



INSIDE SUNSHINE NEWSLETTER

April 2021

SEPO Board

Once again, I will say - Your 2021 SEPO Board has hit the ground running. Some of the things we have either accomplished, initiated, or want to initiate are listed here.

- ***Some of our Accomplishments:***

- Completed paperwork at financial institutions to ensure there will be no issues to hinder carrying on SEPO business ongoing.
- In conjunction with Pat Harvey, we provided our community the opportunity to be “assisted” with receiving the Covid-19 vaccine. Many of you took advantage of that. We are so glad we could help.
- The Policies & Procedures have been updated to include a section on Fiscal Policy.
- The Employee Handbook was updated concerning Overtime and Lunch requirements.
- Covid-19 & SEPO restrictions were reviewed and updated.
- A formal process for submitting Acty/Mtg Requests has been developed. See the Web site for the Form and Process details.
(<https://www.sunshinecountryclub.com/suggestion-complaint-idea>)
- Approved the formation of a Sunshine Gardening Club.

- ***Some of our topics In Process:***

- A SEPO Rules (Covenants, ByLaws and Policies & Procedures) Review Committee consisting of five Sunshine residents has been formed and is currently holding meetings to propose possible updates to SEPO rules.
- Continuing to work on finding contractors to address Indiana Circle and other paving issues. Formal bids/proposal are scheduled to be received on April 6, 2021 for review and analysis.
- Assisting with the continuation of the Memorial Committee.
- A panel of 3 board-only members has agreed to start working on a 3-5 year Capital Improvement Plan.
- The Board has become knowledgeable of several potential SEPO Covenants violations and are working to rectify any issues.

- ***Upcoming items that will be on future Board Meeting agendas:***

- Consideration to reinstate Trail/Cart Fees.
- Establish a formal means of addressing SEPO complaints and resolution of same.
- Relocation of Large Mail packages for resident pickup.
- Flags and Signs.
- AND other related subjects.

Details concerning the following items (except for SEPO Covenants violations) can be found in the Board Meeting minutes previously e-mailed to everyone and posted on the Web site here.

(<https://www.sunshinecountryclub.com/board-min-2020-2021-winter>).

For those of you traveling, stay safe and we will see you again soon.

Tony Tramel, SEPO President



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SEPO Communications

I was talked into doing an April Newsletter this year. I was also asked to open up the Newsletter Guidelines to include Club, Committee, etc accomplishments over this past winter season, even though we were still living with the pandemic. So I encouraged those in charge of Clubs (like Killer Bees and Women's Club), Activities (like Tennis, Pickleball etc) or anything else anyone living in Sunshine might be interested in participating in next season, to compose a little bit about each for residents/renters to mull them over during the summer and possibly partake in things next winter season they might not have been aware of. I will be able to use this Newsletter, as well as the Acty/Mtg requests you have been submitting for approval, to update the Web site.

Also – Please let me know if I may have ‘missed’ putting your article in this Newsletter. I received soooo many of them (YAY) I hope I didn’t goof up.

As always SEPO e-mails will continue to be sent during the summer. And the Web site will be kept updated (*based on your input*). As a reminder - Communication Guidelines can be found on the Sunshine Web site here: (<https://www.sunshinecountryclub.com/communication-guidelines>)

Please call anytime with questions or issues you may have concerning SEPO Communications.

Beth Parrish
314-960-6710

Women's Club: President's Message

Here we are at the end of our Women's Club season, and we haven't been able to hold a single meeting! It has been a year that we never could have imagined, and my heart goes out to anyone who has suffered illness or loss because of, or on top of the pandemic.

Normally, our members are busy planning, preparing, and providing entertainment, social activities, excursions and projects for our Sunshine community to enjoy. Many partners and volunteers are recruited, new friendships are formed, and ideas are shared for future events.

We have missed that so much! It has not been easy— locked down in a Canadian winter during this pandemic. Our many friends called regularly to share stories of hot sunny days, golf games, (hole-in-one's), and cold drinks in “bubbles” on patios-socially distanced of course! We TRIED to be happy for them as we sipped cocoa by the fire!

I am blessed to have wonderful executives who did everything they could to provide a few events without violating health guidelines. Thank you to Marian Young (Vice President), Glenda Wetherbee (Secretary), Cathy Richmond (Treasurer) and Sue Swidryk (Activity Director). Thank you also to several amazing volunteers who organized the Halloween MASK-O-RADE, Mardi Gras: Follow the Leader and Night Glow Golf Tournament.

For next year we hope to follow what would have been this year's calendar of events and make any necessary changes in the fall.

