



INSIDE SUNSHINE NEWSLETTER

MARCH 2024



SEPO Board: Golf Course Director

Golf Course Closure –

The golf course will be closed Feb 29 through Mar 2 for the Good Neighbor Day Golf Tournament (GNDGT) as follows: Thursday and Friday (all day) and Saturday (until 4PM). Please watch for other notices concerning golf course closures throughout March for the Men's & Women's Golf Leagues.

- Randy Davis, Golf Course Director, 214-783-4604

Communications

SEPO EMAILS: Thx to all of you for making the transition from the previous sepoenews email account to the new one, which is now sepoenews@sunshinecountryclub.com, almost seamless. There was lots of work on my end to accomplish that, but it was mandated by Google that it be done. The SEPO emails being delivered to you ongoing should be more secure. And in this world of cybercrime, that's a good thing.

There's still lots going on in March, so keep sending your info to me. And I will continue to send SEPO emails throughout the summer months.

SUNSHINE WEB SITE: <https://www.sunshinecountryclub.com>

As most of you know, I work very closely with the SEPO Office to ensure the activities/meetings on the website stay in sync with the SEPO Calendar. **As was mentioned in the first required 2024 Board meeting, their March 11 meeting is when the Board will be approving Activity Request forms for next winter season. There are certain forms which need to be submitted to the Board by March 1, 2024 in order to be approved at that March 11 meeting.** If you aren't familiar with this process and how approvals are prioritized, please review it from the website here: <https://www.sunshinecountryclub.com/activity-mtg-request>. **Note:** Any dates stated in this Newsletter for next winter's events will be reviewed at or after the March Board meeting.

As a reminder, if you are renting or selling your Sunshine home, I can put that info on the website for you. But don't forget to let me know when it can be removed.

And as always, ***please let me know whenever you see anything that needs corrected/updated on ANY web page.***

SUNSHINE NEWSLETTER: seponewsletter@gmail.com

As of now, I will be retaining the title of SEPO Women's Club Newsletter Manager for the 2024-2025 Winter Season. However, if anyone is interested in shadowing me next season, that would be great, as I'm thinking it's time for me to start backing off of this portion of my volunteering. Thx for your consideration.

Not knowing how many residents read the Newsletters and/or how deep you go into them, I'm shaking things up a little this month, so you may have to hunt for the articles you are generally interested in. 😊
Make it a fun game !!!

FINALLY: As a reminder, guidelines for all of these SEPO communications processes are here: <https://www.sunshinecountryclub.com/communication-guidelines>. Thanks everyone. Let's keep that information flowing!!!

- Beth Parrish, SEPO Communication Manager



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St. Pat's Party (Mar 17, 2024)

Just want to remind all Sunshine residents that there will be a St Patrick's Day party on Sunday, March 17. This party is unique, in that it is funded by donations from all those residents who love this Irish celebration. All are welcome - entry is free - just bring finger food to share. All donations from residents are used to buy beer, wine and usually margaritas. Last year donations surpassed expectations and 35 pizzas were also provided!

Derek (Dak) McFee hosts this party and contributions can be given to him at 2028 W Michigan. Phone 651-271-8214.

Please watch for any updates as March 17 draws closer.

- Janis McFee

Women's Club: Farewell Party – Luau (03-23-24)

Aloha!

The farewell party this year will be held March 23. The event is a themed Luau Party, and will be held around our beautiful pool / pavilion area with a social time beginning at 4 p.m. There will be a best dressed contest and surprises. A homemade Hawaiian meal and dance with DJ will follow inside Retzlaff Hall. Signup sheet will be in the library closer to event. Hope to see you there!

- Denise Utterback, Chairperson

Good Neighbor Day Golf Tournament (GNDGT) (02-29, 03-01, 03-02)

Let's start "Leap Day and the month of March off with good weather and the 38th Annual Good Neighbor Day Golf Tournament (GNDGT).

Registration was held in the pool area last week. **When you are reading this, and still want to play, it's very possible we may still have a few slots open and need standby players. However, we need immediate action to make contact.**

As a follow-up to the email sent previously:

- Player cost is \$60 and includes 27 holes of golf on February 29, March 2 & 3, refreshments on the course each day and Happy Hour and dinner on Saturday,
- 'Dinner Only' for players' significant others and other non-players is \$20 each and includes Happy Hour and dinner on Saturday.

There are two golfing sessions, 'scramble' format, each day, one in the AM and one in the PM. Pairings will be announced after registration is complete.

Cash prizes and door prizes are a tradition during the dinner event.

See below for Women's Golf League lunch details on Thursday and Friday. This lunch is available for anyone – not just golfers.



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Starting at 4:00 PM there will be a Happy Hour at the Pavilion/Pool area with beer, wine and margaritas provided as part of your tournament or 'dinner only' fee. The doors to Retzlaff Hall are scheduled to open at 5:00 PM for the Awards Dinner.

For more information, please contact.

