 Golf Big Fore Kids Golf Tournament
 North Course 8:00am
 Mon Oct 29 Seminole Hard Rock
 Casino Trip FH 8 am
 Tue Oct 30 Flicks & Coupons AR 11 am-1 pm
 Wed Oct 31 Flu Shot Clinic AR 9 am-1:30 pm



Come donate
 blood at our
One Blood Drive
 September 12, 2018
 FH 12-5 pm
 Sign up in the office



Diabetes Class
 Hosted by Florida Hospital
 Come sign up in the office!
 Learn about nutrition,
 medications, exercise, etc.
 October 23, 2018
 in the Activities Room
 Time here

Bus trip to Tampa Seminole
 Hard Rock Casino
 Monday, October 29, 2018
 \$26.00/person
 Pick up at FH: 8:30 am
 Drop off at FH: 4:30 pm
 Seats are going quickly,
 come to the office to sign up!

It's right around the corner!



Flu Shot Clinic
 October 31, 2018
 AR 9 am-1:30 pm
 Sign up in the office

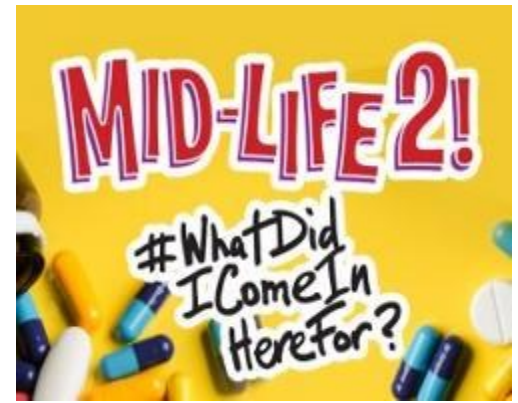
Arts and Crafts Fair
 Saturday, December 8, 2018

9:00 am—1:00 pm
 \$10/person
 Max. 2 tables/person

Please come to the office
 to sign up!

BROADWAY PALM
DINNER THEATRE

Saturday, January 26th, 2019
 \$85.00/person
 Sign up by January 4th, 2019
 Leave FH at 8:40am & return 6:20pm
 In Fort Myers, FL



Sebring Safe house Donations
Our Highlands Ridge Volunteers are:

- Arbor Green:**
Norma Kessler 3027 Oakhill Dr. (863) 382-9448
- Marina Cove:**
Kathy Wood 2829 E Spinnaker Dr (863) 314-9643
- Hidden Creek & Carter Creek:**
Dot Pansius 3254 Pebble Creek (863) 385-4566
- North Course:**
Linda Sosely 4268 North Course Ln (954) 594-2324
- Scottish Links & Oak Run:**
Cathy Miner 3400 E St. Andrews Dr (863) 273-2854

REMINDERS:

We update the Resident Directory so often that if you would like to purchase an updated version you will need to order one & it will be completed the next business day.

Please keep in mind that the speed limit is 20 miles per hour in Marina Cove & throughout Highlands Ridge.



This month's cover photo comes from a mountain top monastery in Catalonia, Spain. The Monserrat Monastery brings Catholic pilgrims far and wide to see the Black Madonna, it is 30 miles away from Barcelona. Santa Maria de Montserrat is a Benedictine abbey. Thank you Connie Honig from the North Course for sharing your beautiful summer photos with us!



thank you



There are no words to fully express my gratitude for the love and comfort given to our family during this most difficult time in our lives. The emails, cards, calls, favors and hugs from afar have meant so much more than I could have imagined. Rick and I chose well in 2000 when we decided to move to this wonderful paradise called Highlands Ridge. Thank you. Sheila Chiarandini and family

I would like to thank the residents of Highlands Ridge for the many cards, phone calls and personal congratulations on my recent award as volunteer of the year for Highlands County. A lot of you contributed to this honor by supporting many of my missions. Speaking of that, those of you returning over the next few months don't forget to gather soap and shampoo for the homeless and Tri County Health. A special thank you to Rhoda Thiel for all her help.

There were about 30 of you that supported the recent spaghetti dinner for Samaritan's Touch Care center at Our Lady of Grace Church. You helped raise over \$7,000 for this amazing charity.

