



INSIDE SUNSHINE NEWSLETTER

October 2022

SEPO Board

FROM THE PRESIDENT

Welcome back to those who spent the summer in other places rather than in "Paradise". In April I was honored to have been appointed to the Board of Directors and then elected President. This is not my first service to the Board having held the offices of Secretary and Treasurer and overseeing the governing documents in years past. I will continue to serve to the best of my ability with the assistance of my fellow Board members. The Board held a couple meetings during the summer, but we were also very busy behind the scenes. A special thanks to those who remained at Sunshine and were the eyes and ears of the rest of us. There were many hands-on actions that were performed by those local board members.

Of special interest to those residents who are in the process of, or considering selling their homes, our Policies & Procedures have been amended to include the following:

"To comply with Texas Property Code, Sec. 207, any owner selling his residence must provide a resale certificate to the buyer prior to closing. This must be done whether by sale through a realtor, or a private sale between individuals. This will be provided by SEPO not later than ten days following a request for same at a cost of \$250. The resale certificate will provide the following information: Financial condition of the association, any unpaid amounts due the association on the property, and any known violations of noncompliance for the property of the rules (Covenants) of the association."

A reminder, be sure the request is made at least ten days prior to closing to be sure the information can be collected, and the certificate prepared in accordance with the law.

Except for the first meeting, when I will not physically be at Sunshine, I look forward to greeting you in person at the Residents' Meetings, which I hope you will be attending to hear and share information.

Keep in mind, the more you give, the more enjoyment you will take from participating in the activities of our great community.

- Share Nelson, President

SEPO BOARD INFORMATION, REMINDERS ETC.

After speaking with the Sunshine Newsletter Editor, the SEPO Board is thinking out of the box this month and is providing various reminders/information to the community in this first Newsletter of the 2022-2023 Winter Season. Hopefully, this is appreciated by all. If we haven't covered a topic of interest to you, please contact a SEPO Board member.

- SEPO Board

SEPO BOARD NOMINATING COMMITTEE AND ELECTION COMMITTEE

It's that time of year for the Board to appoint chairpersons and members for each of these committees. Please contact any Board member if you have an interest in or have questions about either committee. Please seriously consider serving our community by volunteering to help out with these very important efforts. More information about the duties and timelines for each committee will be available in a week or so.

- SEPO Board



INSIDE SUNSHINE NEWSLETTER

October 2022

MEETINGS SCHEDULE

If you aren't familiar with when the 2022-2023 Winter Season Board and Residents' meetings are scheduled, that information is always available on the Sunshine Web site here:

<https://www.sunshinecountryclub.com/mtgs-2022-2023>.

- Beth Parrish, SEPO Secretary

RESIDENTS' MEETINGS

The format of the Residents' meeting is changing. Those responsible for the various Clubs and other Activities are still encouraged to provide information, i.e., who leads them, who participates, meeting schedule and activity updates each month. This will be followed by an open forum for the residents to have three minutes to make comments and/or ask questions. No Speaker Requests will be required. The Board can respond, also having three minutes. The Board President (or whoever else may be performing the moderator duties of the President) decides if the conversation may extend beyond the three minute each limit. An agenda will continue to be prepared for these meetings. Minutes will not be created. We plan to video the meeting using Google Meet and post it on the Sunshine Web site.

- SEPO Board

SEPO SUGGESTIONS-COMPLAINTS-IDEAS

Are you aware of this easy process to get the Board's attention? It is the best way to ensure your item is followed up on in a timely and formal manner. The entire process is documented here:

<https://www.sunshinecountryclub.com/suggestion-complaint-idea>.

In a nutshell, you can obtain a form from the office or the Web site. Fill it out providing as much information and pictures as possible. Deposit it in the box in front of the office. The office ensures the entire Board sees all submissions. The appropriate Board member addresses each submission and keeps the submitter informed. Please be sure and include your contact information on the form so the Board can contact you with any questions etc.