Randy Davis @ 214-782-4604 or Dick Parrish @ 314-402-0219

Or myself

Tony Tramel, GNDGT Committee Chair @ 337-693-6344 or trtramel@gmail.com

Golf: Women's League

First I want to thank you for an exciting and great year. Great turnouts for our meetings and ladies' golf. Please find below dates/details for March 2024.

March 6th- Women's golf Guest Day- Play 9:00 until around 10:30 -signup sheet remains on bulletin board in library.

Meet in Pavilion around 11:30 am- Golfers please bring a salad/finger food - a boxed beverage will be provided. No glass around pool area.

Signup sheet posted in Library for Lady's tournament. Must sign up to play in Tournament by noon March 11th, 2024. By signing up this also gives us a number for teams/lunch/drinks etc.

February 29th, March 1st -lunch fundraiser for Good Neighbor Day Golf Tournament. Lunch served in Hall. Terry Debackere needs help for preparation in kitchen right after lady's golf on Wednesday, February 28th. If Good Neighbor Day Golf Tournament is rained out, Fundraiser lunch will be held March 7th and 8th.

March 13th, 14th & 15th -Women's golf tournament- 9:00 am to 11:00 am.

March 20th, 21st, 22nd Alternate date for tournament.

March 22nd Women's awards banquet-at Pavilion 11:30 am to 1:00 pm. A very short meeting to vote on candidates for officers for the next season 24-25.

Alternate date March 27th for awards banquet.

Continued golfing during April 2024 depending on numbers if we use league pay outs.

Summer golf continues, usually year rounders play at 8:00 to avoid the heat, mostly in June, July, and August, and some in September.

Any questions please feel free to contact me any time.

- Thank you again Nancy Lyne

2024 SEPO Election

I want to personally congratulate the newly elected 2024 SEPO Board members: Tracy Wagner, Randy Davis and Scott Kronshage. And thanks to those who are retiring from the 2024 Board: Share Nelson and Mark Owen. I know from personal experience being on the SEPO Board is not an easy 'volunteer' job, but it can be very rewarding as well.



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I want to again thank the many (25 or so) SEPO resident volunteers who assisted me on the 2024 SEPO Election Committee. All of that work could not have been accomplished without you. It was a learning experience for lots of us and we came away with some lessons learned, which I hope will make the process even smoother next year.

I published the election results in a SEPO email, but thought it was worthwhile attaching it to this Newsletter as well. Any questions please feel free to contact me any time.

- Beth Parrish, 2024 SEPO Election Committee Chairperson

Birding & Nature Club

Birding and Nature Club Field Trip

Hello, Neighbors! The 2024 Bird Migration is upon us and we are very excited to announce our March 14 outing to Resaca de la Palma State Park, just outside Brownsville. We will be guided by Raul Garza, the superintendent of the State Park.

We plan on meeting at Retzlaff Hall at 8 am to caravan to Resaca de la Palma or you can just meet us there at 9am. Entry fee is \$4.00. Bring a snack or a sack lunch if you like.

We anticipate great viewing of several species and even some species that are new to the valley.

Contact Tom Stone (715) 292-0360 if you have any questions.

So come join us as we learn about and enjoy our beautiful valley.

Deb Jones, Secretary, Birding and Nature Club

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!

MARCH 2024 Sunshine Newsletter

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

Sgt. Manny Tovar, Officers Benny Bravo and Officer JJ Lopez, HPD District Rep.

Dear NW Volunteers, Residents and Friends

Since this is our last Newsletter for the year, we send best wishes for a safe trip home and look forward to your return come Fall. Thanks for your assistance with this program. And the beat goes on..... NW – CERT meets all year round (3rd Monday).

We had a most productive meeting and the “Minutes” can be reviewed in their entirety on the NW bulletin board in the Library. We established a Neighborhood Watch staff at the meeting (details still under consideration and we always accept volunteer help.)



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Lenore Combs Coordinator John Combs (Instructor – CPR AED First Aid etc.)
Mary Grande - NW Patrol schedule
NW contact for Block Captains (see posted Block Captain & Street list)
Liz Deitrick - Treasurer
Marian Young - will charge the batteries for the NW flashlights weekly.
Tom & Debbie Gossman - will check the McGruffmobile (golf cart) batteries monthly.
Jean Burgoine – has NW Decals for Vehicles and Golf Carts (Lenore & Office too).
Judy Boyachek – Sunshine Street Strutters for NW (patrol).
Hoppy & Jean Hopkins – assist with NW evening Golf Cart patrol orientation.

Linda and Dick Jones have retired from Patrol Schedule management. Can't say enough THANKS for a job well done and most appreciated.

Mary Grande will do the Patrol schedule and contact Linda for an exchange of information. I have the March schedule already. (April thru September has a single Patrol and Oct, Nov, Dec, Jan, Feb and Mar have 2 patrols). We need a summer crew so if you can assist, please contact her. (Thank you Mary)

Thanks to all who made Finger-Lickin' Chicken (FLC) a success. The proceeds from this event allowed us to purchase four (4) new tires and Manny put them on. Thanks Manny!.
The driver's door on the McGruffmobile had to be repaired at Mario's Golf Cart garage on 508. Please be sure to engage the *stand out latch* for keeping the door open if you want it so.
Tom Perrier (SEPO Board) reported some residents were recently concerned about Front Gate not allowing entry. Please make sure you all always have a clicker in your vehicle. Could be, you may need a new one (available at the Office or it may need new batteries – or maybe needs the code reset. (always good to have a friend be aware you are heading out).