Thanks to all of you, especially Mary Ann Wick who gathered 16 people on her own 
Again, thank you to this amazing community- Paul Scruton

I would like to thank all of you that sent cards, visited, brought food and phoned me during my recovery from knee surgery. They were so appreciated. Elaine Hall

Dear Great Friends in Highlands Ridge; Thank You for the many treasured expressions of sympathy for Meg's passing. Our fifteen years at Highlands Ridge were and always will be special times spent with special people. Sincerely Jack Wilkinson 4169 Summerhill Rd, Traverse City, MI 49684

I would like to thank everyone in HR for the 105 sympathy cards, only in HR would that happen! Most days you would see George riding in his golf cart with his Detroit Tigers or Korean Hat on with his dog Oliver! George always looked forward to his Tuesday morning Breakfast Group. Our children and I want to thank all of you for the food and gifts. A Military Memorial will be held in Louisville, KY on November 2, 2018. I will always be grateful- Marlene Mangold

**SALE
ITEMS**

Mizuno Cimarron O.S. Women's
Golf Clubs Gradual Flow Weighting,
Oversize, Right handed
4,5,6,7,8,9,P,S Irons/ 1, 3&5 Woods
\$125 OBO **Please Contact David or
Karen Coy (863) 304-8783**

Frigidaire- Dehumidifier
**Contact Gary Thompson
(847)525-4533**



Men's Bicycle 26" 21 gears, Great condition & High Top Bar with 2 swivel bar stools, Perfect for outdoor use! \$145 for bar & stools (40in x 5Ft & 30in depth) / Large tan Recliner \$30 Please contact **Phyllis Reeves (757) 291-2709**

CRITTER SITTERS of Highlands Ridge. Professional care of your pets in your home by Hank and Denise Beauparlant, available year round. Pet First Aid and CPR certified. Years of dog and cat rescue experience. Professional relationship with on call veterinarian. For information call **Denise at 863-368-0208 or Hank at 863-449-0086**

Turtle Hitch Mount Cargo Box - Cargo Box tilts down for access to rear of vehicle. Secure Lock ensures gear is locked prior to driving. Carries 13 cubic feet of cargo. Wired taillights and license plate adapter. Roughly 54" long x 25" wide x 24" high. Like new. **Contact Ron Robinett @ 863-385-8206**

Local Resident Jim Jackson in Arbor Green has worked in the Antique Business for 50 years. Has bought & sold collectables in London & Shipped European Furniture to Houston for auction. Mr. Jackson has also had his own Antique Store where he refurbished antique furniture & appraised items for insurance purposes. **If anyone would like an evaluation on any items please contact Jim (303) 883-3775**



The next road cleanup will be:
 Friday, September 21, 2018 8am FH
 Call us (863) 471-1115 and put your name on the crew list so we can get the correct number of vests and garbage pickers! Lunch will be served at 11:30 a.m. in Founder's Hall compliments of the Residents Council. The Highlands County Recycling Department provides all the equipment and garbage bags. **All we need is You!** You can walk or use your golf cart.

Gardening gloves are recommended.

PLEASE COME HELP!

We cover all of Powerline Road, from Arbuckle Creek Road to Highway 17, Whitehouse Road and Altvater Road from Highway 17 to our North Course Entrance Gate.

**Paradise to the Rescue!
Please Donate your ...**

Manufacturer's Coupons In Administration <i>For Troop's Families</i>	Box Tops & Labels for Education In Administration Domestic Violence Shelter Women's Shelter To HR Volunteers
Aluminum Can Tabs In Founder's Hall <i>for Shriner's Children's Hospital</i>	

Waste Connections Information

Your Trash/Recycling pick up is still every Friday please set your cans out before 7am, please do not set them out the night before. September Bulk Trash Days are every other Friday and are as follows:

- Fri Sept 14
- Fri Sept 28

If for any reason your trash, recycling, or bulk trash is not picked up on the scheduled day by 8pm please put them away and set them out the following day. HRH Admin will try to advise residents if trash pickup will be delayed. If you are on Facebook please go to Highlands County Board of County Commissioners page and like it! They try to update as well!

Hurricane Packet Information

The 2018 Hurricane Season began on June 1, 2018 and will end November 30, 2018. So far it has been an uneventful season but that doesn't mean you shouldn't have a plan! The HRH Administrative Office has a Hurricane packet available with great information & tips for preparing for a hurricane or any other emergency. If you have any questions please call the office. You can also sign up for the Highlands County Emergency Alert Program (Alert Highlands). Register at www.hbcc.net. Look for the Alert Highlands Logo under news and announcements.



Library News

By: Mary Harden, *Resident*

Library News

Some of our library volunteers met last week to talk about potential improvements and to do a little shelf purging and reorganizing. A hot item on the agenda was new labels and the office has graciously agreed to purchase them for us!!! Our books will be sporting these new labels soon. Color coordinating should take some of the guess work out of shelving!! We are always grateful for your donations that allow us to expand and update our collection. So that a volunteer is not inundated with a large dropoff, please contact me by phone, text or email so I can personally handle any donated materials. Include name, email address and cell number From below.

The “new items” area is over flowing, especially with the addition of the new purchases that were made with the proceeds from the book sale last fall. So, in addition to the spot on the desk, there is an overflow area on the shelves adjacent to the romance books.

