Acorn NEWS

Volume 22 No. 7 November 1995

PRESIDENT'S MESSAGE

First of all, I want to welcome back all of our friends and neighbors who are returning to the park. We missed you and are glad that you are back with us.

As all of you know, we have had a very wet season. The excessive water draining through our streets has caused Aloe and Basil streets to develop serious road damage. You may be assured this damage will be repaired just as soon as possible.

This summer has required much work to see that all our facilities remain operational. Our water tank has been replaced; our sea wall is nearing completion; and a contract for rebuilding our sewer plant has been made and is scheduled to begin soon.

For most of the year, our progress has been hampered by a troublesome lawsuit brought against the Co-op by the Oak Park Renters Association in opposition to the 1995 rent increase. I am happy to report that favorable out-of-court settlement has been reached and we will have the funds to proceed with needed repair and replacement of our facilities where needed.

As a by-product of the lawsuit, we conducted a survey of some thirty mobile home parks in the Fort Myers area, of which 23 were comparable to Oak Park in facilities, services and amenities. In comparing the total cost of rents and services, we found that Oak Park Village was third from the lowest of the 23 compared. The median cost was $296 and the average cost was $297 compared to Oak Park's cost of $252. We believe the comparison proved the 1995 rent increase to be fair and equitable. We hope our residents will agree.

We will be electing three new directors to our Board in February at our annual shareholders meeting. We should select the three best qualified shareholders to fill these important positions. The operation of the Co-op is a business operation, not a social operation. Therefore, knowledgeable people with business background, sound judgement, and good old common sense should be elected. We urge any shareholder with such background to seriously consider becoming a candidate for the Board of Directors. We cannot elect qualified people unless qualified people volunteer to become candidates. We are not allowed to use nominating committees to select candidates, so we urge our residents -- if you know someone whom you feel would make a good director, use your influence to persuade him or her to become a candidate.

- Thanks to everyone for your continued help and support. JOE B. RAY, PRESIDENT

R.A.C. PRESIDENT'S PALAVER

Please carefully carefully check your Acorn news calendar for November. Highlight those regular weekly activities and those special events (there's one every week in November) that you would like to attend or participate in. Details of the special events will be covered in the bulletin board notices at the clubhouse, and sign-up sheets will be provided where required.

Our nominating committee of Orv Williamson, Marge Ottgen and Norm Stevens is working hard to develop a list of candidates for the R.A.C. Board of Directors for 1996. Their list will be presented at our R.A.C. meeting on November 16th.

Please contact a member of this nominating committee to offer your services on the new Board. You will find this involvement to be fun and rewarding.

ART WIESES,
R.A.C. PRESIDENT

AQUANUTS

Pool exercise classes will be at 11:00 A.M. on Tuesdays and Fridays starting November 3rd.

Edie Strathman

BOWLING

The first bowling meeting will be conducted on November 3rd, 9:00 A.M. and the first bowling session at the bowling alleys will begin on November 6th, at 3:00 P.M.

Bob Crull, Headpin

BRIDGE

The next bridge session will be held at the home of Fran Ray, 23 Ashe Street on Tuesday, November 7th. Anyone interested in playing may contact Dorothy Pipping, 728-3129 or Fran Ray 728-2507.

Dorothy Pipping

CRAFTERS

Due to lack of interest and there are so few of us, we will no longer take up space in the clubhouse as of the second week of November. If there is anyone interested in taking over Crafts at any time, we will cooperate in whatever way we can.

One of the Gals, *Gerri Walker*

DANCE CLUB

The next meeting of the Dance Club will be on Monday, November 6th at 9:00 A.M. in the clubhouse. Plans for the Harvest Hop, to be held on November 18th will be finalized. Music for this dance will be provided by the Talk of the Town Trio and tickets will be on sale following the meeting for $5.00 per person.

Mary Ownby, Dance Club President

BIG AUCTION ON NOVEMBER 15TH !!

Folks! Here is your chance to pick up items that you probably wanted one time or another but couldn't afford to purchase. Our auction may have if for you!

Time: 11:00 A.M. Sharp !

