

SEPO Board

FROM THE PRESIDENT

This is a very busy time of year for all of us. The same is true for your Board of Directors and others working hard to keep things on schedule so that our Bylaws and Covenants are followed. A Nominating Committee has been formed with Pam Adams as chairman along with Pam Lacy and Patrick Heinerikson. They have been working hard to find those people interested in giving their talents in the management of this great community. Beth Parrish has been appointed as Chairman of the Election Committee. After Beth sent out an email asking for help, she received an overwhelming response from residents willing to volunteer. Thanks in advance to all who are and will be working on each of these committees.

The next regular meeting of the Board of Directors is January 2, 2024, at 1 p.m. The "Residents and Directors" Meeting will be January 4, 2024, at 1 p.m. The nominees for the vacancies on the Board of Directors will be introduced and nominees from the floor will be accepted at the January 4 meeting. If you plan to nominate someone from the floor, be sure you have their permission to do so. There will also be ballots for proposed amendments to Covenants which will be explained. There will be other opportunities scheduled in the month of January for the residents to learn about the candidates and the proposed amendments.

As a reminder, 2024 fees were approved by the Board at the November 13, 2023, Regular Board meeting. There was no increase in any of the fees. They are listed here and also on the Sunshine website (https://www.sunshinecountryclub.com/sepo-financials-2024).

- The **HOA Assessment Fee** is \$1,410.00 for the year.
 - **NOTE:** If you pay in full between now and Jan 20, 2024, you will receive a 2% discount, which will lower this fee to \$1,381.80 for the year.
- The **Storage Lot** rates are as follows:
 - Lots 01-12 & 301 are \$165.00.
 - Lots 401-414 are \$181.50.
 - Lots 101-114, 201 & 214, 601-613, 701-713 are \$231.00.
 - Lots 302-314 are \$247.50.
 - Lots 202-213, 315 & 316 are \$264.00.
- The **Golf Course Improvement Fee** is \$25.00 for the Golf Cart Permit.
- Resale Certificates produced by the SEPO Office for \$250.00 will continue to be collected. TX RE law
 requires this certificate to be provided prior to the sale of all homes that have mandatory
 assessments. This fee will be collected from the seller prior to closing.

I'm sure I'm speaking for the entire Board of Directors in wishing all of you a very happy, healthy and prosperous New Year.

- Share Nelson, SEPO Board President

SEPO Election Committee

As Share mentioned in the SEPO Board report, I have volunteered and was appointed by the Board as the Chairperson of the 2024 SEPO Election Committee. After I sent out an email last week asking for help, I received 25+ replies from volunteers. Thank you all so much. With so many volunteers I don't anticipate anybody being burdened with too many tasks. But, rest assured, I'll be putting you to work soon.



I did want to mention here to alert all residents of my next Election Committee task. You will be receiving a SEPO email, probably later this week, that will ask you two things:

- 1. I need everyone to verify both their Sunshine and Away addresses listed in the directory I will be attaching to the email and
- 2. Do you want your ballots mailed to your Sunshine or your Away address? (Explanation for this question will be in the email.)

That shouldn't be too painful for anyone – right?

Also, I will be reporting on some of the 'ins and outs' of this committee at the "Residents & Directors" meeting on Jan 5, 2024. Hope to see you there. Contact me anytime with questions at my info below.

- Beth Parrish, 2024 SEPO Election Committee Chairperson 314-960-6710

2024boardelectioncommittee@gmail.com

Communications

What a super busy time of the year this is. In a nutshell the "2-pager" should always give you an 'at a glance' view of what's going on around in Sunshine. You can find it on the website here: https://www.sunshinecountryclub.com/summary-winter-2023-2024. If you see anything that needs changed or is missing from this document send the information to me at sunshinecountryclubweb@gmail.com.

Those SEPO emails have just been flying off the shelf. If you aren't receiving them or know of anyone who isn't receiving them, please send an email to sepoenews@gmail.com to get added to the distribution list. And if you think you had received an email about a topic of interest to you but you absolutely can't find it, just look here: https://www.sunshinecountryclub.com/legend-emails.