My latest library discoveries include: “A Man With One Of Those Faces”, by Caimh McDonnell. Deemed a brilliant comedic thriller by the Irish Post, this page turner finds Paul Mulchrone running for his life with only a nurse at his side. Together they must solve one of the most notorious crimes in Irish history.... Or else they will be history!! I loved it!!! Since I never want to read something just because it is popular, I just “discovered” “The Hunger Games” trilogy by Suzanne Collins. The series is a futuristic tale of a country divided into different industrial districts where most of the population lives in poverty and hunger. All of the districts provide support for the Capitol and every year the Capitol chooses two “candidates” from each of the twelve districts to fight to the death. The winner of the games each year gets to live in luxury for the rest of their life but must mentor the subsequent years’ candidates, potentially sending them off to their death. The series is a great read and all three are available in your community library. Please don’t tell me how it ends; I haven’t finished “Mockingjay”, the third book in the series!!!

Elizabeth Stout is a favorite author of mine and among the newly purchased items is her new book entitled “My Name is Lucy Barton”. Lucy is recovering slowly from what should have been a simple operation when her mother, to whom she hasn’t spoken in years, comes to see her. Their gossip about people from her childhood seems to reconnect them but, just below the surface is the tension and longing that have impacted every aspect of Lucy’s life.

Stop by soon and find your own adventures on our library shelves.



Chaplain’s Chat

By: Rev. Bill Commons, *Resident*



LESSONS LEARNED FROM A CHINESE PEASANT WOMAN

She was illiterate, poor, living in one room of a tenement building in Hong Kong’s inner city. Everybody called her “Sister Lam”. We were serving community needs by starting and leading a Christian Social Service Center on the ground floor of a 20-storey government housing project for refugees and the poor. We met her there and she became a close friend. “**Sister Lam**” taught me many *Lessons for Life*:

Faith – Formerly a Buddhist idol worshipper, like everybody else living there, she heard the *good news* (gospel) that Jesus Christ had died for her sins and rose again to be her living Savior. She received Him into her life and was transformed!

Joy – Despite poverty and slum living conditions, she discovered JOY in becoming a child of God and thriving spiritually through her personal relationship with the living Christ. Happier than the prosperous professionals in the business sector, she proved that true joy comes not from circumstances and possessions but from God’s forgiveness and inner peace.

Contentment – She didn’t think she was poor, having the basic necessities of life and not envious of those with comparative wealth. She modeled the Bible truth that “godliness with contentment is great gain” (1 Timothy 6:6).

Sacrifice – She loved giving (out of her poverty) to the Lord and to the needs of others. She worked hard starting a home business for the aged poor in the tenement, teaching them to sew jeans for local factories to finalize and send to the USA as pricey pants for affluent Americans.

Courage – She didn’t tell us she was slowly dying from cancer, until somehow she gave a large Christmas gift of melmac dishes to the church for the annual Christmas outreach feast –giving it in August, since she didn’t know if she would still be alive in December!

Influence – She was elderly and most of our new believers were teens and young adults. But her vibrant and contagious love for God and people infected the lives of hundreds from all age groups. She personally brought many other old folks, illiterate and poor like herself, down to our Center and chapel to hear about Jesus and she helped lead them to Christ. Our teens were amazed to see 80-year-old Chinese peasants entering the frigid mountain pool to be baptized, chilled physically but rejoicing to be identified with their Lord before a hostile community!

SHE SHOWED US HOW! Sharon and I return south to Highlands Ridge by 10/20/18

CRITTER CORNER

By: Denise Beauparlant, *Resident*

Well summer rains arrived early to Central Florida and we are seeing a bumper crop of Mosquitoes this year, especially if you try to walk your dog in the cooler times of morning and evening. Please be sure to keep your heartworm preventative on schedule! An annual heartworm test is recommended for your dog even if taking a preventative. It is something to discuss with your vet at your annual well pet visit.

Another product of this abundant rain is the unusual activity of snakes for this time of year. Last week I stepped out my back door (we live on Oak Hill where we are a bit higher than many) and my Australian Shepherd tried to make friends with a cottonmouth/water moccasin just outside our door. If this venomous snake had bitten her, it would not have been a very good outcome. In addition, it is in the viper family so it could have chased us. Thankfully, it was as surprised to see Addison 3 inches from its face as I was! Luckily, our regular exterminating company was in the neighborhood and they came and 'relocated' the unwanted guest! The moral of the story is twofold; the first is stay very aware of your surroundings at all times, keeping your dog close so you can always see what has caught their attention. The second is know your surroundings, the Agriculture department conducts seminars regularly for newcomers to Florida where they will explain what wildlife and reptiles are common in our area.

The fire ants are enjoying the fruits of the moisture, building mounds just about everywhere you look. If your lawn is thick with grass, those mounds will not always be obvious. If outdoors with your dog remain aware where they are walking. If they disturb a large sand mound, they will release hundreds of ants that will begin biting very quickly. If your dog sits while you stop to talk to a neighbor, the ants can invade their coat, causing very painful bites to their rear and then be carried into your home. Of course we don't want our dogs sitting or laying on the hot pavement either, so again just look carefully where you are sitting your dog before asking them to sit for very long.