- SEPO Board

CONSTRUCTION / MAINTENANCE

It's a known fact that every year, especially during the Winter Season, there will be lots of construction occurring at Sunshine residences. First off, please ensure that you have received the proper permissions from the Architectural Control Committee (ACC). Refer to -

- SEPO Covenants Exhibit B: <https://www.sunshinecountryclub.com/covenants-exh-b-acc> and
- The ACC request form: <https://www.sunshinecountryclub.com/acc>.

Please be respectful of your neighbors as you or your contractors are working on your various projects. And please take care not to infringe on your neighbor's yards before, during and after your project without having obtained permission from them to do so. After everything is completed ensure both your yard and the street in front of your yard are free and clear of any leftover construction materials. Thanks for adhering to this ongoing.

- SEPO Board

FRONT GATE & CAMERAS

- The front gate has been serviced multiple times this year and has been operating as it should for 6-8 weeks. The gate currently opens at 6 AM and closes at 8 PM seven days a week. During the 'locked' hours you will need to obtain entry into Sunshine by either using your clicker or entering the gate code, which can be found here if you don't know it (<https://www.sunshinecountryclub.com/front-gate>). The cameras at the front gate have been repaired and are recording. We have the capability of reviewing past activity for a period of time. Please report any issues you observe with either item to the office or me.

- Larry Keller, SEPO Director



INSIDE SUNSHINE NEWSLETTER

October 2022

THE SWING OF THINGS

As more golfers return, I wanted to highlight some of the 20 course rules that can be found in our Policies and Procedures:

- *Play is required to start at the number one tee at all times from October 1st through April 30th.*
- *Use of a tee is required at all times when teeing off.*
- *Keep riding carts on cart paths when teeing off and 20 feet from greens when possible and practical.*
- *During the months from October 1 through March 31 the SEPO golf course is restricted for:*
 - *Tuesday Men's League play from 8 AM to Noon.*
 - *Wednesday Women's League play from 9 AM to Noon.*

Saturday morning scrambles and a daily round with the "O'clockers" are great ways to enjoy casual golf and camaraderie.

The course is shaping up nicely. Manny and Joe have done an excellent job of maintaining the area, especially during long drought times and lack of irrigation water. Each time you play, think about leaving the course nicer than you found it. All of us, golfers and non-golfers, should want a nice course to see and play. Any help you bring will be appreciated. Any questions or concerns, please let me know.

Remember, a good golf partner is one who's always a little bit worse than you are.

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

SEPO MEDICAL EQUIPMENT

Did you know that SEPO has a storage area for medical equipment? This is a free amenity and open to everyone in Sunshine. Some items in the storage area include wheelchairs, walkers, bed side potties, crutches, canes and some baby equipment for visiting grandbabies. This storage area is sandwiched between the pool equipment shed and Retzlaff Hall. If the door is locked, the key is beside the microwave and above the Lost and Found in the Library. You are welcome to sign in/out whatever equipment you need. The sign in/out clipboard should be hanging on the wall when you enter. *This area is currently in need of reorganizing. This will be done when the weather turns cooler. Let me know if you can help me out with this.*

- Jean Burgoine, SEPO Director

MAIL PACKAGE DELIVERY

The mailman delivers packages to our community seven (7) days a week. During the week, small packages are usually put in the mailboxes. Large packages are put in the package room by the pool. The mailman is supposed to put notification in your mailbox about a large package being in the mailroom. This doesn't always happen. On Sunday, all packages are delivered to the package room and NO notices are put in the mailboxes. If you are expecting a package, please, check the package room. If you don't know the keypad code look here:

<https://www.sunshinecountryclub.com/keypad-codes>.

- Jean Burgoine, SEPO Director

SPEEDING ON SUNSHINE STREETS

One of the most frequent complaints the Board hears is concerning speeding on Sunshine streets. It is imperative that everyone in Sunshine adhere to the speed limit of 20 mph. We have many walkers and bikers on the streets daily. And this becomes a critical issue if there is an abundance of rain and the streets become flooded. Imagine the 'wake' a speeding car can cause on a flooded street. And yes, it's not always a resident/renter causing issues. The Board can address issues with services like FedEx and UPS if they know about them. So speak up. Also, if you see any of the many contractors who work in Sunshine speeding, speak to the resident using that contractor (if known) or let the Board know. But, of course, I'm sure we all understand when



INSIDE SUNSHINE NEWSLETTER

October 2022

an ambulance goes speeding down our streets. Urgency is of the utmost importance for them to get to you quickly. Thanks for your cooperation with this matter.