As a reminder, guidelines for SEPO communications processes are here: https://www.sunshinecountryclub.com/communication-guidelines. And this year, Pam Adams is managing the official SEPO Facebook group "Sunshine Country Club Estates Official Group" (https://www.facebook.com/groups/610379767180949?sorting_setting=CHRONOLOGICAL). It's another great way to not only post info on Sunshine events but also about non-Sunshine events.

Thanks everyone. Let's keep that information flowing!!!

- Beth Parrish, SEPO Communications Mgr

Women's Club: From the President

Again, I have to say it has been a great season. December has been a very busy month.

The trees and the hall look beautiful and we had such a great group making all of this happen. Everyone just jumped into it and it turned out wonderfully.



Thank You Pam Davis and her team for all of the work. (Don't forget we will have to put all of this away just after the first of the year.)

The Bake Sale was bigger and better than I have ever seen. Lots of baked goods donated. Lots of drawings for prizes. Silent auction goods and some vendor tables. There was something for everyone there. And all the cinnamon rolls and coffee were the best! Terry DeBackere and your team are just amazing. Thank You ALL!!

The Charlie Brown Christmas Program was a great addition to our season. I am so happy they came and performed for all of us. The kids in this program were simply amazing with all of their talent. And we had over 120 residents in attendance.

Valley Voices were back to perform for us again this year and as always did an awesome and professional performance. Hope everyone enjoyed it.

By the time this Newsletter is published we will have had Christmas dinner. As I write this, I am looking to see everyone there and the great food to be enjoyed.

Thank you everyone for supporting our Women's Club.

- Vicky LeRoyKrueger, Women's Club President

Women's Club: Various Events

Here's hoping everyone is having a happy holiday season! It's been a busy month and we're not done yet.

Don't forget the New Year's Eve party on Sunday, Dec 31 in Retzlaff Hall at 7:30pm. Virtual ticket signup and money drop are in the library. The cost is \$5 per person. Bring an appetizer to share.

New Homeowner's party will be Friday, Jan 12, 2024 in Retzlaff Hall. The theme this year is "Fun at Sunshine!" Doors will open at 5:00pm; party starts at 5:30pm. This will be your opportunity to meet and welcome our new homeowners. Virtual tickets will go on sale in the library January 2, 2024 for \$12. New homeowners are our guests, no charge! **Optional: wear what you wear when doing your favorite activity here in Sunshine. More info will be provided soon. Any questions, feel free to call Irene Philips @ 214-549-3993.

Casino Night, which is our major fundraiser for the year, will be on February 2, 2024. Be looking for someone to be knocking on your door, asking you if you'd like to help sponsor a table for \$10. This is a neighborhood competition (between streets) so help make your street proud! More info is provided below.

Be sure to read up on the Finger Lickin' Chicken dinner on January 5, 2024 and the Women's Club breakfast on January 20, 2024 in this newsletter.

Thank you for all your support so far and for your support in the future!

- Jill Ventrello, Women's Club Activities Director



Women's Club: Breakfast

The Woman's Club is excited to announce we will be having another breakfast on Saturday, January 20, 2024. We will be having our first committee meeting soon and will announce the time and menu after that meeting. This is always a fun time with delicious food at a reasonable price and you don't even have to leave the neighborhood! Please stay tuned for further details!

Sincerely,

- Lisa Perrier, Event Chairperson

Women's Club: Casino Night

- February 2, 2024 from 6 pm 10 pm
- Tickets go on sale in the library January, 23 & 24 from 10 am noon.
- Tickets are limited so get your tickets early.
- \$20 each Includes:
 - \$500 value in chips
 - o 3 hrs of casino games & Bingo
 - o Beer, Wine, Sodas and water
 - Dessert Bar, Popcorn and Snacks

Hope to see you there!

- Sherri Gardner

Golf: Women's League

A reminder our Golf League Meetings are held the 3rd Wednesday of each month. Our next meeting is in the Hall, Wednesday January 17, 2024, starting at 9:00 am. We will continue to have coffee and donuts for you to enjoy. Giving a huge thanks to Glenna for picking up the donuts for our meetings. Please note, I want to personally thank each of you for attending our meetings. My goal and hopefully your goal as well, for this year is to have a fun filled league, along with each of you to feel welcome and meet new people or reunite with our already established friends. Wishing you a Happy New Year, hope your Christmas was an enjoyable Holiday.