Place: Club House

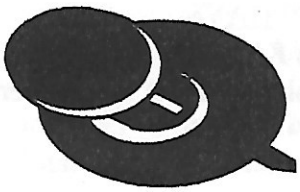
Showing of some articles will be seen at 10:30A.M. We will then take a short break for hot dogs and pop at the cost of $1.00. Proceeds will go to the remodeling of the kitchen. We have some lovely items and if you decide to donate some articles please be sure they are something that you would purchase yourself. Dennis Bishop and Committee will be glad to pick up articles on November 1st 'till the 10th. Please call and we will put your name on a list to have your purchases picked up. This auction will be professionally done and hope to see you folds there. Don't forget your wallets, checkbooks and small change. We will post a list of some of the items we have for sale, hopefully it may be something you are looking for.
Hope to see everyone there and have some fun !
Any Questions? Please call Dennis Bishop at 728-2579 or Dottie Purvis at 728-3482.

Dennis Bishop and Committee

DO YOU HAVE WATER LEAKING ????

IF YOU HAVE ANY LEAKING OUTSIDE SPIGOTS OR SPRINKLER SYSTEMS, THEY WILL BE RED TAGGED, GIVING OWNERS 48 HOURS TO REPAIR. IF REPAIRS ARE NOT COMPLETED WITHIN THIS TIME FRAME, THE PARK MAINTENANCE CREW WILL MAKE THE REPAIRS AND THE OWNER WILL BE CHARGED.

THANK YOU,
MARILYN CORBETT,
Marquis Management



HATS OFF TO CHUCK BEHRENDT and BILL DARLING

for managing to work in the time to build the beautiful oak tree bench at the laundry. It not only affords a respite from the heat of the laundry room for those waiting for their laundry to dry, but also a shady resting place for those walkers who like to stop and rest along the way. In addition to the practical value, it also enhances the beauty of our grounds. If you are enjoying the new bench, tell Chuck and Bill about it.

HATS OFF TO OUR NEW STAFF ASSISTANT EDITOR

Our park is again and constantly fortunate to have a helping hand within our residents. My heartfelt thanks goes to Marg Berg for the hours and mind boggling items to be dealt with that can occur when least expected.

Signed, *Dorothy Pipping, Acorn Editor*

New residents, Richard & Gloria Bissonette, 15 Jute Street, will be moving in soon.

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NOVEMBER BIRTHDAYS

1 Ed Kusiak and Jo Morse
2 Dorothy Pipping
3 Dorothy Hess
5 Jan Fowler
7 Henry Hess
9 Jack Fowler
11 Kathy Karlowsky
13 Lloyd Schoon
14 Sis Decker
17 Ken Karlowsky
18 Ron Walker
19 Rhea Dempsey
21 Howard Neises & Fran Vogel
22 Dick Baugh
23 Herb Zoellner
26 Betty Kosher & Margaret Kruske

DECEMBER BIRTHDAYS - FIRST 10 DAYS

1 Ruth Blakely & Gerri Kimes
4 Melvin Sanderson, John Snarr, & Don Suter
7 Louise Fehling
10 Art Wiese

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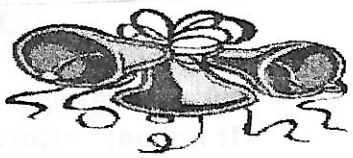
"Happy Anniversary"

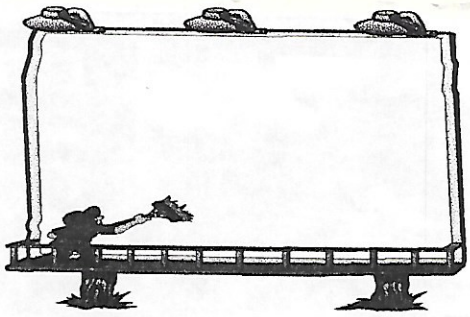


NOVEMBER 2 Rex & Gerri Kimes
3 Bob & Carol Langer
4 Ken & Kathy Karlowsky
John & Myrtle Tienstra
8 Bill & Mildred Hale
9 Stiles & Jean Gaffney
10 Ron & Loretta Walker
14 Clarence & Jo Morse
15 Fred & Charlotte Adlof
17 Bob & Jennie Miller
19 Bill & Maxine Rose
21 George & Marilyn Berwick
29 Ron & Pat Coleman

DECEMBER ANNIVERSARIES - FIRST 10 DAYS

2 Art & Ruthanne Wiese

By *Norma Stevens*, Welcome Lady



LET'S TALK

Recently a group of Oak Park residents participated in a survey of other mobile home parks, privately owned and resident owned, for the purpose of comparing the rents, assessments, services and amenities with those of Oak park.