- SEPO Board

POOL & HOT TUB MAINTENANCE

On the first Tuesday of every month from 7 PM through Wednesday at NOON the pool and hot tub are closed for shocking. They are both shocked with chemicals that need time to maximize their effect on the water. Please do not use these facilities during these timeframes as it is not safe to be in the water.

- Jean Burgoine, SEPO Director

LOUD MUSIC AT THE POOL

We can't emphasize this enough - Please be considerate of others and don't play loud music at the Pool if you aren't alone. Using earbuds is recommended. Morning water exercise classes can play their usual music. SEPO Clubs can play music when they reserve the Pavilion for their activities.

- Jean Burgoine, SEPO Director

RESIDENTS' EMERGENCY KEYS

A new process to permit the office to provide a resident's emergency keys to a 'named' party was implemented last summer (<https://www.sunshinecountryclub.com/key-checkout-checkin-resident-emergency>). If a resident does not provide an emergency key to the office and 911 needs to be called, 911 won't be gentle.

- Beth Parrish, SEPO Secretary

STORAGE LOT, TENNIS, PICKLEBALL, SHUFFLEBOARD

- **General:** Things look good in the Storage Lot, including the Doggie area, and also the Tennis/Pickleball Courts and the Shuffleboard area. Thanks to our Staff for attending to our concerns and thanks to our residents who use the facilities and notify me of concerns.
- **The "form" for the Storage Lot Lease:** is available from the SEPO Office. It is subject to conditions set forth by the ACC.
- **Assigned Parking areas:** Each resident renting a storage lot should have a brick with the "Lot number" posted on it. Please leave the bricks in place so others are not confused on which spot is theirs.
- **Storage Sheds:** Please place your lot number on your storage sheds if you have not done so already. Many sheds were touched up or painted over the summer and look very nice. There are a few that could use some TLC. Remember the ACC restrictions pertaining to these sheds.
- **Can Cottage:** This shed is a depository for your cans when they are empty (and rinsed out). If you would like to assist with can disposal, please contact Lenore.
- **Golf Practice Tee:** Is available for all Residents/Renters and their guests to use.
- **Safety Items:** There is a STOP THE BLEED bag on location in the Woodshop. But always call 911 and give the nature of the emergency!
- **RV Pad:** Looks nice and clean and inviting to wash your car or RV. Just please clean up after use, - especially if dumping Mr. Stinky.
- **Sand for Resident use:** This sand gets replenished every so often. Check with the Office or Lenore for availability. Sandbags are available for about a buck at Johnny's and some other stores. Please do not take the Golf Course sand, (very expensive).
- **Doggie area:** The small Garbage cans are for Doggie poop. Please do not toss your trash etc. in those cans. Please remember to pick up after your pup poops.
- **The "Brush" pile:** This is an area for our residents to use for tree trimmings, etc., and not soda cans and other junk. We pay a fee for this. Please dump in the side, Harlingen or Combes, where you reside.



INSIDE SUNSHINE NEWSLETTER

October 2022

- **The Following:** Surveillance Cameras, IR Infrared Sensaphone and the Woodshop are housed in the Storage Lot area but are not cared for by Lenore.
- *Lenore Combs*

NEW SUNSHINE CLUBS

The Board approved the formation of two new Sunshine clubs this summer: the Rock Painting Club and the Fishing Club. Please be sure to check out their articles farther down in this Newsletter.

- *SEPO Board*

Communications

Hi All – The 2022-2023 Winter Season is upon us. I have been sending SEPO enews emails all summer and posting them on the Sunshine Web site (<https://www.sunshinecountryclub.com/email-legend>) in case you missed one or need to go back and review a piece of information. I am trying to stick to my new process of sending the emails overnight, unless you let me know you have an emergency email that needs sent out immediately. This process seems to be working well.