A huge Thank you to Beth Parish sending out SEPO emails, and Donna Myers sending current information. Please remember I am available at any time if questions or concerns.

Thank you again for your attention and assisting in helping us carry on with a Great Women's Golf League.

Nancy Lyne, President
Deloris Pearcy, Vice-President
Marlene Hall, Secretary
Glenna Boardman, Treasurer
Donna Myers, Handicap Scoring

Happy 2024!!!!!

- Nancy Lyne



Golf: Men's League

Due to the Holiday season and the absence of many of the players involved, the Tuesday Men's Golf League has delayed any decision related to suggested changes to any and all aspects of the Men's Golf League. The committee will continue to accept suggested ideas to any of the following:

Please consider changes to By-Laws (https://www.sunshinecountryclub.com/mens-golf-bylaws), Rules-of-Play (https://www.sunshinecountryclub.com/mens-golf-bylaws), League play format, awards, dues, or any other aspect of the League that will result in easier administration and enjoyment of play.

Once the suggested changes are received and organized in a reviewable format and the majority of the members are available to review and vote on the suggested changes, a meeting will be called by the committee. This will probably be sometime in early January.

Until that time the process will remain as is: signup in the library indicating that you intend to play that week, what time you intend to play (8:30 or 10:00) and pay \$1 in the box by noon Monday. Payouts, etc. will remain the same.

Paper copies of the By-Laws and Rules of Play will be available upon request or found at the above listed webpages. Please provide suggestions to any of the following committee members.

- Randy Davis "randyd99@hotmail.com"
- Jim Tennant "jimbuck1050@yahoo.com"
- Larry Keller "papak51@yahoo.com"
- Rocky Lockwood "rlock0748@aol.com"
- Dan Boardman "dboard3@charter.net"

Have a good and safe Holiday Season.

- Tuesday Men's League Committee



Golf: Good Neighbor Day Golf Tournament (GNDGT)



Birding & Nature Club

The Birding and nature club's mission is to increase awareness of the variety of birds in our wetland and learn about native plants and animals of the RGV. The planning and care of the SEPO wetlands. With our mission in mind, we have area speakers help further our mission. In December we had Mike Heep from Heeps nursery. Mike is very knowledgeable of native plants and their growing characteristics and the animals and insects that like them. In Jan at our monthly meeting, to be held on Jan 8, 2024 due to the holidays, we will be hosting Raul, the Superintendent of Resaca de la Palma state Park about native flora, fauna, animals and insects of the RGV. One of our projects is feeding birds on TX Ave. Birds eat lots, so we can always use donations so we can purchase birdseed. You should Join in on one of our monthly meetings and see what we are all about.

- Tom Stone President

SCCE Fishing Association

The Board of Directors of the SCCE Dishing Association

Would like to give the sincerest Thank You to all the volunteers that helped plan, get donations, cooked, served, attended, and supported our fundraising efforts at the Hoof and Fin Event.

- Bill Peterson President SCCE Fishing Association



Sunshine Garden Club

Sunshine Garden Club Get Together

Date: Tuesday, January 9, 2024 Speaker: Julie Mustard, Ph.D. Associate Professor, UTRGV

Topic: Insect Pollinators

How to support native insect pollinators.

Pollinators move pollen from the stamen to the stigma. Pollinators include bees, wasps, birds, butterflies, moths, flies and even bats. Pollinators help about 80% of the world's flowering plants to reproduce. If you enjoy flowers this is a great process.

Here we go, what do we do about those insects called aphids. Are they good or bad? Come find out on *Tuesday, January 9,* we can discuss it all.

<u>TIME:</u> Meet at 3:30 at Sunshine Butterfly Garden. Julie Mustard will talk about the butterfly garden and surrounding landscape on Texas Avenue as it relates to pollinators. (Tour of grounds suspended if bad weather).

<u>TIME:</u> Retzlaff Hall Presentation by Dr. Julie Mustard at 4:30pm to discuss how to draw pollinators to our landscapes.

The possibility also exists to provide intern opportunities to assist our community through the Student Service hours at UTRGV and/or TSTC Ecology Club.