The March meeting will include a discussion on getting our homes ready when heading up North. We will review our Sunshine Readiness Plan for April for PD, FD, EMT and Comm Center. You do not have to be a NW or CERT member to assist. April is reserved for Disaster Preparedness.

See you Monday 18 March 3pm Retz Hall --
- Lenore Combs 956 245 1276

Sunshine Garden Club

Sunshine Garden Club March Presentation

Sunshine Garden Club would like to introduce to you Chuck Malloy.



Chuck Malloy from the Palm Society of South Texas will speak on "Palm Care and Maintenance," Chuck Malloy, a knowledgeable expert on palms, will delve into various popular palm tree species that thrive in the Rio Grande Valley. Attendees can expect valuable insights on the appropriate time for pruning and feeding palm trees, considering the unique weather challenges in the region. Malloy will share tips on anticipating and combatting adverse weather conditions to protect palm trees, while also discussing the environmental aspects of safeguarding landscapes and creating habitats for wildlife.



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Date: March 12th, Tuesday

Time: Golf Cart Tour of resident's palms in the community with a short discussion at each stop. Meet at the Gazebo at 2:00pm.

Retzlaff Hall: Presentation by Chuck Malloy, at 3:00pm. Feel free to ask questions.

Special invitation to our Birding and Nature Club and the SEPO Board Members as well as all our community neighbors. Snacks and refreshments will be provided.

Thank you,
- Susanne and Deb

Women's Club: From the President

Howdy Neighbors!

First of all, I want to thank all of the ladies who helped plan next season's Women's Club events. It is shaping up to be a fun filled season with a variety of events for everyone.

I also want to say a BIG thank you to Vicky Kreuger and our outgoing Board. Your hard work is greatly appreciated and we hope to carry on with the good work.

I am personally thrilled that Jill Ventrello has volunteered to be the Activities Director for another year! She is wonderful and we sure need her!

I am honored to be elected to work with some of the strongest, smartest and all around most amazing leaders I have had the pleasure to meet.

Pam Lacy, Vice President

Lisa Perrier, Secretary

Marlene Parker, Treasurer

Our next meeting will be held Friday, March 15th at 9AM. We sure hope to see you there!

Please stay tuned for more details about our upcoming events.

Sincerely,

Pam Davis
Women's Club President

SUNSHINE ROCKERS (Rock Club)

At our founder Karren's request, Anita Smith and myself have agreed to co-chair the club.

The rock club meets twice a month, the first and fourth Mondays of the month unless the day conflicts with a holiday. We meet from 1-3PM in the Hall.

We have been painting Valentine's and spring themed rocks. Last meeting we had three raffles where members won cute ditty bags.

Our next meetings will be March 4th, March 25th, April 1st and April 22nd. We meet year-round and while we will miss our Winter Texans, we look forward to their return in the fall.



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Each meeting costs \$5 which covers the cost of the rocks and supplies.

For those who like to plan ahead, our meeting dates through March of 2025 are as follows:

2024:

3/4, 3/25, 4/1, 4/22, 5/6, 5/20, 6/3, 6/24, 7/1, 7/22, 8/5, 8/26, 9/9, 9/23, 10/7, 10/28, 11/4, 11/25, 12/2, 12/23.

2025:

1/6, 1/27, 2/3, 2/24, 3/3, 3/24

Come be a part of our fun!

- *Cathy Richmond*

Golf: Men's League

The Men's Golf League Tournament is fast approaching. The tournament is scheduled for March 11th & 12th (with March 18th & 19th as rain dates). The Awards Dinner (burgers, brats and refreshments) will be on the 19th regardless. The signup sheet is on the bulletin board in the library (on the clipboard behind the weekly signup sheet). No payment is needed, just check by your name to indicate you want to play in the tournament. More details will be sent out prior to the event.

The revised rules are attached at the end of this Newsletter, will be on the bulletin board and are posted on the Sunshine website here (<https://www.sunshinecountryclub.com/mens-golf-rules-of-play-2024>). Please familiarize yourself with the rules changes - for instance no drop-zones, you may ground your club in the sand traps without improving your lie, and a few others. If questions contact Dan Boardman at dboard3@charter.net.

- *Dan Boardman*

SEPO LIBRARY UPDATE

We library workers thank the Women's Club for providing reimbursement for some of the cost of adding purchased books to our collection. In addition, Club members voted to have a cash donation box placed in the library and arranged for it to be attached to the book cart. We have already received a donation, which has been used to help purchase rolls of tape to be used in our labeling machine. We also thank Vicky Leroy-Krueger, past Women's Club President, and John Chajec, woodworker, for acquiring a book cart for the library and attaching new wheels to it. This is where we now place books that are returned or donated to the library. It is working out very well.

