
May 2025 Oaks Royal 3 News

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May 2025 Oaks Royal 3 News

Revised (Memorial Day Picnic - May 26th 1:00pm)

President, Ann Parks

Harley and I have transitioned to our northern home like many in our association. However, that doesn't mean the life of an HOA President is all family and fun for the summer. I wish!

Rest assured the Board and I are still on the job, handling issues that arise on your behalf.

To that end, please be aware, that if you are selling a home, prospective buyers must pass a background check and participate in a personal interview PRIOR to receiving clearance by the HOA for the home sale prior to the closing. These two items are required by our governing documents (Declarations). The information on completing these items is clearly stated on the association [website on the new resident page](#).

The HOA holds the Estoppel form required by the title company until these items are completed. **As the seller, you can ensure this process goes smoothly by making sure the realtor and title company both know about the process, and the website.**

The required application is emailed directly to me at parksa8@yahoo.com and the required fee for the background check (\$100 per couple or \$80 per individual) may be paid by check or conveniently by credit card on our secured website (halfway down the main webpage where it says online payments). Once the background check is completed, the prospective purchaser will be contacted to complete the personal interview by Dot Dodge Hospitality Director, or another Board member if she is unavailable.

The other item I need members to be aware of is that there is a current moratorium on all exterior building projects. The Executive Committee met with the Building Committee on April 8th. There is a need for revision to the Governing Documents (Declarations) in several areas primarily due to changes in the state statutes covering HOAs. Our governing docs need to be brought into compliance. If members have an emergency and simply can not wait until the new year for the rules process to complete, we would ask that you complete a building request and submit it directly to Vice President Larry Way, who is responsible for working with compliance on all our committees. He will meet with the Building Committee members present to process your request.

We wish you all a great summer!

Vice President, Larry Way

This has been a year full of challenges! Looking forward to a quiet summer. See everyone next fall.

Remember: The three HOA Board positions up for election in January 2026 are: **President, Clubhouse Director and Hospitality Director**. If you are interested in running for one of these positions, please review the board member position description on the website About page at <https://oaksroyal3.com/About> or talk to the incumbent in the position. Then let me know in writing (letter or email) that you are nominating yourself for the position.

Treasurer, Guy Engelhardt

Budget Committee

the March Budget Committee meeting was cancelled due to my illness. Because I am still waiting on price quotes, we will reschedule this meeting in fall when I can have all the needed data. Then we will have to draft a Reserve Budget Declaration for the association to review and vote on for next year.

Anyone who wishes to join/leave the committee for 2025 please contact me directly at (813) 957-4851 or gengelha@gmail.com.

Budget Committee members: Frank Jordan, Gail Smart, Bernie Scholtz, Larry Way, Ann Parks

2024 Federal Taxes

Tax information is currently at the HOA's accounts Murtha & Flischel CPA in Zephyrhills. They review our Quicken file and prepare our federal tax return. As a Florida non-profit we do not traditionally pay federal income taxes as we do not make profits or keep large reserves of cash (accounts). As we change our business practices in response to new state requirements, I will be interested to see what if any affect it has on our tax profile.

As of our last update from the accountant, an extension has been filed for our taxes and the return shall be finalized and filed in May when our accountant returns in mid to end of May.

Annual Dues

Thank you to all who have sent in their 2025 HOA Annual Dues, either if full or a first payment on a payment plan. To date, out of 147 homes, 121 have paid their 2025 Annual Dues in Full. A further 24

residents are paying their Annual Dues on one of the payment plans; 10 semi-annual, 9 quarterly and 5 on monthly plans. I am only missing payments from two (2) residents: two are not in residence and are putting their homes up for sale or will be here shortly to decide; leaving one of resident I have not been able to contact at all directly by phone or email and have sent registered letter to their next of kin as listed in park records.

There is a button below to print the 2025 Budget Letter.

With the state required changes to the website, the financial reports, board and member meeting minutes, and most other association documents are now filed each month in the new secured MEMBERS ONLY section of the website. If you want to access this area you need to request access. Simply go to our website at <https://www.oaksroyal3.com> or click on the button below and click on the HOA Member Only link at the top of the page (in may be under More in your browser) and then choose "Create Account". After you complete that information, I will approve your request and you will receive a link to create your password and get access.

The other new feature is on the main page of the website under "Online Payments", about halfway down the page. There is a new secured section where you will be able to make you annual dues payment by credit card if you so choose. This is possible as we have had to upgrade our website to a secure (https) server, the web server GoDaddy uses the same encryption used by banks and businesses to secure your web-based transactions. There is a button below to go directly to the secure online bill pay page.