Everyone is welcome. Cookies and Bars will be provided. There will be a goodwill donation collected for the UTRGV to purchase a few pollinator plants for their gardens.

Happy New Year,

- Susanne and Deb

Rock Painting Club

SUNSHINE ROCKERS

December was a fun month for us. We met twice and painted rocks, several with a Christmas theme. We made a trip to Southern Stone to refill our rock supply and have plenty for a while.

We set up a table at the fabulous Women's Club Bake and Craft sale. We shared about 75 rocks with our fellow residents. Some people gave us donations so we decided to pay it forward by sponsoring a table at the Women's Club Casino night!

We issued a challenge to the other Sunshine Clubs to do the same and pay it forward as well.

We gained our first male member at the last meeting when Rose and Dan Phillips joined us. He painted the cutest snowman!



We have three notebooks filled with ideas to paint, from holidays to flowers to gnomes and more! You can use the pictures for ideas or, if you are like most of us and not an artist, we have carbon paper that you can use to trace a design on your rock and then paint! This past meeting Rose painted a beautiful poinsettia, Dan a snowman and Patricia Lay a bunch of cone flowers using the tracing technique.

Su McCurdy found some latex chalk paint and we are experimenting with it as it comes in pretty colors and has some different characteristics from the acrylic chalk paint.

All residents are invited to attend our meetings. There is a charge of \$5 per meeting which covers rocks and a ton of available supplies including several types of paints, brushes, ink pens, stencils, and more. New members receive a welcome box with rocks, paints, brushes and other goodies they can play with at home and get used to painting rocks.

Our January meetings are January 8^{th} and 22^{nd} at 1PM in the hall. We are thinking Valentine's Day and Spring.

Come be a part of our fun! - Cathy Richmond

Memorial Committee

The Memorial Committee is made up of volunteers who work to keep track of past/present residents/renters who have passed away and family/friends who have donated money in their memory. If you are interested in helping by making a donation, we ask that the minimum donation be five dollars. A card is then sent to the surviving spouse/family informing them that a monetary donation was made to the Memorial Committee in their name.

The money accumulates until someone makes a suggestion for its use. The committee then discusses the suggestion and then takes it to the SEPO Board for approval. If approved the committee moves forward with the request. There is a list in the library of those that have passed away in 2023.

The Memorial Committee is also responsible for the purchasing of the Sunshine Flag that is out at the entrance to Sunshine on Grace Ave. We do not meet on a regular basis but as needed, usually several times a year.

All of the present committee members are approaching the end of their term. The term is for three years. If interested in being on this committee please contact me and I will reach out to you when the next meeting occurs.

The Memorial Committee would also like to ask each person or household to provide to the office a contact name, address and phone number in case anything would happen to you. It has been very difficult to reach out to many family members when there is no contact person, family or friends listed in your information sheet at the office. This would help us out greatly. Thank you!

Vickie Jones, chairperson of Memorial Committee
 262-689-7068
 vickieljones51@gmail.com



SUNSHINE HEROES UPDATE WALL OF HONOR

It seems that the enthusiasm for this project has slowed. There are so many new homeowners I thought I would put out the word again about our honor wall. I want to remind all of our residents that this is an ongoing project and costs you nothing.

All new residents and existing residents can be recognized for their service to their country and community. If you or your spouse served in the military or served as police officers, fire fighters and first responders and want to be honored for this service all you have to do is fill out an application form. These forms are available in the office. Check with Valerie to get one, or see me, my information is below.

Fill out the form and include a picture you want displayed and return it to the office or me. The picture you provide for use will be copied and returned. Please be sure to include your address here in the estates so that I can return your picture. If you want a current picture I can be available to take one if you contact me (the information is below).

All name plates and pictures that are placed on the wall and in the book should remain there indefinitely.

Thank you for your donations towards this project. I hope to hear from you in the near future. If anyone would like to see where the donations are being spent please contact me.

Thank You For Your Service.