I've done some work on the Web site since last March, but not nearly as much as I had wanted to. I'm whittling away at it slowly as my time permits. I know the Resident directory on the Web site is older than I would like it to be right now. I will be working on it the next few days and may even have a new one out there before you receive this Newsletter. And remember, if you see anything in error on the Web site or you want me to add something for you please let me know. I maintain the Web site – but it is YOUR Web site.

As a reminder, Guidelines for the various forms of SEPO Communications are here:

<https://www.sunshinecountryclub.com/communication-guidelines>. I know sometimes it's hard to know which e-mail address to send various types of e-mails to. To make absolutely certain I understand what you want me to do with what you send me, if you add the word – Email, Newsletter or Web - to the Subject, I'll know exactly what to do with them.

As some of you know, the 'Do Not Reply' guideline (at the link above) is something in particular I would like everyone to take note of. When you reply to sepoenews@gmail.com I'm the ONLY person who sees your reply. So please reply to the 'composer' of the e-mail. I don't send out an e-mail unless the composer's name is in the signature.

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

- *Beth Parrish, SEPO Communications*

Women's Club: From the President

We are excited to start our new season with everyone being back home.

LET THE FUN BEGIN!! >>> ****LET'S MAKE THIS THE BEST YEAR EVER****

Women's Club Officers (2022-2024)

- *Vicky LeRoy Krueger > Board President / 785-418-6208*
- *Vice President > Open Position*
- *Dee Novak > Treasurer / 956-230-2229*
- *Karen Baase > Secretary / 515-608-7172*



INSIDE SUNSHINE NEWSLETTER

October 2022

- *Judy Stone > Activities Director / 715-813-0770*

Our first general meeting is Oct 21 at 9am in Retzlaff Hall. This will be a big meeting. We have a new president Vicky LeRoy Krueger with a lot of items to be addressed.

We also need to get a Vice President in place right away. There will be a lot of other agenda items to be addressed at this meeting hoping everyone can be there.

To start the season off is our shrimp broil and we are working on the final details at this time. As everyone knows all of this only works when everyone does their part so, please consider volunteering wherever you can.

There is still a lot of things we will be add to our schedule as this year moves along. I also encourage you to speak up and share your ideas because there are no bad ideas, just some we have not tried or heard yet.

The 2022-2023 Winter Season Women's Club Activities approved by the SEPO Board last spring are listed here and on the Sunshine Web site (<https://www.sunshinecountryclub.com/wc-acty-2022-2023>).

<u>Date</u>	<u>Day</u>	<u>Event (Chairpersons)</u>
10-22-22	Sat	Shrimp Boil (Cathy Richmond)
11-11-21	Thu	Veteran's Day (Lenore Combs)
11-24-22	Thu	Thanksgiving Dinner (Vicky LeRoy Krueger)
12-10-22	Sat	Craft & Bake Sale & Raffle (Terry DeBackere)
12-23-22	Fri	Caroling (Pam Lacy)
12-25-22	Sun	Christmas Dinner (Need Chairperson(s))
12-25-22	Sun	Drama Skit (Nancy Steele)
12-31-22	Sat	NYE Party (Beth Parrish/Denise Utterback)
01-13-23	Fri	New Homeowners' Party (Pam Davis/Lisa Perrier)
02-12-23	Sun	Superbowl Party (Need Chairperson(s))
02-14-23	Tue	Bowtie Brunch (Pam Lacy)
02-23-23	Thu	Taste of Sunshine & Cake Walk (Pam Davis/Vicky LeRoy Krueger)
03-18-23	Sat	Comedy / Drama Play (Nancy Steele)
03-30-22	Thu	Farewell: Hobo Party (Dee Novak/Robin Fleiner)

If you would like to volunteer to Chair/Co-Chair OR be on one or more Committee, please sign up on the poster(s) in the Library or contact Judy Stone.

Judy Stone, Women's Club Activities Director
715-813-0770, sjudy3302@gmail.com

LOOKING FORWARD TO SEEING EVERYONE!