Soon the cooler weather will be upon us and we can resume daytime activities with our pets. Recently a new dog park opened in Sun n Lakes and is open to the public. There is a section for small dogs and one for large dogs. Before taking your dog on this adventure make certain their vaccinations are up to date. Upon entering the park keep your dog leashed as you walk the perimeter of the fence giving them an idea of where the boundaries are. Many dogs have not been off leash in a fenced area and will charge toward the fence having no idea they cannot go through it. In addition, if there are dogs already in the park proceed with caution. It is a good idea to carry a small spray bottle of water to discourage a not so friendly encounter. Since we do not have an area, where our dogs can run freely a visit to the dog park may be just the fun afternoon your dog would love!



The Highlands Ridge Ceramic Ladies would like to extend a "Welcome" to a creativity visit. Class is from 9:00 am to 11:30 am on Thursdays in the Meeting Room. If you enjoy a coloring book or coordinating colors for a room... Then you will see what we do while turning something plain into something "uniquely different." Fun is always part of our Vision of surprise.

Attention Poker Players

Texas Hold'em ladies tournament Monday 5:00 p.m.

Omaha Hi/Lo all players Tuesday 6:00 p.m.

Texas Hold'em all players Thursday 6:00 p.m.

All games are held in the Activities Room.

Tournaments are held every week if we have enough players and no other conflicts.

Please call or e-mail Steve or Georgia Trissell for details. 863-873-2676 - strissell2835@comcast.net



PINOCHLE

We play PINOCHLE on Monday evenings at Founder's Hall. We are looking for people interested in playing a fast moving and exciting game of cards. We are willing to train new players or retrain former players. If you are interested in this game, please contact one of the following individuals:

Dan Seymour at 658-1377

Dot Pansius at 385-4566

George Thompson at 314-8968

This is a fun loving group, and we would be glad to have you give this game a chance.



Grateful Hearts Stenciling Class

Monday, November 26th, 2018
2:00 pm in the Activities Room

Sign-up by November 2nd
Pine wood painted with mineral paint
14x12 inches
\$48.38



Movie & Ice Cream List Sept 20th - Overboard

Plot: A spoiled playboy from one of Mexico's wealthiest families falls overboard off his yacht. He's then convinced by a single, working-class mom that he's her husband. Gender-swapped remake of the 1987 film.



Oct 18th - Chappaquiddick

Plot: Based on historical events, this suspenseful thriller examines the infamous 1969 death of Mary Jo Kopechne, who drowned after Senator Ted Kennedy drove off a bridge on Chappaquiddick Island, and the moral and legal complexities that play out over the following week.

Nov 15th - Tucker: The man & His Dream

Plot: A car designer goes up against the whole auto industry with his revolutionary car designs.



Thank You!

A HUGE Thank You to all of Highlands Ridge Residents who donated back to school supplies for the 2018-2019 school year! You made a big difference in the kids lives!

"The smallest act of kindness is worth more thanks the grandest intention" - Oscar Wilde

zzz
SNOOZE
 Sleep better.



zzz
SNOOZE
 Sleep better.

Go ahead, snooze! Sleep makes you feel better, but its importance goes way beyond just boosting your mood or banishing under-eye circles.

Adequate sleep is a key part of a healthy lifestyle, and can benefit your heart, weight, mind, and more.

"Sleep used to be kind of ignored, like parking our car in a garage and picking it up in the morning," says David Rapoport, MD, director of the NYU Sleep Disorders Program.

Not anymore. Here are some health benefits researchers have discovered about a good night's sleep.

Improve memory: Your mind is surprisingly busy while you snooze. During sleep you can strengthen memories or "practice" skills learned while you were awake (it's a process called consolidation).

"If you are trying to learn something, whether it's physical or mental, you learn it to a certain point with practice," says Dr. Rapoport, who is an associate professor at NYU Langone Medical Center. "But something happens while you sleep that makes you learn it better."

In other words if you're trying to learn something new whether it's Spanish or a new tennis swing you'll perform better after sleeping.

Live longer?: Too much or too little sleep is associated with a shorter lifespan although it's not clear if it's a cause or effect. (Illnesses may affect sleep patterns too.)

In a 2010 study of women ages 50 to 79, more deaths occurred in women who got less than five hours or more than six and a half hours of sleep per night.

Sleep also affects quality of life.

"Many things that we take for granted are affected by sleep," says Raymonde Jean, MD, director of sleep medicine and associate director of critical care at St. Luke's-Roosevelt Hospital Center in New York City. "If you sleep better, you can certainly live better. It's pretty clear."