- Jim Tennant 4161 N Missouri 616-866-9960

Email: jimbuck1050@yahoo.com



59 1/2 Minutes with Brett Dana

591/2 Fun Minutes with







1995

BRETT DANA

Entertainer, Singer/Song writer out of Nashville, TN, Killer Records

National Television appearance

#1 Independent Country Music Artist in the USA 1995-97

Four #1 hit songs on the radio/Indies Chart

Sit back and listen to original songs written and recorded by Brett as well as songs from Billy Dean, Garth Brooks, and Randy Travis

Easy listening music, Parody, Humor



ACOUSTIC SOLO PERFORMANCE



Retzlaff Hall, Sunshine Country Club Estates
Sunday February 18th, 2pm
Free Admission, all welcome

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Neighborhood Watch & CERT



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



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

January 2024 SCCE Newsletter

FROM: Lenore J. Combs, Coordinator 956 245 1276

Black Widow Spider (Caution - man bitten recently in area of Encore at Lakeside in tall grass area).

A Black Widow Spider has a shiny black body. Females have a red hourglass marking in their bellies. A female Black Widow spider bite can be dangerous. The bite releases a toxic venom that attacks your nerve endings causing severe muscle aches and pains. GET CARE ASAP IF YOU HAVE BEEN BITTEN.

If your Dog or pet is bitten – Black Widow Spider poisoning. Incidence is unknown but a single bite can be lethal as the venom is highly toxic. (muscle spasms tremors, respiratory distress and etc). Get them to a Vet ASAP.

Black Widow spiders are 8 legged with a black body ¼" to 1 3/8" long.

Females have a red hourglass on their bellies.

They like to hang out in tall grass, gardening equipment, outdoor furniture and garbage. – also cluttered areas such as basement, closets, attics and under sinks.

Males rarely bite – are too small and cannot break your skin with their fangs.

BWS bites are mostly accidental – you brush up against them and it is a defense on their part.

The MD will treat you based on your symptoms.

First Aid – wash the area with soap & water.

Apply an ice pack to reduce pain & swelling - elevate the wound if possible.

DO NOT REMOVE the Venom.

Get to the Emergency Room ASAP.





First of All - New Year

May the spirit of this 2024 season be filled with serenity and peace. Have a rockin' good day and a safe, heathy New Year.

FINGER LICKIN' CHICKEN - a Fundrai\$er for Neighborhood Watch Friday 5 January 2024 - Retz Hall Be there or Be square! Contact me if you did not get your tickets. Lenore 956 245 1276

There is a "ticket box" in the Library with envelopes and a signup sheet over by the Neighborhood Watch cork board - if you have not had an opportunity to join the party.

The gameplan: (Monday 5 Jan 2024) the Hgn Fire Dept. will be out by the Gazebo bright & early prepping their huge cooking machine for chickens (and a side of Beans). They will be here all day so drop by and sit a spell. You'll enjoy it.

Menu: Delicious, finger lickin' good Chicken. Homemade authentic Charro Beans made under the watchful eye of the Fire Chief's mom. Delicious sides will be prepared by our Sunshine helpers.

Chickens should be done about 4pm or so (maybe a little earlier). Transporter volunteers will bring them (hot off the grill) to Retzlaff Hall. Please have your ticket ready at Retz for pick-up. Eat In or Take home.

In Retz Hall -- Our volunteer helpers will serve you All chickens (1/2 chicken) go in a tri-fold box for you.
Sides - Potato Salad, Cold Slaw etc.
Bread - 2 slices in a baggie, Jalapenos, etc. KFS Charro Beans in a hot cup w/lid.
Eat in at Retz Hall or Take Out. Cake is available (delicious & fresh).

Call me for questions 956 245 1276.

Next NW-CERT meeting is Monday 15 January 2024 3pm Retz Hall

CERT Orientation & Training Class – Jan & Feb 2024 class dates.

Mark your calendars.

Need to know by the 5th of January if you plan to attend. We will meet at the Harlingen EOC on 24200 FM 509 (essentially behind Harlingen airport.)

What: CERT Class -- Community Emergency Response Team

Where: EOC on 24200 FM 509 (essentially behind Harlingen airport.)

When: Saturday 20 Jan: Organization & Disaster Preparedness

Saturday 27 Jan: Disaster Medical Ops Part 1 & 2

Saturday 3 Feb: Terrorism & CERT Disaster Psychology

Saturday 10 Feb: Fire Safety and Utility Controls, Course Review & Final

All invited – don't pass on this great opportunity!