Quite a few books have been added to the library this past year. Space prohibits listing them here but see *the attachment at the end of this Newsletter*. This list has also just recently been published on the Sunshine website here: <https://www.sunshinecountryclub.com/library>. It lists some of the books and authors we have added in the categories of general fiction, mystery and suspense, Westerns, romance, science fiction and fantasy, and military history.

We have made some minor organizational changes in the library. We have added two bins of anthologies (mysteries and romances), which are located in the area with authors whose last names start with L. The poetry books are in magazine holders that have been moved to the shelf above the King/Kingsbury books.



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I hope this update (*along with the attachment*) encourages you to explore new acquisitions by authors you have read before and to try out authors who are new to you. Thank you very much for continuing to contribute books to the library, allowing us to refresh our holdings every week. Happy reading to you all!!

- Reva Allen

FROM THE EDITOR

I kept my normal Newsletter position at the end. I want to wish everyone a safe and enjoyable summer. To those of you who will be traveling, stay safe and hurry back. To those of you remaining here in Sunshine this summer, I hope you have much cooler weather than last summer.

AND WOW – Thanks so much to everyone for providing such great information for this final Newsletter of the 2023-2024 winter season. Everyone had better put on their “I’m busy” caps again this March.

I apologize if I missed anyone’s article. Please resend it to me and I will email it to the community.

Ongoing, as additional details are finalized for your events or if you have a reminder about an event, I can send it at any time in a SEPO email via sepoenews@sunshinecountryclub.com.

Bye for now.

Beth Parrish

SEPO Newsletter Editor

Email: (seponewsletter@gmail.com)

314-960-6710

From: SEPO Community (Sunshine) EMail
<sepoenews@sunshinecountryclub.com>
Sent: Tuesday, February 27, 2024 12:07 AM
To: sepoenews@gmail.com
Subject: 2024 SEPO Election Results: Board & Covenants

BELOW ARE THE RESULTS OF THE 2024 SEPO ELECTION:

The SEPO Board of Directors Positions they now hold

AND

The tallies of the Ballots submitted for the three (3) Covenants proposals.

The results of the 2024 SEPO Election were presented during the 3 PM portion of the Annual meeting on Feb 20, 2024. Each of the three Board Candidates, Tracy Wagner, Randy Davis and Scott Kronshage were elected to fill the three open Board positions. Immediately after the Annual meeting the 2024 Board members held the Required Board meeting and determined which members would fill which Board positions. The first document below depicts those decisions. It is also available on the Sunshine Website (<https://www.sunshinecountryclub.com/directories>).

After that document, you will see the proposed Covenants descriptions and the tallies of the Ballots submitted and 'not' submitted for all three proposals. To change a Covenant requires 205 'approvals' of the 306 possible ballots. As was emphasized before the election, if you did not submit a ballot for a Covenants proposal, it is an automatic 'DISAPPROVE' vote.

Beth Parrish

2024 SEPO Board Election Committee Chairperson

Email: 2024boardelectioncommittee@gmail.com

314-960-6710

**SEPO 2024 Board
Contact Info**

As of: Feb 20, 2024

"2024" SEPO Board Position	Name	Phone	E-Mail
President	Jim Kennedy	701-391-8909	jim207093@gmail.com
Secretary & Governing Rules	Scott Kronshage	906-250-8047	scottypotty@gmail.com
Treasurer	Tracy Wagner	920-973-7799	sepotreasurer@gmail.com
Director of Golf Course & 1st Vice President	Randy Davis	214-783-4604	randyd99@hotmail.com
Director of Common Area 1 (SEPO Buildings) & 2nd Vice President	Tony Adams	615-964-2957	tonysepoboard@gmail.com
Director of Common Area 2 (Streets, Drainage & Irrigation Ditches, Texas Ave)	Tom Perrier	651-358-4543	tomperrier1847@yahoo.com
Director of Common Area 3 (Storage & Shop Area, Tennis/Shuffleboard)	Frank Tewell	956-254-6731	sccstoragelot@gmail.com

"2024" SEPO Board Assistant Position	Name	Phone	E-Mail
Governing Rules Assistant	Share Nelson	309-269-0686	snel.board@gmail.com
Treasurer Assistant	Mark Owen	972-567-8665	mark_owen@sbcglobal.net

SUNSHINE ESTATES PROPERTY OWNERS, INC.
BALLOT

This is a proposed "change" to the Covenants.

ARTICLE VI: USE RESTRICTIONS - SECTION 6.1 SENIOR CITIZEN RESIDENTIAL USE (AGE)

(Current language is)

No one under the age of 18 years shall be allowed to reside in any residence located within the subdivision. This shall include children born to or adopted by residents.

(Proposed language showing addition)

No one under the age of ~~18~~forty (40) years shall be allowed to reside in any residence located within the subdivision except for a person who, of necessity, is providing caregiving or who needs caregiving. In this event an application must be made to the Board of Directors prior to such residence and will be considered on a case-by-case basis. The decision of the Board of Directors shall be final for such exception. This age restriction shall include children born to or adopted by residents and any immediate family.