Curb inflammation: Inflammation is linked to heart disease, stroke, diabetes, arthritis, and premature aging. Research indicates that people who get less sleep six or fewer hours a night have higher blood levels of inflammatory proteins than those who get more.

A 2010 study found that C-reactive protein, which is associated with heart attack risk, was higher in people who got six or fewer hours of sleep a night.

People who have sleep apnea or insomnia can have an improvement in blood pressure and inflammation with treatment of the sleep disorders, Dr. Rapoport says.

While this article lists some benefits of sleep, you can view the full article at <https://www.health.com/health/gallery/0,,20459221,00.html#improve-memory-0>

Snooze™
 sleep well

REMINDER: *Senior Fitness Class*

B.Y.O.B. or "Build Your Own Bones" is a special class designed for those with limited mobility, allowing you to stay seated for all exercises. Is your back bothering you? Is arthritis a problem? Is your balance a problem? Our class follows video instruction with music and consists of core strengthening, stretching and chair dancing! Easy and fun!!! Please bring a small towel for stretching; everything else is provided. A one time fee of \$5.00 covers your equipment. Stop in any Monday/Friday, 11:00 a.m. - noon in the Activities Room, next to the library. ALL ARE WELCOME !!!!! For further information, contact Bobbie Hutchinson at bobbie614@hotmail.com or 863-471-0655.





The Ridge Report

By: Birdy Whitehouse, *Property Manager* ~ birdy@myhighlandsridge.com



Hello Everyone and Welcome New Residents of Highlands Ridge!

HR CPI Letter: A friendly reminder that the new common facility fee will take effect on September 1, 2018. Please make the necessary changes with your bank. HRH will automatically make the change if you are on ACH.

Signs: Yes, it is that time of the year—political signs everywhere! Let's not forget that Highlands Ridge **does not** allow any type of sign in your yard except a sign advertising that the home is for sale.

Speed Limit is 20 mph! The speed limit throughout the community is 20 mph. We have many residents, guests, and vendors walking, cycling, etc. It is important for everyone's safety to abide by the posted speed limit.

Attention Marina Cove Residents: The CPI letter, trash invoice, and the ad-valorem charge all will be sent out in the middle of September. The new lot rent will take effect January 2019. The trash invoice of \$173.00 will be due October 31, 2018. The ad-valorem invoice will be due January 1, 2019. These two invoices will not be drafted. Please pay with a check or money order.

RV/Boat Storage Area: HRH will be increasing the storage rents for the upcoming year 2019. The small storage lot will be \$200.00 plus tax and the large lot will be \$275.00 plus tax. This invoice will be mailed out December 1, 2018 and is due by January 1, 2019.

FH & Other Building's Roof:

Finally, we are on the home stretch. The roof is about half way done and it looks beautiful! For those of you up north still, wait till you come to Paradise! We will send some pictures in our next email blast after the roof is complete.



Marina Cove HOA

By: Bobbie Hutchinson, *Secretary*



bobbie614@hotmail.com

Greetings to All!

We welcome all new Marina Cove residents to the place we call "PARADISE"! Your MC HOA has monthly board meetings, September thru May in the Activities Room on the second Tuesday. Please join us to provide your input and meet your neighbors! Our Annual Membership Meeting is held in March, where we elect our Board of Directors and share a potluck dinner. We are currently planning events for the upcoming Season....Welcome Dinner for new residents; Tailgate Party; Halloween at Paradise Grille; Food For Families Fundraiser, etc. We welcome your suggestions and need your help with all of our activities!

You may contact any board member via email or phone: contact information is on our bulletin board in Founder's Hall.

OUR NEXT BOARD MEETING IS AT 4:00 p.m. ON TUES, SEPT 11th IN THE ACTIVITIES ROOM, NEXT TO THE LIBRARY.

Please note the time change....we're hoping for better attendance by NOT having a meeting in the middle of the day! Refreshments will be served. Hope to see you there!



Brown, Lori
4270 North Course Lane
Avon Park, FL 33825
(863) 835-1196
lkbrown3922@comcast.net

Fowley, John & Deborah
2729 E Waterview Dr
Avon Park, FL 33825
(305) 360-2553 John
(305) 304-2526 Deb
jackanddebf@aol.com

Houghton, Richard & Mary Ellen
4275 North Course Lane
Avon Park, FL 33825
(813) 271-1095 Richard
(813) 469-1732 Mary Ellen
artlover@workmail.com
mehoughton@mail.com

Kozel, Andrew & Joann
2806 S Dockside Dr
Avon Park, FL 33825
(203) 257-7163 Andrew
(203) 257-8059 Joann
jokozel@optimum.net

Floyd & Nina Ray
5045 Birkdale Dr
Avon Park, FL 33825
(904) 860-7944 Floyd
(904) 707-1650 Nina