A very special thank you to Linda and Dick Jones for the time and energy they spent having the pool furniture reupholstered - I'm told it's beautiful and bright!



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Finally, we wish all Sunshine residents a safe and healthy summer and let's look forward to all the things we can enjoy once again next fall!!

Sincerely
Janis McFee, President

Women's Golf League

The Sunshine Women's Golf League invites all new residents to join us in Nov for the 2021-2022 golf league season. All skill levels welcome. We want you to come and meet Sunshine residents. . . enjoy the camaraderie and have some fun. There will be a guest day and luncheon the first part of Nov (if Covid-19 restrictions allow). Date to be determined.

I hope you will give it some thought and join us in the fall.

Terry DeBackere
League President

Architectural Control Committee (ACC)

The **Architectural Control Committee (ACC)** is alive and well and working in conjunction with the SEPO Board to actively cause residents to follow the Covenants, Bylaws and Policy & Procedures of our Community. Every resident in our community has a legal obligation to comply with our Covenants and Bylaws. These Covenants and Bylaws run with land. They can only be changed by specific votes of our community which are identified in the Covenants and Bylaws. **The SEPO Board nor the Architecture Control Committee can approve any construction that conflicts with our Covenants. Every owner has this same obligation.**

We are aware there may have been past construction, either intentionally or unintentionally, which conflicts with our Covenants and/or Policy & Procedures. The ACC is diligently working to identify and trying to mitigate such infractions. The enforcement action by the ACC and/or the SEPO Board is an obligation that is mandated in our Covenants. This effort is to be consistent for the safety and fairness to all the Owners in Sunshine Country Club Estates.

If you are considering work on the outside of your home, repairs or building projects you want to do, based on our Covenants which run with your property, you are mandated to submit a request for review of such a project and obtain their approval before any construction commences. The appropriate ACC Forms are located in the library and can also be printed from the Web site (https://b8c8b5e2-b04d-420e-80cf-df148ee412c3.filesusr.com/ugd/2851bf_edd6cda563054bb8b7d9c9847854235a.pdf).

There is one warning that needs to be stated. Applicants should obtain a building permit from the City of Harlingen or the Town of Combs or obtain a written statement on letterhead from either of these agencies, that state "No building Permit is Required by City of Harlingen/Town of Combs" for the work shown on the attached documents, signed by an appropriate building official from the respective city/town.

Once you have obtained either a building permit or statement that no building permit is needed from Harlingen/Town of Combes, attach your submitted material, and complete the ACC form. Then please submit your form to Valerie in the office. The Architectural Control Committee meets the 1st and 15th of each month. If an emergency arises please contact any person on this committee.



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Thank you for helping to keep this community strong and beautiful.

Respectfully submitted,

ACC Committee Terry Lacy, Brad Anderson, Kathleen Sunder, Dave Fleiner

Memorial Committee

The Board would like to give Irene Phillips a huge "Thank You" for working on this committee by herself the past few years. She has done a fantastic job. Thank you again Irene.

Mel Wendel has offered his services for the Memorial Committee. *However, he also expects some volunteers (3-5 is a good group) to step up and offer support.* Please consider giving Mel a call (701-840-2339) and volunteering to help him. If volunteers step up, the Board will continue their support of this committee. Otherwise, the Board may have to take further action under advisement. We are anticipating your positive response to support our community in this endeavor. Thanks

In case you're not aware of this committee or have forgotten its purpose – those working on it are in charge of the "Gift and Memorial Fund". The following should give you an understanding of just what that means.

SEPO GIFT & MEMORIAL Fund

Ref: SEPO By-Laws - ARTICLE VII - 05 - CHECKS, DEPOSITS AND FUNDS

All funds accumulating in this fund shall be administered by a committee of five (5) members to be appointed by the Board of Directors.

Each member shall serve for a term of three years with new members being appointed as vacancies occur.

Duties of this committee include the keeping of detailed records of contributions including the names of those wishing to be remembered or in whose honor a contribution is made and the amount given.

Although consideration will be given for a specific memorial item requested by the donor, the committee will not be restricted to that use taking into consideration the overall needs and appropriateness of the particular memorials.

The committee shall act as an advisory committee to the Board of Directors in the use of said funds from time to time.