(Final language would be)

No one under the age of forty (40) years shall be allowed to reside in any residence located within the subdivision except for a person who, of necessity, is providing caregiving or who needs caregiving. In this event an application must be made to the Board of Directors prior to such residence and will be considered on a case-by-case basis. The decision of the Board of Directors shall be final for such exception. This age restriction shall include children born to or adopted by residents and any immediate family.

The Board of Directors recommends this addition to Covenants requiring **more than two-thirds of voting property owners voting in favor, with each OWNER entitled to one (1) vote for each lot owned.**

Cut here and return ballot in envelope marked BALLOT.

BALLOT (Covenants Change)

ARTICLE VI: USE RESTRICTIONS - SECTION 6.1 SENIOR CITIZEN RESIDENTIAL USE (AGE)

APPROVE _____

DISAPPROVE _____

ARTICLE VI: USE RESTRICTIONS - SECTION 6.1 SENIOR CITIZEN RESIDENTIAL USE (AGE)

To 'PASS' a Covenants change "more than two-thirds of voting property owners voting must vote in favor, with each OWNER entitled to one (1) vote for each lot owned".

This currently means: 306 votes times 2, divided by 3 = 204, plus 1 = 205 positive votes need to amend our Covenants.

This Ballot 'did not pass' with only 182 Approve Votes.

Total Ballots Possible	306
Total Ballots Submitted	225
Total 'APPROVE' Ballots	182
Total 'DISAPPROVE' Ballots	43
Total Ballots Submitted but No Preference Checked	0
Total Ballots Not Submitted	81

**SUNSHINE ESTATES PROPERTY OWNERS, INC.
BALLOT**

This is a proposed "change" to the Covenants.

ARTICLE VIII: MANAGEMENT OF PROPERTIES - SECTION 8.1

(Current language)

ASSOCIATION shall have responsibility and authorization to prescribe Rules and Regulations covering the use of the Common Areas, streets, utilities and any other portions of the properties and to collect fees and fix assessments. All rules and regulations prescribed shall be via email, mailed via the US Postal Service and/or hand delivered to OWNERS.

(Proposed language showing changes)

ASSOCIATION shall have responsibility and authorization to prescribe Rules and Regulations covering the use of the Common Areas, streets, utilities and any other portions of the properties and to collect fees and fines, and fix assessments. All rules and regulations prescribed shall be via email, mailed via the US Postal Service and/or hand delivered to OWNERS.

(Final language would be)

ASSOCIATION shall have responsibility and authorization to prescribe Rules and Regulations covering the use of the Common Areas, streets, utilities and any other portions of the properties and to collect fees and fines, and fix assessments. All rules and regulations prescribed shall be via email, mailed via the US Postal Service and/or hand delivered to OWNERS.

The Board of Directors recommends this addition to Covenants requiring **more than two-thirds of voting property owners voting in favor, with each OWNER entitled to one (1) vote for each lot owned.**

Cut here and return ballot in envelope marked BALLOT.

BALLOT (Covenants Change)

ARTICLE VIII: MANAGEMENT OF PROPERTIES - SECTION 8.1

APPROVE _____

DISAPPROVE _____

ARTICLE VIII: MANAGEMENT OF PROPERTIES - SECTION 8.1

To 'PASS' a Covenants change "more than two-thirds of voting property owners voting must vote in favor, with each OWNER entitled to one (1) vote for each lot owned".

This currently means: 306 votes times 2, divided by 3 = 204, plus 1 = 205 positive votes need to amend our Covenants.

This Ballot 'did not pass' with only 149 Approve Votes.

Total Ballots Possible	306
Total Ballots Submitted	225
Total 'APPROVE' Ballots	149
Total 'DISAPPROVE' Ballots	76
Total Ballots Submitted but No Preference Checked	0
Total Ballots Not Submitted	81

SUNSHINE ESTATES PROPERTY OWNERS, INC.
BALLOT

This is a proposed "change" to the Covenants.

EXHIBIT "B": ARCHITECTURAL CONTROL COMMITTEE –
Building Conditions and Improvement Regulations

(Current language is)

22. For orderly and safe arrangement of storage buildings in the RV Storage Area, Color must be earth tones of tan, brown or gray (Chaparral or Morgan Style Prefabs are acceptable). There must be at least two tie downs sufficient walk space between the buildings.

(Proposed language showing changes)

22. For orderly and safe arrangement of storage buildings in the RV Storage Area, Color ~~must be earth tones of tan, brown or gray~~ may be owner's choice subject to final review by the ACC (Architectural Control Committee) ~~(Chaparral or Morgan Style Prefabs are acceptable)~~. There must be at least two tie downs sufficient walk space between the buildings.

(Final language would be)

22. For orderly and safe arrangement of storage buildings in the RV Storage Area, Color may be owner's choice subject to final review by the ACC (Architectural Control Committee). There must be at least two tie downs sufficient walk space between the buildings.

The Board of Directors recommends this addition to Covenants requiring **more than two-thirds of voting property owners voting in favor, with each OWNER entitled to one (1) vote for each lot owned.**

Cut here and return ballot in envelope marked BALLOT.