THANK YOU,

VICKY LEROY KRUEGER, Women's Club President

TEXT OR CALL > 785-418-6208



INSIDE SUNSHINE NEWSLETTER

October 2022

Women's Club: Shrimp Boil

The first women's club activity this year is a shrimp boil on October 22nd.

It looks like we will be able to keep the cost at \$10 per person!

There will be shrimp, sausage, corn, potatoes and desserts. The shrimp is cooked separately so those with allergies may safely eat the rest of the food.

Signup will be virtually in the library. A quick review of virtual signups:

- There is a flowery lock box in the library. It will have envelopes on it that are stamped so you can fill in your name and submit either cash or a check made out to SCCE Women's Club.
- A list will be compiled with names of paid residents and as you enter your name will be checked off at the door.
- There is a limit of 160 tickets and no tickets will be sold at the door.

Watch the SEPO e-news for more details! Hope to see you there!

- *Cathy Richmond*

Golf: Women's League

Attention SEPO LADIES!

Ladies Golf League will begin the first Wednesday of November (11/2/2022) and is open to all ladies in the SEPO community, owners or renters. There are golfers of all levels and our goal is to have fun and enjoy our time together. It will be worth coming out for. Check in is at 8:45am in the library and we start golfing at 9:00am. Hope to see you there.

- *Deloris Percy, President*

Golf: Men's League

Men's Golf League plays every Tuesday. All are invited. Start time is 9:00 tee off time on the hole assigned. We usually meet 15 to 20 minutes in library and go to our hole that is assigned to each individual. All levels of play are welcomed to include, but not limited to, beginners. It is open to all. I truly believe we ALL have fun and look forward to Tuesday. The cost is just \$1.00 to play and all that is collected is paid back out to all levels of play by your handicap. If you don't have one no worries. We will get you one after only five (5) games of play. Anyway, come joins us – you're ALL welcome. Any questions see Rocky Lockwood 360-481-0124 or Matt Lyne. Thanks in advance.

- *Rocky Lockwood*

Sunshine Garden Club

First off, a huge Thank You to all the Sunshine Volunteers who looked after the gardens this past summer. We appreciate you so much.

We are looking forward to our first Garden meeting of the season on the 2nd Tuesday of November. We will meet at 6:30 pm in the library. Watch next month's newsletter for more details.

- *Susanne Ulrich*

The Killer Bees

The Killer Bees (Thursdays Quilters) have started meeting for the Fall/Winter/Spring. 9:30 each Thursday morning in Retzlaff Hall. We have a calendar filled with great quilting projects and events. Come and check us out to see that we're not your Grandmother's quilting group!

Contact Jan Baethke with any questions.



INSIDE SUNSHINE NEWSLETTER

October 2022

Fishing Club

Attention all residents and renters:

If you are a seasoned angler or just always wanted to learn about fishing, the SCCE Fishing Club is the group that can help anyone interested. We will have experts in the many different styles of fishing, rigs & equipment used to successfully fish in the saltwater around the RGV. If you are interested or have any questions or concerns feel free to contact by email: sccefa2022@gmail.com or call or text 309-945-2108.

- Bill Peterson

Rock Painting Club

- **Contact:** Karren Amos
- **Meets:** 1st and 4th Monday each Month from 1 PM to 3 PM (changes to the schedule will be communicated via Sunshine email distribution list).
- **Location:** Retzlaff Hall
- **Participants:** Open to all Sunshine Residents/Renters and their immediate adult family members.
- **Cost:** In order to cover the cost of rocks and painting materials being supplied, there is a \$5 per participant fee per session.
- **Details:**
 - We anticipate spreading joy and kindness throughout the community.
 - The Sunshine Rock Painting Club would/could paint and distribute painted rocks to:
 - friends, family & others
 - nursing homes
 - extended care facilities
 - children's floors at local health facilities (if acceptable)
 - schools (younger ages)
 - **QUICK HISTORY** of Rock Painting.
 - Rock Painting was developed by a Kindness movement, and several countries, in addition to the US*, participate. Other countries participating include Australia, New Zealand, Canada, and the UK.
*The Kindness Rocks Project was started in the US in 2015 by Megan Murphy on Cape Cod.