VENDOR PROGRAM: This Sunshine Program was recently resurrected by the SEPO Board. It is a routine and customary program in many residential areas such as ours.

HOMEOWNER:



Please visit the Mr. Fix-It List (in the Library and on the website https://www.sunshinecountryclub.com/mr-fixit). Take one home. It is a compilation of trustworthy Vendors that have worked for us. Ask your neighbor.......

VENDORS: all Vendors shall report to the SEPO Office to have their Driver's License placed on record. Valerie will zerox it and then notify me. I will bring some NW Orange cards to the resident - for the Vendor to place in their vehicle – while they are working for you. Please collect these Orange cards when your project is completed. (thanks).

Exception: If for instance the Vendor has an obviously marked vehicle (example - *Rudy's Roofing*), they don't need the orange cards – it is only if he/she leaves workers in their POV (privately owned vehicles). This way the "eyes upon Sunshine" know this guy is legit!

Our regular (customary) "workers" will receive a "hanging tag" for their vehicle – thus indicating they have a registration on file.

Everyone is hereby "deputized" to keep their eyes and ears open and report suspicious activity (to the Office, to me to the cops.....) Harlingen PD 956 216 5940

The importance of a Homeowner's responsibility and SEPO is to have a screening process for safety and security. Heartbreaking are the stories where the Bad Guys double-talked an unsuspecting homeowner into some nutty concept of "what they can for you"! All vendors should be assessed and vetted prior to service for a variety of reasons!

Choosing a vendor: is more than just finding a skilled service provider. Protect your job assignment, safety, is he/she on our Mr. Fix-It list. All vendors should be carefully vetted before you decide to work with them. Researching and finding reliable workers is a lot easier when you are not faced with a messed up job and a Bad Guy. Check out this vendor's history, license, insurance, experience, and etc. Has your neighbor used him/her?

Last but not least – Sunshine needs more volunteers for our Neighborhood Watch Program....... There are many opportunities and your time will not be an overload on your volunteerism. NW has often been described as one of the most widespread methods of reducing crime. It is supported by our U.S. government and is very popular in the UK. Patrols are the main thing but overall, being vigilant – "if you see something – say something". The Neighborhood Watch has clear objectives and our Harlingen/Combes Police are strongly behind us. We have a monthly meeting – which is not mandatory but usually Harlingen PD comes up and always has an educational contribution for us, sometimes we have the Fire Dept and/or the EMS give an update.

Very informative, does not cure insomnia – so give it some thought and we would appreciate your time. Anyway, the importance of a NW (and we have some CERT qualified too), is to help provide some resident security and safety. – be the "eyes & ears". Did you know - the second most common property crime in the U.S. is burglary – which means the Bad Guys paid you an unplanned visit. The NW puts the power to prevent crime in Sunshine in the hands of those who might become crime victims.

The basic tenants are simple – look out for suspicious activity and report it to law enforcement; keep an eye out for your neighbors and create a community network through which neighbors keep each other informed. Studies prove that there is a reduction in crime.

Ask people at home during the day to keep an eye out and report suspicious activity, make sure neighbors know who to call, take care of conditions that lead to increased crime - (example - Bad Guys are allergic to light and that's why lights around your home fight crime) and please know that the NW is



not a vigilante group and we do not take on the role of law enforcement. NW teaches you to be alert, caring and observant and immediately report suspicions or crime to law enforcement. (end of sermon)

One more thing, please consider joining NW-CERT as a New Years resolution. We would be proud to have you on board.

Sincerely,
- Lenore J Combs, NW - CERT Coordinator
956 245 1276

FROM THE EDITOR

Here we are – headed into 2024. How long is it going to take you before you stop writing 2023 on those checks! I know I usually goof up at least one or two.

Anyway, this is a great Newsletter filled with all sorts of information about upcoming events – both in January and beyond. Thanks everyone for providing everything to me in a timely manner. And as always, as additional details are finalized for your events, they can be sent to the community at any time via sepoenews@gmail.com. Now let's get out there and have some fun.

Beth Parrish SEPO Newsletter Editor Email: (<u>seponewsletter@gmail.com</u>)