Sofie, Joseph & Janie
3510 E Gleneagles Dr
Avon Park, FL 33825

Phone & Email Updates

Coy, David & Karen
New Home (863) 304-8783

Dethlefs, Sue
Please remove landline use cell only
(863) 257-3200

Morenzoni, Richard & Doris
Please remove cell phone
New email rmorenzoni365@gmail.com

Smith, Ira & Kathy
Please remove landline use cells only
(863) 257-4251 Ira
(863) 257-3633 Kathy

Spier, Donna— donnas4003@gmail.com

Reichert, John & Peggy
New Cell Phones
(863) 382- 3576 John
(863) 214-4469 Peggy

Address Updates

Engebretsen, Lewis & Jennifer
W 7491 2nd Street
Portage, WI 53901

Mahler, Barbara
3537 Fairfax Street
Eau Claire, WI 54701

Morris, Gale & Judi
1538 E 950 N
Ossian, IN 46777

In Loving Memory

Rick Chiarandini

James Thompson





Highlands Ridge HOA

By: Willie Faye Myers, *Secretary*



Greetings from the HRHOA Board of Directors. Our monthly meetings will resume Monday, September 10, 2018, in Founder's Hall at 4:00 pm. Hope to see you there.

Covenants...Did you know?

The following information has been prepared by Highlands Ridge HOA Board of Directors. This was prepared based on questions regarding ownership and responsibilities.

Within Highlands Ridge we have several independent entities, a manufactured home community, site built, villa homes and two 18-hole golf courses all working together to provide you the Highlands Ridge experience. By nature of Florida Statutes each is governed differently. The Covenants governing site built homes are not the same as the statutes that apply to Marina Cove homes.

The following is a breakdown of the individual entities within Highlands Ridge.

Mink Owned Properties

***Mink Marina Cove, LLC (Manufactured Home Community).** This company owns all of the land within Marina Cove. Residents pay monthly lot rental as set forth in their lot lease agreement. Manufactured home communities are governed by lease agreements, rules and regulations and State Statutes Chapter 723. MMC, LLC is not governed by residential HR covenants.

***Highlands Ridge Holdings, LLC** owns the Common Areas: Pools, Founder's Hall, tennis, shuffleboard, Bocce areas, roads, etc. HRH, LLC receives monthly common facility fees from site built/Villas homeowners for: maintenance of Common Areas which includes all lawn mowing of these areas and for maintenance of the facilities and amenities. HRH maintenance personnel mow all the vacant lots up to the road easement. These monthly fees are not HOA fees. HRH, LLC is not governed by residential HR Covenants.

Joe and Pam Pace: *J+P Golf Properties

J+P Properties are the owners of Highlands Ridge North and South golf courses and all associated buildings. J+P Properties are not governed by residential HR Covenants. J+P Golf Properties is responsible for all maintenance and lawn mowing on their golf properties.

George P. Apostolicas (Developer/Declarant)

***Sebring Land Limited Partnership.**

Sebring Land Limited Partnership owns all of the undeveloped lots in Highlands Ridge. Sebring Land Limited Partnership is solely responsible for the lawn mowing on all of their own vacant lots. Covenants apply to "resident deeded property" and are the governing restrictions on file with each resident owned site built and villa homes.

George P. Apostolicas is the Declarant/Owner of Covenants and therefore is the ultimate decision maker.

The Declarant, George P. Apostolicas, holds the "Final Decision" if any changes are to be made to the Covenants. The Covenants change process is a lengthy, expensive legal endeavor involving Lawyers on all sides and require filings with the State of Florida. Additionally, any change would also need the majority vote of all site built homeowners. Even then, the Declarant still holds the right to deny any change. The Declarant legally holds this right as a means to protect his investment in his remaining land holdings. These rights of the Declarant are the industry norm for most deed restricted communities.

In previous communications with the Declarant, he has not been open to making any suggested changes to the Covenants. Though there are provisions where the Declarant may consider an application for a variance of original building materials or original construction provided the proposal remains visually conforming to existing community appearance. For example, possibly permitting a room or golf cart garage addition, or possibly permitting a metal roof providing it visually looks like existing shingle roofs of adjacent houses. Maintaining "architectural conformity" to preserve the development's appearance, as when the subdivision was originally constructed, is a priority to protect the Declarant's investment. Fortunately, this process also protects the investment each of us have in our homes, because one bad appearing house declines the value of all our homes. This is why we have Covenants.

Highlands Ridge Homeowner's Association

***The Highlands Ridge Homeowners Association (HR-HOA)** is an elected Board of seven (7) site built home/Villa resident members. The Highlands Ridge Homeowners Association (HOA) annual fees are \$25 and paid by each site built/Villa household. This fee is for the expenses encountered by the HOA Board and their committees to represent the interest of site built homeowners in addressing Covenant related issues with the Residents, the Declarant, and for addressing State Statutes.

Hopefully, this article helps bring some insight and clarity to the complex relationship that we have here in Highlands Ridge. It may also help to explain why sometimes there isn't a simple answer for your questions.