This club painted many patriotic rocks for our local veterans for July 4th. Vic Hillman delivered the rocks and the veterans loved them! A few of our club members traveled this summer and left rocks with a message to contact them and it worked! How neat! Beginning with our fall meetings as new residents join the club they will receive a package containing what they need to start rock painting! They will be coached by a club member at first to get them up to speed if they need it. We don't pretend to be artists and do not teach the finer points of how to paint professionally. We all, however, appreciate the creativity of every rock painter and support everyone's beautiful creations! Check out pictures of club members and their creations on the Sunshine Web site:

<https://www.sunshinecountryclub.com/rock-painting-club>.

Come join us at our next meeting!

- Karren Amos



INSIDE SUNSHINE NEWSLETTER

October 2022

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!

Lenore J. Combs, Coordinator 956 245 1276 LJCombs44@gmail.com
Sgt. Rebeca Cruz (OIC) Neighborhood Watch and HPD District Representatives
Officers Bravo and Moreno, NW HPD District Representatives

Dear NW Volunteers, Residents and Friends,

There was NO MEETING for September. I want you to prepare for October's meeting. We have many new residents now and let's all try to respond to the call to involve more residents in the NW and CERT program. While Patrols is a big deal, there are many other facets that make this work.

October & November Patrols – looks like the Bad Guys can have a vacation day on Saturday nights as they are not covered. If anyone can step up, I will gladly orient you. It is not a big deal – just some general practice guidelines.

Please call me 956 245 1276 Thanks.

By the way, the bozo snatching stuff from the cars is still on the loose!

Mark your calendars - Upcoming are another Citizens Police Academy with HPD and a CERT Class beginning at the Fire Station with Harlingen Firefighters.

Your homework, please:

How could we improve our efforts at SCCE?

What are your pet peeves – how would you fix it?

What topics would be of interest?

Should we form a "Board"?

If you can respond, by phone or email in the next week or so, I will review these issues/concerns with Sgt Rebeca Cruz HPD and together we can make a plan.

October is Fire Prevention Month – we can have Fire Extinguisher training again.

November has lots of cooking events

Daylight Savings Time ends – Sunday 6 November -- got your lights ??

December is around the corner - The Christmas season will be upon us – are you and your home ready? Bad Guys are making their list! And checking it twice! - They are equal opportunity Criminals. Does your home meet standards on a simple security checklist such as exterior doors, windows, garage, sliding doors – What about outdoor security – security when you are gone (vacation, Holidays etc.) and what about outdoor valuables & personal property? Do you have a bump-a-lock – they are favorites of Bad Guys.

Looks like a New Year's resolution is in the mix! Start early.



INSIDE SUNSHINE NEWSLETTER

October 2022

Probably in January we will plan a fundraiser for NW. We typically refer to it as a Finger-Lickin' Chicken day. Details forthcoming but we sell plates – the Harlingen FD grills the chickens by our Gazabo (at the crack of dawn) – they are done by 4 ish and you can eat at Retz Hall or take it home. Could use a small committee for this too.

Until then - looks like we all have homework. Again, thanks to all who participate on NW and to those who lock up their stuff.

- Respectfully, Lenore

FROM THE EDITOR

AGAIN - I HAVE AN ANNOUNCEMENT TO MAKE. Last year's March 2022 Newsletter was going to be my last one as editor. However, my replacement is unable to take over this responsibility, at least for now. So you're stuck with me for the time being. I do enjoy keeping the community up-to-date with information, including dates, about our various Sunshine Meetings, Activities and Events, including those related to the SEPO Board. So I'm happy to keep doing it.

Thanks to everyone who provided great information for this first Newsletter of the 2022-2023 Winter Season. Keep this sort of information coming each month. And for those of you involved in / leading other fun things to do at Sunshine, I hope to hear from you next month.

Thanks everyone.

Beth Parrish

SEPO Newsletter Editor

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