2025 Dues & Budget Letter

Members Only - Webpage

Secure Online Payment Webpage

Social Director, Lisa Whitaker

Summer: Louise Harmer

Summer is not as active but we have some signature events that we love! 💕 Our Memorial Day Picnic is

a hit each year! Lee Bruggeman organizes the Cooks Night Out on the 3rd Thursday where we gather at a local restaurant instead of pot luck!

Something new this summer, because of the problem in getting people to volunteer for Coffee Hour Hosts/Hostess, we are trying our a new day! Beginning the second week in May it will be on Tuesdays, the first time will be the 13th @ 8:30 am! Tuesdays are Guy's office day, so it works out great, until he and Joyce head to Maine for the month of July.

Unfortunately, there are no birthday celebrations in the summer on the first Sunday of the Month due to lack of volunteers.

April Events:

Wednesday 7th @8:30am Coffee & Donuts

Tuesday 13th @8:30am Coffee & Donuts

Thursday 15th @5:00pm Cooks Night Out (Sign Up Sheet in clubhouse)

Tuesday 20th @8:30am Coffee & Donuts

Monday 26th @1:00pm - Memorial Day Picnic (Sign Up Sheet in Clubhouse)

Tuesday 27th @8:30am Coffee & Donuts

Regular events are as follows:

Sundays @ pm - put out trash for Monday morning pickup

Mondays @ 1:00pm - Euchre/Pinocle

Tuesdays @ 10:00am Shuffleboard

Tuesdays @ 6:30pm - Bingo

Tuesdays @ pm - put out recycling for Wednesday morning pickup

Wednesdays @ 6:30pm - Dominos

Wednesdays @ 6:00pm - Cards

Wednesdays @ pm - put out trash for Thursday morning pick up

Thursdays @ 6:00pm - Cards

Fridays @ 6:00pm - Pinochle

Saturdays @ 6:00pm Any Game

Come on out and have a great time!

Hospitality Director, Dot Dodge

We have 6 homes for sale in the park, 3 on Antigua, 1 on Bonney, 1 on Regal, and 1 on Toronado.

We have a new resident, Cheryl Cory, who lives on Impala.

The phone numbers for Tom Tebidor and Donna Nash are incorrect. The number for Tom is the one listed as Donna's. The number for Donna is the one listed for Tom.

Grounds Director, Harry Whitaker

A big thank you to everyone who helped to keep our park clean.

Pool Director, Paul Grizenko

Pool is in good shape. Still need to repair pool heater, waiting for warmer weather.

The permits are in for the pool and spa and posted in the clubhouse.

HOA Board & Member Meeting Reminders

The HOA Board of Directors will meet on Sunday, November 2, 2025 & Sunday November 16, 2025 @ 3:00pm in the Clubhouse Library.

The next HOA Member Meeting will be on Monday November 3, 2025 @ 7:00pm in the Clubhouse.

Notices will be posted on the bulletin board and the website.

Thank you everyone!

Community Notes

Notes from residents go here.

Yards sales.

Items for sale.

Services.

Please email notices to Guy at gengelha@gmail.com by the 20th of each month for the next months News.

In the Library

- Donna Birch

There are many new books this month and i hope something for everyone.

Two romantic suspense novels by Julie Garwood: "Slow Burn" and "Come the Spring"

"High Plains Tango" by Robert James Waller - a continuation of "The Bridges of Madison County" and "A Thousand Roads"

"Secrecy" by Belva Plain - the ultimate story of redemption

"Clock Dance" by Anne Tyler

"Dangerous to Know" by Barbara Taylor Bradford

"ENOLA GAY" By Gordon Thomas and Max Morgan Witts - "here its the whole story, seen from all sides for the first time, of the unforgettable moment when the nuclear age was born"

Mystery lovers will be treated too the following with many thanks to June Blehm for her generous donation:

James Patterson: 'Sail' Lee Child: "Night School" "The Midnight Line" and "Worth Dying For" "Never Go Back" Michael Connell - "The Law of Innocence and "The Night Fire" John Grisham "The Chamber" "The Testament

David Baldacci: "Last Man Standing" and "First Family"

The following by J.D. Robb, pseudonym for a number 1 best selling author:

"Indulgence in Death" "Treachery in Death" "Kindred in Death" "Fantasy in Death" "Celebrity in Death" "Born in Death" "Visions in Death" "Salvation in Death" "Creation in Death" and "New York to Dallas"

Thanks too Lee and Diane for recent help with the library. It would be much appreciated if furniture could be stacked elsewhere than in front of the bookcases.