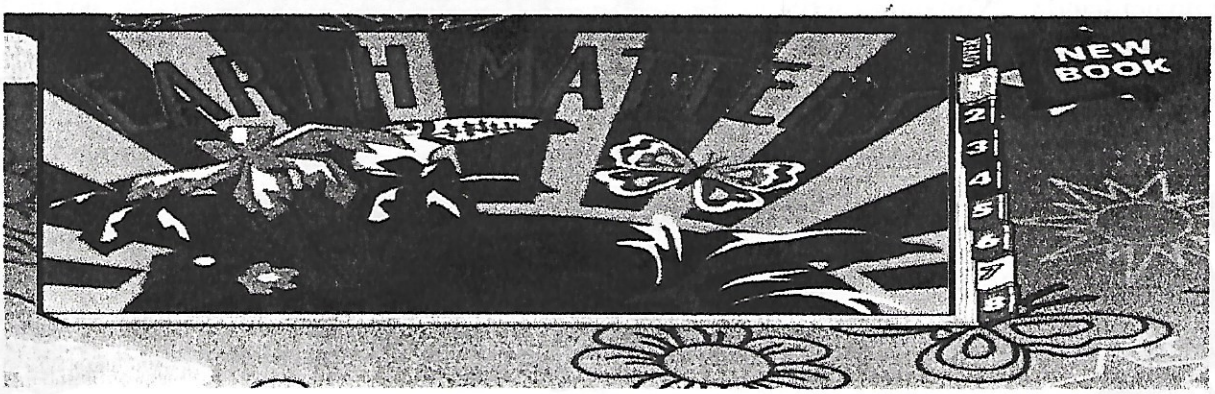
Since Oak Park's rents and assessments include water, sewer, garbage pickup, and lawn mowing, we had to adjust our comparison by adding the cost of those services where they were not included in the rent/assessment, in order to make a fair comparison of the total cost of rent and services. All comparisons were based on standard lots -- no riverside, lakeside, etc. We were mazed at what we found. Of the 23 parks compared, the highest cost for rent and services was $355. The lowest was $207. The average price was $297. The median cost (the price which has an equal number above and below) was $296.61. Oak Park's rent of $252 (including water, sewer, garbage pick-up, lawn mowing and trimming, and bus service) was third from the bottom -- $44 below the median. As for assessments of shareholders or lot owners, those with lower assessments did not furnish water, sewage, lawn mowing, bus, and sometimes garbage pickup.

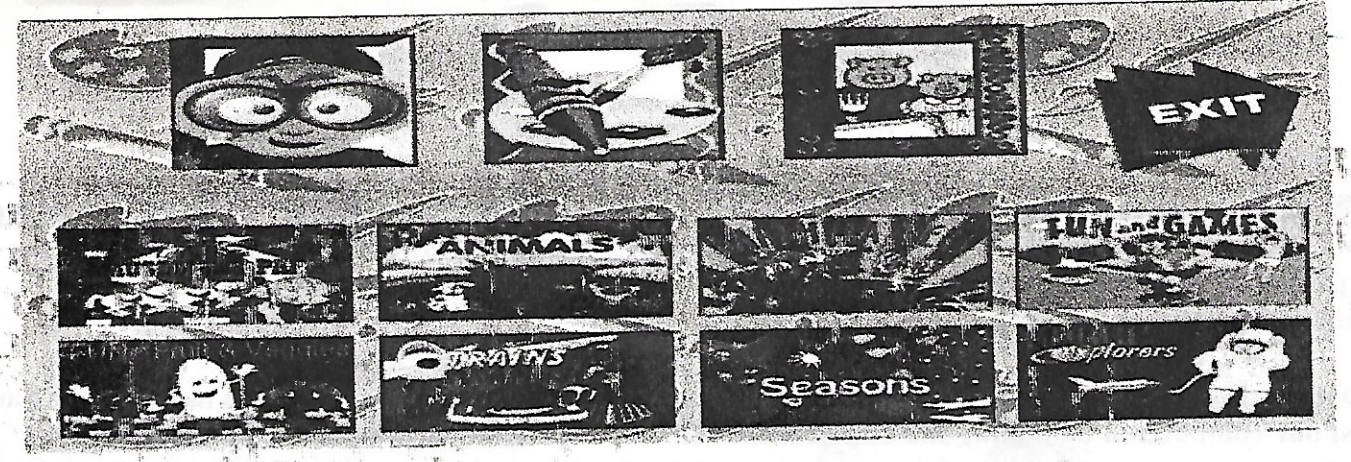
We found that most parks have metered water and a sewer charge based on water usage. Some parks which have had their own water and sewer systems are now going on city or county systems and are assessing large fees to cover the expense of going on the new system. In Oak Park, we can water our lawns, wash down our houses, wash our cars, RV's and boats in our carports or at our carwash without a worry about the cost. If we were on county water, the average cost for water and sewer for two people (excluding lawn watering) would be $54.45, according to Lee County Water Department estimates.