BALLOT (Covenants Change)

EXHIBIT "B": ARCHITECTURAL CONTROL COMMITTEE –
Building Conditions and Improvement Regulations

APPROVE _____

DISAPPROVE _____

EXHIBIT "B": ARCHITECTURAL CONTROL COMMITTEE - Building Conditions and Improvement Regulations

To 'PASS' a Covenants change "more than two-thirds of voting property owners voting must vote in favor, with each OWNER entitled to one (1) vote for each lot owned".

This currently means: 306 votes times 2, divided by 3 = 204,
plus 1 = 205 positive votes need to amend our Covenants.

This Ballot 'did not pass' with only 195 Approve Votes.

Total Ballots Possible	306
Total Ballots Submitted	224
Total 'APPROVE' Ballots	195
Total 'DISAPPROVE' Ballots	29
Total Ballots Submitted but No Preference Checked	1
Total Ballots Not Submitted	82

SSCCE Men's League Rules of play

Fairways

Fairways are defined as any portion of the course not considered to be out of Bounds", a "Hazard" (sand or water), or the "Green".

1. Ball may be moved 12 inches on the fairways at any time (no closer to the pin).
2. Ball may be moved off of bare ground (no closer to the pin).
3. Ball may be "Picked, Cleaned and Placed" at any time except in a hazard or trap.
4. An unplayable ball may be moved 2 club lengths from the following: (no closer to the pin).
 - A. In bounds but next to "Out of Bounds" marker or wall.
 - B. Ground under repair.
 - C. Short of going into the water or where Water Hazard impedes stance.
 - D. Man-made objects.

Out of Bounds and Water Hazards

Course boundaries are indicated by white post and/or low cement or wood barriers. A ball must be completely beyond the boundary line to be considered "Out of Bounds". Water hazards boundaries are considered to be inside vertical face, and it's vertical extension, of the cement sand bag walls of the hazard. A ball hitting the vertical face of the sand bag wall and falling into the water without touching ground beyond the vertical extension is deemed to be in the hazard and not be the point at which it entered the hazard. A ball lodging in the wall (space between cement sand bags) of a water hazard is deemed to be in the hazard. Drop point for lodged ball will be where it last crossed the hazard boundary before lodging.

1. All balls "Out of Bounds" or in a "Water Hazard" will be played from the point they crossed the "Out of Bounds" boundary or "Water Hazard" boundary. The ball will be dropped no more than 2 club lengths from the point where it crossed the boundary line (no closer to the pin) (1 penalty stroke). If the shot that enters "Out of Bounds" or a "Water Hazard", from a teed ball, the player has the option to re-tee and incur the standard "Stroke and Distance" penalty. ie. Player hits ball OB or in the water, re-tees and lands in the "fairway". The player now lies 3. LEAGUE DOES NOT USE DROP ZONES.
2. Exception to above rule. If a ball is hit from the 7th tee into the "Out of Bounds" behind the 6th green or if a house obstructs the view to the 7th green, the ball may be

put into play by dropping in front of the 7th tee box with a one stroke penalty or may be re-teeed with utilizing the standard “Stroke and Distance” rule.

Sand Traps

1. Grounding club to improve your lie or a practice swing that touches the sand is a 1 stroke penalty. Except as indicated in
2. Picking up your ball (1 stroke penalty).
3. A ball may be picked up and marked when 2 balls are side-by-side in a trap. The ball may not be cleaned and must be placed as close as possible to the original position and condition of the lie after the first player hit (no penalty)

Casual Water

1. “Casual Water” is defined as any water pooling on the course in any place not designed as a “Water Hazard”. Pooling can be considered to occur if water is evident around the sole of your shoe when you stand in a wet spot. When in doubt, consult with playing partners. If doubt still exist, play the original and a provisional and consult with the tournament director when the round is completed.
2. When in “Casual Water”, the ball may be moved back or laterally to gain complete relief (no closer to the pin). No penalty.

Bridges

1. All bridges will be treated as cart paths.
2. If a ball comes to rest on a bridge the ball may be played as it lies or it may be dropped at the closest point of relief, no closer to the hole, and be played without penalty.

Tee Box

The “Tee Box” is defined as the area on the teeing ground between the tee markers. The “Tee Box” extends from the front edge of the tee markers to a point two club lengths behind the front edge of the tee markers. Only the ball must be within the tee box when teeing off. If the ball is outside the Tee Box when put into play a one stroke penalty will be assessed and the ball must be re-teeed and put into play from the Tee Box.

1. When teeing off, a tee must be used.
2. All whiffs are counted. A whiff is when you address the ball, swing and miss.

3. If a ball does not clear the tee ground, the ball will be played as it lies or opt for re-teeing with a 1 stroke penalty.

Greens

The “Green” is that area of closely mowed grass surrounding the cup. The “Fringe is the slightly longer grass surrounding the green. For our purposes, the “Fringe shall be treated as “Fairway”.