QUOTE OF THE DAY: “You don’t have to know all the right moves - you just need to know the next one” Oprah Winfrey

Florida Festivals

Isle of Eight Flags Shrimp Festival, May 2-4, 2025

This will be the 60th annual shrimp festival in one of Florida’s most productive shrimp regions. Pirate Parade, exhibits, arts and crafts, antiques, games, contests, seafood and live music along the Amelia River in downtown Fernandina Beach.

Fort Lauderdale Air Show, May 3-4, 2025

Beachfront air show, scaled down from its heyday. To kayak nearby and avoid traffic: [Florida Rambler story on the Fort Lauderdale Air Show.](#)

Tupelo Honey Festival, May 17, 2025, Wewahitchka

Where is Wewahitchka and what exactly is Tupelo honey (other than a Van Morrison song)? Wewahitchka is in the Big Bend region of Florida near Tallahassee. Tupelo honey is a seasonal delicacy because Tupelo trees only bloom from April to May and top-quality honey comes from only the trees in the Apalachicola River valley. It is so special that you won’t find it in stores. At this festival, farmers from the area offer honey in a variety of sizes and packages under the moss-draped oaks around Lake Alice. The small-town festival also offers food vendors, art and crafts, live music and, of course, there is a Miss Tupelo Honey queen.

Florida Folk Festival, Memorial Day Weekend, White Springs, May 23-25, 2025

In its 72nd year in 2024, this is the oldest continuous folk festival in the United States. Florida Rambler story on [Florida Folk Festival.](#)

Click on the button below to view and print the

Oaks Royal 3 Calendar of Events for the Month.

Click for Big Print Calendar

Birthdays & Anniversaries

Birthdays:

Margarita Maldonado, 5/1

Linda Atherton, 5/5

Pamela Champeau, 5/5

Lynn Hatfield, 5/5

Michael Knox, 5/6

Jane Cain, 5/9

Andrea Barton, 5/14

Dale Osterholz, 5/17

Joyce Engelhardt, 5/18

Gene Mayotte, 5/18

Stacey Dillon, 5/19

Nancy Helfrick, 5/19

Marcia Glossner, 5/20

Carolyn Van Slyke, 5/21

Norman Snyder, 5/23

Cheryl Corry, 5/26

Stacey Neal, 5/28

John Snell, 5/28

Karen Dillon, 5/30

Timothy Valdez, 5/30

Robert Andrews, 5/31

Steve Cook, 5/31

Anniversaries:

Dubois, Nancy & Smith, Earl, 5/2

Brown, Phillip & Christine, 5/9

Taylor Clem, Jean & Clem, James, 5/16

Bitner, David & Gabriele, 5/20

Cooper, Lisa & Greg, 5/20

Hutchison, Tammi Lee & Scott, 5/25

Oaks Royal III - 2024 Directors

President: Ann Parks 231-675-3404

parksa8@yahoo.com

Vice President: Larry Way 813-355-1321

Larryway75@gmail.com

Secretary: Sharon Pollard 607-341-0840

spollard707@gmail.com

Treasurer: Guy Engelhardt 813-957-4851

gengelha@gmail.com

Social Director: Lisa Whitaker 301-268-3672

LisaMBroadwater@gmail.com

Grounds Director: Harry Whitaker 301-268-8754

Clubhouse Director: Herb Schultz

517-231-0323

hkschultz@sbcglobal.net

Hospitality Director: Dot Dodge 336-575-3041

djdodge65@gmail.com

Pool Director: Paul Grizenko 607-678-0067

paul@grizenko.com

Clubhouse:

813-782-3745 www.oaksroyal3.com

Pasco County Sheriff

Emergency 911

Non-Emergency

352-567-5131

Frequently Used Phone Numbers

Withlacoochee River Electric Cooperative
(352) 567-5133

Frontier - Internet & YouTube TV

813-455-1799 Janine

Spectrum – Internet & Cable TV
(888) 406-7063

Pasco County Utilities – Water
(727) 847-8131

Waste Connections (East & East Central). Trash pickup
352-583-4204

American Red Cross
727-848-8354

Animal Services
352-521-5194

Florida Consumer Fraud Hotline
866-966-7226

Pasco County Public Transportation (East Pasco) 352-521-4587

Pasco County Sheriff
727-847-5878

Pasco County Sheriff (non emergency) 727-847-8123

Special Needs Shelter Registration
727-847-8137

Pasco County Emergency Management 727-847-8137

Pasco County Tax Collector – licenses, tags. (Dade City)
352-521-4360

East Pasco Transfer Station - Dump
Handcart Road 352-521-0500



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Oaks Royal 3 HOA 36312 Impala Way Zephyrhills, FL 33541-2059 USA

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