What's more, Oak park has amenities not offered by most other parks, such as a river location (only one other had a bus). Oak Park has larger lots, wider streets, more trees, and sidewalks, which most did not have. Each time we returned from a day's research, we came home with a renewed appreciation for Oak Park. As for privacy, only a few could compare. As for beauty, a few came close, but were lacking in other areas. All things considered, Oak park came out on top. We were so pleased and proud to realize that, whether we are shareholders or non-shareholders, Oak Park offers the most and the best for the money in the entire Fort Myers area. As a former Co-op president once said, "Oak Park is the best kept secret in Southwest Florida."

To those who may doubt, we say, go out and make your own comparison. You will return to Oak Park wiser and happier.

A Group of Contented Residents





TAKE A HAPPY BREAK !

Obviously Two of a Kind

An elderly couple was sitting out on the porch enjoying a lovely evening, when the man said to his wife, "I think I'm going to go in and get a big dish of ice cream. Would you like one, too?"

"Yes I would, but I'd like only one scoop, and I'd like some chocolate syrup on it. You better write that down, because you know how forgetful you are."

"I don't need to write it down. I've got it. One scoop and chocolate syrup."

"Yes. And put some nuts on it, too. Can you remember that?"

"Of course, I can remember that---one scoop, chocolate syrup and nuts."

"And put a cherry on top of that. Now, can you remember all that---you know how forgetful you're getting."

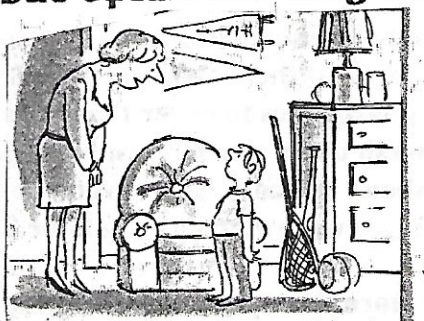
"I've got it, Martha! I've got it!"

For the next 10 minutes, she could hear him rummaging around in the kitchen, banging pots and pans and whatnot. Finally he showed up with two plates of scrambled eggs and bacon.

"See, what did I tell you?" she said, throwing up her hands. "You didn't write it down, and now you forgot the toast!"

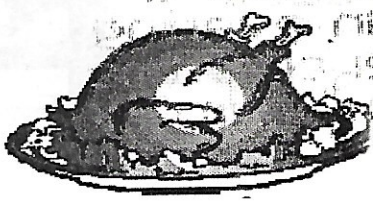
The human brain is like a freight car --
guaranteed to have a certain capacity but often running on empty.

LOST DOG
3 LEGS,
BLIND IN LEFT EYE
TAIL BROKEN
MISSING RIGHT EAR,
RECENTLY CASTRATED.
ANSWERS TO: "LUCKY"



"Mommy's bridge group is supposed to break up by five. If it hasn't, come down and say, 'Has anyone seen my iguana?'"

NATIONAL ENQUIRER

Thoughts to remember:

Success is not forever
Mistakes are a course in education.