1. When marking a ball, the marker should be placed behind the ball. If the ball is in the line of another player’s putt the marker may be moved to the side as far as deemed necessary by the player whose line is infringed. The ball will be returned to its original position before putting. Failure to return the ball to the original position will result in a one stroke penalty. If the penalty is assessed for failure to putt from the original position, the ball must be placed in the original positioned and putt.
2. A two stroke penalty will be assessed if, while putting on the green, you play from another player’s marker
3. A one stroke penalty is assessed for your ball striking another player’s ball that is lying on the “Green” while putting your ball from any spot on the “Green”.
4. A two stroke penalty is assessed for hitting a club or flagstick lying on the “Green”.
5. The flag may be in or out when chipping or putting from the fringe.
6. If your ball is on the “Green” and the hole cannot be clearly seen, you may ask to have it attended. The flag must be released or removed before the ball gets to the hole. If the ball hits the pin while being tended it’s a 1 stroke penalty.
7. Once a player starts putting he has control of the green and may putt out if he so desires.
8. All putts must be holed. No gimmies! Failure to complete the hole will result in disqualification.

Other Rules or Situations Not Covered by Above Rules:

USGA rules will deem to be in place when situation or rulings not covered by the mentioned rules occur. In all situations the Rules Committee, made of the League Officers, or their designee(s), will make the final ruling when disputes or rules questions occur. If, while playing, a situation occurs that the players are unsure of, play a provisional ball with deemed relief as well as the original ball as it lies and the Rules Committee will make a determination of the correct score for the hole after the round.

Common Golf Courtesy

1. Exit the "Green" as soon as all golfers have finished putting.
2. Record your scores on the next tee.
3. Do not drive or park carts within 15 feet of the fringe of the "Green".
4. REPAIR ALL BALL MARKS ON "GREEN".
5. Repair and replace all divots on the "Tee Box" or fill them with available sand.
6. Share carts when possible!
7. Rake sand traps after use.
8. Do Not run golf carts through casual water.
9. No practice chipping to the "Greens".
10. Do not spend excessive time looking for a lost ball (3 minutes should be Maximum limit).
11. No loud noises while a golfer is taking a shot.
12. Golfers 90 years or older may hit from the women's "Tee Box" if they desire.
13. Do not drive golf carts between sand traps and "Greens".
14. Practice putting only on the PRACTICE GREEN.
15. Be respectful of workers. Wait till they have completed their task, have waved you up, or are aware of you hitting at them.

Rev: 2/22/24

Reva Allen

This article will update you on developments in the SEPO library during the past year. In addition, I give you a recommendation for an author with whom you might not be familiar but whose works you might enjoy reading.

First, thanks very much to the Women's Club, whose members provided reimbursement for some of the cost of adding purchased books to our collection. In addition, they voted to have a cash donation box placed in the library and arranged for it to be attached to the book cart. We have already received a donation, which has been used to help purchase rolls of tape to be used in the labeling machine. Speaking of the book cart, Vicky Krueger-Leroy, then the Women's Club President, spearheaded the effort to donate most of our hymnals, which were no longer being used, to a church and move the cart the hymnals were on to the library. John Chajek attached new wheels to the cart, and it's now where we place books we return or donate to the library. It is working out very well.

OK ... on to information about additions to the library. I'll start with general fiction authors, some of whom may have been unknown to you until now. Among others, we have added books by:

- Isabel Allende: we have 6 books by this award-winning Chilean-American author, who may be the world's most widely-read Spanish-language author (our books are in English). She has won literary awards in 9 different countries, including the US Presidential Medal of Freedom.
- Jean M. Auel: we have at least 5 works by this best-selling author of the Earth's Children series, which is set in prehistoric Europe and explores human activities during this time.
- Jennifer Chiaverini: we have 14 of the 22 books in her Elm Creek Quilts series. Quilt-lovers: these books are for you!
- Jan Karon: we have 9 of her 14 Mitford Years books.
- Tim LaHaye & Jerry B. Jenkins: we have 14 of the 16 books in their Left Behind series.
- Liane Moriarty: we have 6 of her 12 novels, including *Big Little Lies*.
- Lisa See & Amy Tan: both of these women write primarily about Chinese and Chinese-American characters and culture. We have 3 See books and 6 books by Tan, including *Joy Luck Club*.

We have added quite a few mystery and suspense books. Among the authors who I did not mention in last year's update are:

- David Baldacci: we have at least 28 of his 46 suspense & legal thrillers.
- Steve Berry: we now have 9 of his books, which are action-packed and link real historical events/places (such as WWI/Hitler and the tomb of China's First Emperor) with modern-day crises.
- Sophie Hannah: we have 5 of her 12 Zailer & Waterhouse psychological crime fiction novels and 2 of her 5 new Hercule Poirot mysteries. She has been authorized by the Agatha Christie family & estate to continue the Poirot series.