LGA NEWS

By: Nancy Owens, *Vice President* HRLGA18@gmail.com



WOW! in a blink of an eye we are on the backside of summer. Many of us have spent time with Family, traveled and just enjoying the "warm" days but now we have so much to look forward to as we look ahead to the coming season. Let's look ahead....

- 1) Our snowbird friends will start to return to Paradise.
- 2) 21st annual **HIGHLANDS RIDGE DIVORCE OPEN 2018**. Once again there will be early registration on Oct 12th. As always any early registration will be eligible for the gift baskets) drawing.
- 3) November 12 is our **WECLOME BACK SCRAMBLE AND LUNCHEON**. Fun festivities are in the works and this is always such a great day to renew our friendships.

Some other things to look forward to. January 2019 there are LOTS of new USGA rules coming out. I thought we could look at some of them that may be the most helpful to us. For a complete listing please go to USGA.org.

Ball Moved During Search - No Penalty for accidentally moving your ball during search.

No Penalty for Moving Ball on the Putting Green- No Penalty for accidentally moving your ball or ball-marker green on the putting.

New Procedure for Dropping a Ball - Your ball must be let go from knee height and fall through the air without touching any part of your body or equipment.

Time For Search Before Ball is Lost - Your ball is lost if not found in 3 minutes (rather than the current 5 minutes)

Relief for an Embedded Ball - Relief allowed without penalty for an embedded ball anywhere (except in sand) in the "general area" (a new term for "through the green")

Ball Played from Green Hits Unattended Flagstick in Hole - No penalty if your ball played from the putting green (or anywhere else) hits the unattended flagstick in the hole.

Touching Loose Impediments or Ground in a Penalty Area- No penalty for moving loose impediments, touching the ground, or grounding your club in a penalty area.

Expanded use of Red-Marked Penalty Areas- Committees are given the discretion to mark any penalty area as red so that lateral relief is always allowed. Our rules chairman and committee will work with Joe Pace to deem any expanded areas.

Ball Accidentally struck more than once During a Stroke- If your club accidentally strikes your ball more than once during a stroke, there will be no penalty and your ball will be played as it lies.

Balls Lost or Out of Bounds - Committees are given the discretion to allow golfers the option to drop the ball in the vicinity of where the ball is lost or Out of Bounds (including the Nearest fairway are), under a two-stroke penalty. Our rules chairman and committee will work with Joe Pace and announced if and when this will or would not become a local rule.

These are just a few of the rules so until we meet again - **Golf Like a Champion**. (www.golfhq.com)

Housekeeping:

If you are new to Highlands Ridge and want more information regarding the LGA please reach out to any member of the LGA or to Pat Olesek Plolesalek@gmail.com or Joan White joanwhite37@icloud.com, we would love to have you join us.

LGA Dues we Due April 1st, if you haven't paid please make check payable to HRLGA for \$20.00 and drop off to either Georgia Trissell or the North Course Clubhouse.

Lots of improvements are happening on our golf courses, let's remember to keep our carts off ground under repair, new sod and too close to the greens. These improvements will only, in time, make our courses great.





MGA News

By: Phil Hunter, *Secretary*



We hope you all are enjoying your summer and we look forward to your return to Highlands Ridge this fall. Congratulations to the Paradise Pride Committee and Joe and Pam Pace on the successful completion of their first major project to renovate the North Course Bridge! Over \$10,000 has been donated to Paradise Pride and the next improvement project will take place at the South Course.

Mark your calendars for the Welcome Back Scramble at the North Course on Thursday, November 8th. At that time we will incorporate our new MGA Blended/Combo tees policy. No longer will we use only white tees. Instead we'll use the MGA recommended blended tees rather than those indicated on the score cards. Former white tee players at the North will now use gold tees on holes: 6,7,9,11,13,15 and at the South they will use gold tees on holes: 6,9,11. Gold tee players will continue to play all gold tees at both courses but our 80 and above MGA members will play blended gold/red tees as indicated on the score cards. The MGA Board is considering adding red tee use for them too on #5 at the North and #13 at the South. That will be decided at our first meeting in the fall.

New USGA rules of golf will come into effect as of January 1, 2019 and we'll use those new rules starting in January. Here are a few of those changes: 1. You may putt with the flag in while on the green. 2. You may repair any spike marks before putting. 3. You have only 3 minutes to search for a lost ball. 4. You take a drop from your knee level instead of shoulder level. 5. You may remove loose impediments in a sand trap, but still cannot ground your club. Be sure to read about more rule changes in future articles.

Your MGA Board members are: Ron Swan, Kim Lathwell, Sam Cline, Phil Hunter, Jay Freeman, Gary Dobereiner and raffle guy, Ralph Sosely. We will continue to listen to our members and monitor changes in MGA policies as we have done over the years.