POLICY & PROCEDURES OF SCCE

PG. 7 Donations to SEPO

When an individual, committee or organization purchases "something" for SEPO, then ownership becomes SEPO's unless explicitly noted otherwise. Once accepted by SEPO (either explicitly or implicitly), future maintenance, usage replacement or removal will be SEPO's responsibility and expense. If SEPO has ownership, the Board will have sole discretion for its usage and whether replacement or removal is in SEPO interest at that time. There is no guarantee of replacement. If ownership remains with the donor, then future maintenance, usage, replacement and removal will be the owner's responsibility and expense, however SEPO may request its removal at any time for any reason or no reason.



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SEPO Board

Suggestions / Complaints / Ideas

The easiest way to get the board's attention is by filling out a "Suggestion/Complaint/Idea" form which can be found outside the Office or on the Web site (<https://www.sunshinecountryclub.com/suggestion-complaint-idea>)

What is a SEPO Suggestion Box?

A Suggestion Box is used to collect slips of paper with input from our residents to garner an opinion. Certain steps can facilitate your idea. Lead with your solution and make your idea a benefit. Please drop off your **signed** and **dated** suggestion in the SEPO Office.

The board is currently working on updating/redefining this process and possibly the form. Thanks for your patience while this new board is working to update/improve some of your experiences here at Sunshine.

SEPO Board

Sunshine Gardening Club Coming Soon

Do you have an interest in gardening? Come this fall we will be putting together meetings for our Sunshine residents/renters to celebrate the love of gardening. Together we can have fun taking care of some of the community gardens, organize plant or seed swaps, garden tours and especially tap into the Sunshine resident's knowledge of specifically how to garden. This will be a volunteer group with no dues or officers. The sky is the limit. Stay tuned.

Brenda Crothers, Glenna Boardman, Terry DeBackere and Susanne Ulrich

From the Killer Bees

Continuing with the "new normal", the Killer Bees (a quilting group that isn't like your grandmother's quilting group) are still meeting via ZOOM each Thursday morning at 9 AM. If you'd like to "ZOOM" with us at 9 AM most Thursdays, let Jan Baethke (janb5099@yahoo.com) know and she'll email you the link. Our ZOOM meetings cover conversations about what's happening with the Covid-19 issue, and some "Show and Tell" of what we've sewn in the past week. Sometimes we'll have a quilt-related demo. I AM getting our new schedule together...with fingers crossed that we WILL be meeting in person at Retzlaff Hall next Fall, Thursday mornings at 9 AM. Here's a few of our activities for next winter: A No Sew Star Tree Ornament; Making fabric from your fabric scraps called Mile-A-Minute; a chopped fabric landscape; always a fun Mystery Quilt project; and maybe something with Jelly-Rolls!! You just have to come and see what that we do with Jelly-Rolls!! Hope to "see" you Thursday mornings. If you have any questions, call or text 956-357-2218 (Be sure to let me know in a text who you are).

Jan Baethke



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Tennis

We plan to keep playing tennis Mon, Wed and Fri 8am to 10am all summer and into next winter, as we have in the past. We need more tennis players during the summer. We would welcome any resident who is here to come and try it. We only play doubles and have limited skills. We don't care if your good or a new player. Our goal is to get some exercise and have fun. We do tease each other, so be warned.
Vic Hillman

Friday Night Cards

Please come and join us for cards on Friday night. Cards will resume in the Fall. We play Hand and Foot and Euchre. We set the tables for play at 6:45 and start playing at 7:00pm. Please come and join us for fun and fellowship. If you have questions, please contact Mecca Henry at (469) 766-4245.

Woodworker's Club News

This is the last article for the Woodworkers Club until fall. Thank you to all who have helped with cleanup, winterization, orientation and instruction.

The woodshop will continue to operate on the days when a monitor is present. As we come nearer to the summer season, two woodworkers will make themselves available on specific days of the week. Vic Hillman will serve as monitor every Tuesday from 9 am until noon. Pat Harvey will serve as monitor every Friday from 9 am until noon.

Safe travels and safe summer woodworking.

Jerry Wetherbee

Large Packages Pickup in Sunshine



In response to a resident's question:

For your convenience SEPO has converted the Special Purpose Room to an overflow package pick-up area due to COVID-19 issues. Previously, mail was delivered to the Office. You may access this Special Purpose Room using the keypad (<https://www.sunshinecountryclub.com/keypad-codes>) installed for security and concerns of package theft. This room is available to residents 24/7. Please be sure to close the door securely as you leave.

A recent survey from the U.S. Postal Service has revealed that consumers now make 51% of their purchases online and that 26% receive a package once a week.

The mail carriers servicing Sunshine usually leave you a notice in your mailbox indicating there is a package for you. Please try to pick these up in a timely fashion. SEPO does not provide a designated staff member to accept and store packages. If you have experienced a mis-delivery of items, please notify Valerie in the Office.