- Camilla Lackberg: we have 4 books by this award-winning Swedish crime writer, who has been described as “the rock star of Nordic noir.”
- Stieg Larsson: we have the first three of this Swedish writer’s Millennium books. You may have heard of these books, whose titles start with “The Girl With’ or ‘The Girl Who.”
- Anne Perry: we have 15 books by this writer of historical detective fiction.
- We also have added books by, among others: Harlan Coben (have 11 books), Michael Connelly (over 2 dozen books), Clive Cussler (over 2 dozen), Elizabeth George (10/21 Inspector Lynley books), Stephen King (5 books), P. D. James (all the Adam Dalghiesh mysteries), Jack Higgins (13 books), Jonathan Kellerman, Robert Ludlum, Steve Martini, and Perri O’Shaughnessy.

For Western fans: we have recently received two anthologies of Western stories: *A Century of Great Western Stories* (edited by J. Jakes) and *Boot Hill* (edited by R. Randisi). All of the stories in the latter book are related to Dodge City, and all for one were written for this book. We have 4 of Craig Johnson’s Walt Longmire books. I have purchased several books that are included in online lists of best Western novels: *Little Big Man* (Thomas Berger), *The Virginian* (Owen Wister), *Riders of the Purple Sage* (Zane Grey), and *True Grit* (Charles Portis). We also have added a Western published in 1903: *The Log of a Cowboy* by Andy Adams.

OK, romance lovers, we have not left you out.

- Lorraine Heath: we have 4 of the 5 books in her Scoundrels of St. James series.
- Sarah MacLean: we have all of the books in her Scandal & Scoundrels and The Rules of Scoundrels series and most of the books in her Bareknuckle Bastards and Love by Numbers series.
- Karen Kingsbury: this Christian-centered fiction writer includes romance in her novels. We have all of the books in her Firstborn and Redemption series, 3 of 4 in the Bailey Flanigan series, 2/4 in her Sunrise series, and 3/10 of her Baxter Family series.
- Beverly Lewis: we have about 8 of her Christian-centered books, which are set in Amish communities.
- We have added to our collections of books by, among others, Danielle Steel, Norah Roberts/J. D. Robb, Rae Anne Thayne, Kat Martin, and Linda Lael Miller.

SEPO residents have added several science fiction and fantasy books this past year.

- Robert A. Heinlein: we have 5 of his science fiction books.
- Isaac Asimov: we have 3 books by this biochemistry professor who is one of the best-known 20th-century science fiction writers.
- Stephanie Meyer: we have 3 of the 5 books in the Twilight series and one of her standalone novels.
- K. E. Mills: we have all of his Rogue Agent fantasy books.
- Neal Shusterman: we have 4 of his 6 Unwind Dystology books.

We have purchased several used books about World War II and Vietnam that have been listed on “best books” lists: *Dereliction of Duty* (H.R. McMaster), *We Were Soldiers Once ... and Young*

(G. Moore & J.L. Galloway), *When Heaven and Earth Changed Places* (L.L. Hayship), *Countdown 1945* (M. Weiss), *Band of Brothers* and *D-Day* (S.E. Ambrose), *Ghost Soldiers* (H. Sides), and *The Monuments Men* (R.M. Edsel).

We have added several books about golfers and strategies for improving your golf game. We have increased our holdings of poetry books from 2 to over 10.

We have made some minor organizational changes in the library. We have added two bins of anthologies (mysteries and romances), which are located in the area with authors whose last names start with L. The poetry books are in magazine holders that have been moved to the shelf above the King/Kingsbury books).

Author Recommendation:

Alexander McCall Smith

If you are looking for an author who writes gentle, thoughtful, compassionate, philosophical, literate, wryly humorous, sometimes whimsical books with a strong sense of place, I recommend Alexander McCall Smith. This African-born Scottish writer (and attorney) "... sees his characters and their world, fully and tenderly. And that makes for a book that is as comforting to sink into as a well-worn armchair" (M. Moss, NY Journal of Books). R. Strauss of publishersweekly.com writes of Smith's work: "The drama may be slight, but what pulls the reader in is the good natures of (almost) all the characters and McCall Smith's uncanny ability to see their world as they do, and to render their worries, pleasures, and musings with charm, grace, and geniality." I couldn't have said it better myself.

We have 63 of Smith's books! He has written several series of adult books, as well as standalone novels and many children's books. I'll describe three of my favorite of his series.

- **The No. 1 Ladies' Detective Agency:** this is his best-known book series. The stories take place in Botswana, where Precious Ramotswa starts the first Botswanan detective agency owned and operated by a woman. She addresses everyday-life problems rather than violent crimes such as murder. If you want to try out this series, the first book has the same name as the series.
- **Isabel Dalhousie series:** these stories take place in Edinburgh, Scotland. The lead character edits a philosophy journal and applies her deductive gifts and ethical framework to resolving issues brought to her by others or that she stumbles upon herself. There's also an interesting and engaging love story. The first book in this series is entitled *The Sunday Philosophy Club*.
- **44 Scotland Street series:** these books follow the increasingly intertwined lives of several residents of an Edinburgh neighborhood. The first book in the series has the same name as the series.

In closing, I hope this update encourages you to explore new acquisitions by authors you have read before and to try out authors who are new to you. Thank you very much for continuing to contribute books to the library, allowing us to refresh our holdings every week. Happy reading to you all!!