See you soon!



LGA News

By: Mary Ann Beyer, *President*



Hi Ladies....Hope everyone is enjoying their Summer and looking forward to returning to HR. Your LGA Board is looking forward to having all our members and maybe some new members when we kick off our 9 Hole LGA season. The Events Committee is already planning a season of golfing fun and exciting golf/couples evening events.

Please make sure you put on your calendar our first events: Wednesday, Nov. 7 - Welcome Back Golf Tournament, and Thursday, Nov. 8 - Welcome Back Luncheon
Many thanks to our diehard members who keep on playing in the Summer months and for organizing the monthly luncheons. A job well done.
Safe travels back to paradise. Looking forward to another fantastic year of golf, fun and LGA 9 fellowship .



***Thank you
Paradise Pride Project!***

***And All of Those Members, Resident and Guest
Who Donated to Paradise Pride Project To Help
Highlands Ridge Golf Course.
Giving is Not Just About Making a Donation,
It is About Making a Difference...
And Caring about Highlands Ridge Community...***

***Pam and I are so Grateful for All
Your Trust and Support to Make Much Needed
Improvements to
Both, South and North Golf Courses.
It is so Encouraging...
Words Cannot Express Our Appreciation.
Your Generosity will Help Us get a Little Closer to
Our Goals
To Make Highlands Ridge the Best.....!!!!
Thank You!
Pam & Joe Pace***

Get Ready For The Labor Day Tournament—
Monday, September 3, 2018!

Where: North Course

When: 12:30 pm Shotgun

\$15 entry fee per Member for
prizes and dinner

\$25 green fee per player for non-members +
\$15 entry fee for prizes and dinner

Entry fee includes PRIZES & Fried Chicken
Buffet at the Tavern

Guests that are not playing golf and
would like to attend the buffet dinner
are \$12 per person

Make checks payable to W.F Myers -
Sign up in the North Pro Shop book.

**Sign up as soon as possible for this
fun event!**

**LABOR DAY
GOLF TOURNAMENT**

Save the Date!

The 21st Annual Highlands Ridge Divorce Open 2018
November 15, 16 & 17

There will be early registration on October 12th at the
South Course from 10:00am to 2:00pm.

Any early registration will be eligible for the special drawing at the banquet.
Deadline for registration will be November 2, 2018

Tom Bach: Two men ran out to the course for a quick nine after work. They get to the tee and see two ladies playing ahead of them. One of the men complains that the ladies will slow them down and says he is going to ask if they can play through. He goes halfway to the ladies and turns back.

The other man asked what was wrong. The man said, "I can't go up there that's my wife and my mistress."

So the other man says he will go. He goes halfway and comes back. His partner asked what happened and the man replied, "Small world, huh?"

<https://www.pga.com/news/golf-buzz/best-golf-jokes>



CONTACTS

Administration
Phone: 863-471-1115
Fax: 863-471-3398

The Tavern
863-453-7600

Golf Courses
North: 863-453-9991
South: 863-471-2299

Highlands County
Sheriffs Dept.
EMERGENCY 911
Non-emergency
863-402-7200

Highlands County
Recycling
863-655-6400

Animal Control
863-655-6475

Duke Energy
800-228-8485 Outages
800-700-8744 Service

City of Sebring
Utilities Department
863-471-5112 /
471-0166

Century Link
1-800-788-3600

Comcast Cable
1-800-934-6489

Waste Connections
Garbage Collection
863-655-0005



Welcome Back Dance "Around the World"



Founder's Hall

Saturday, November 10th, 2018



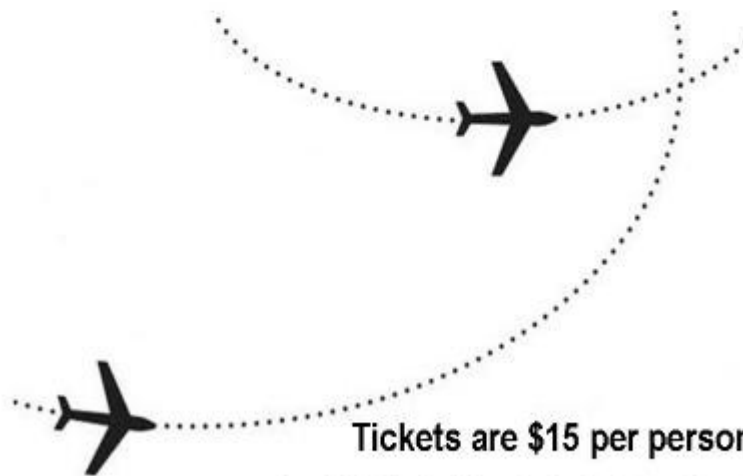
7:00-10:00 pm

Entertainment: Two Smooth



Light Snacks provided

BYOB



Tickets are \$15 per person
Available in the Administrative Office