Maybe a concerned resident could volunteer to pull some "Package Handler" time daily just to sort and call.



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Porch Pirates:

Since some packages get left at your doorstep, an infuriating trend has developed. A disturbing statistic bears out that close to 40% of persons have fallen victim. The Porch Pirate targets a special area so they can maximize their reward.

A Ring Video Doorbell device may be a solution or ask a neighbor to look out and grab your package. There is also a Package Guard – a nifty device with a weight sensitive stand on which the delivery drivers place your package. Should a Porch Pirate be interested and try to swipe your box, the Package Guard sounds a very loud alarm and the Bad Guy takes off.

Tracking Notifications – this helps you to know there has been a delivery and you can check online or by receiving e-mails or texts.

Lenore Combs



**Sunshine Neighborhood Watch – CERT Team
(Est. 2008)
SCCE - Harlingen's premier NW & CERT Team**



Lights On -- Lock Up and Look Out for each other!

Lenore J. Combs, NW-CERT Coordinator 956 245 1276 LJCombs44@gmail.com

NW-CERT April 2021 Newsletter and March NW Minutes 2021

Our Neighborhood Watch virtual meeting was held Monday 15 March at 3pm. Pat Harvey assisted me in gathering you all. Hopefully there will be some sense of normalcy in the Fall when you all return and we can meet in person. The NW and CERT mission survives on many interactive meetings with our partners (HPD, Combes PD and Harlingen FD etc.) and with hands-on opportunities throughout the year.

You can view the March NW-CERT Minutes via the link:

https://drive.google.com/file/d/1ly3WWCB-Qa4Kn7JEFpPbX9_oqPec2ObS/view?usp=sharing

Thanks to Rich for McGruff's new orange electric cord, the front wheel bushings and the M-Cor part which has to do with the pedal. He had taken good care of McGruff. We will miss him when they leave.

Recently spoke with Linda Jones. Patrols go to one a night starting in April for the Summertime schedule. We can always use volunteers – just contact her.

To the volunteers heading “up north”, So long, farewell, alveterzane to you and you and you and you and you and you.....Via Con Dios, Happy Trails and hurry back. As a reminder - please tidy up your area both house and Storage Lot so flying flowerpots don't do any harm. Is your Storage shed tied down for Hurricane strength winds and your lock secure?



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Annual Utility Ride - Monday 19 April at 1 o'clock. Meet by Retzlaff Hall side door on Michigan. Everyone is invited for this guided Golf Cart event. Safe distancing. Have your mask available (in case we get out of the golf cart to see and say something).

The McGruffmobile had a boo-boo on the door. The metal brace was bent and the window was slit accidentally. So, it is under repair at Mario's Golf Carts. The finished product will be a new or repaired door complete with new clear windows. While I am at it, we will also have the other side (window) redone with new vinyl glass. The elements and the sun take a toll on our equipment, but the cover keeps the ability to Patrol in the elements.

For CERT enthusiasts, there is an updated Basic CERT training course you can take on-line about elementary response skills - FEMA Independent Study IS-317 and it is a relaxed, informal introduction class - to the point, enjoyable and most informative. CERT prepares us about disaster prep conditions such as Fire Safety, Light Search and Rescue, Team Organization and Disaster Medical Operations etc. Here's how you learn to hang in there 'til professional help arrives.

The Board is contemplating our NW research on the Cameras. We have a bid for a good surveillance set with coverage from the Front Gate to the Storage Lot. The bank of cameras would probably be set in the Office and that's all I know at the moment.

The Vendor program – let's try to reinstate it. Tony and I discussed it. He did not say NO. Admittedly, it's a safety & security thing. All it entails is if a resident wants work done on their home, from a Vendor for a roof or whatever, that vendor will have a form of ID in his vehicle from Sunshine NW while on your premises. This Orange Card on his dashboard indicates he is invited. And then we all know he is not there taking down Bad Guy notes. You can get this Orange NW Card from me or the Office. It's a good thing to take back these cards when they leave. Call me for questions.

Next NW-CERT meeting -- Monday 15 April 3pm -- Utility Ride reminder.

COVID rules: Wear your mask Wash your hands Social Distancing Act Responsibly



FROM THE EDITOR

Thanks to all of you who submitted articles for this 'special edition' of the Newsletter. We'll start this up again in the fall.

Happy Easter to All. And safe travels to those of you heading north for the summer or taking a vacation up north to get out of the TX heat.

Beth Parrish
SEPO Newsletter Editor (seponewsletter@gmail.com)
314-960-6710