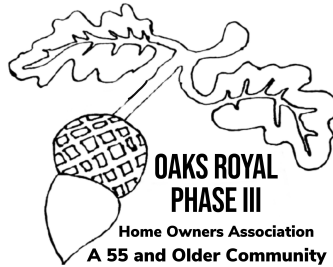


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July 2026 Oaks Royal 3 News

President: Ann Parks

We hope everyone is having a fun and safe summer!

July brings us Independence Day, the glorious 4th of July! Fireworks and picnics! This year marks the United States 250th Anniversary, there will probably be more celebrations than usual! Enjoy.

Spring Engineering, whom the Board contracted with on behalf of the HOA to conduct a study of the erosion and remission of the Zephyr Creek and retention pond basin common area, is continuing their work. The latest phase after their April site visit is to have a survey company conduct a topographical survey of the entire area. One major issue has been that as the ownership of the our portion of creek and pond basin by Oaks Royal 3, pre-dates the system of permitting by the Southwest Florida Water Management District (SFWMD); there are no detailed drawings, surveys, elevations, that would have accompanied permits to show the engineers exactly how much erosion has taken place, what kind of course changes have occurred, what elevation changes have happened to the creek bottoms, etc. They will attempt to to recreate a past from pictorial history, which is why we asked if residents had pictures of the creek and ponds from years before the hurricanes. But they need this accurate survey to start from.



discovered in their research phase and we informed the residents about via emails this past February and March. Currently, Pasco County is at the end of their run, and are cleaning the culvert on Dean Dairy Road over Zepyr Creek. They have equipment in the creek, on the Betmar side, and have requested permission to come on the Oaks Royal 3 side as well if necessary. Apparently, have been causing damage to the creek banks during the process, and then repair as they go during this past week over in Betmar.

Guy said in his phone conversation with Pasco County reps that they have indicated that our culvert on Impala Way is not on their list to clear. They are not scheduled to work on the creek itself, but if crews damage the creek banks in the process of clearing the culvert they will repair the damage.

The Board continues to communicate and operate on your behalf during the summer months from our various residences via phone, text and email.

Vice President : Larry Way

As previously emailed to members, the summer brings rain and that means the lawns grow rather quickly. Residents are responsible for ensuring that they have adequate lawn service to keep their lawns mowed while here, or away, so the lawns do not get over-grown and out-of-control.

As the Board Member in charge of compliance, I attempt to contact those residents who have compliance issues (like lawn mowing) by letter first to your Oaks Royal 3 address, then if you did not have forwarding put on your mail when you left, I will send it to your northern address when returned to us. This written notice gives you and the HOA both a record of the issue that needs to be corrected and the timeline required to correct it by according to our governing documents.

In the case of the lawn mowing, if we can not get a response from the resident to address the situation in a timely manner, then the HOA has no choice but to contract a lawn service to address the deficiencies AT THE RESIDENT'S EXPENSE.

Some of these lawns are quite overgrown, neighbors are complaining, the lawns are unsightly and not compliant with our governing documents. Those residents will receive a bill for the service from the HOA, if they will not address it themselves. We



Treasurer, Guy Engelhardt

Office Hours

I will be continue to have office hours on Tuesdays, from 9:00am to 1:00pm, during the Summer. I open the clubhouse during those hours, so if you need to drop off dues or see me to ask questions please feel free to see me then.

2025 Federal Taxes

Our 2025 yearly fiscal files have been reviewed by the association accountants Mutha & Flischel. Per state statute a successful compilation report was conducted and our 2025 Federal Taxes for the HOA were compiled with no taxes owed. the copies of the report and the taxes are available in the members only section of the website, on the board reports page.

2026 Budget

The 2026 Budget Letter is linked for printing at the button below.

I am currently working on completing information, quotes, etc. for the reserve budget.

When data is completed the Budget Committee will meet to review the Reserve Budget for recommendations, before forwarding to Board for Declaration creation per state statute.

Annual Dues

2026 Annual Dues - Thank you to those who have sent in your annual dues already. I have received payment in full or partial from 142 residents out of 147 lots, or 96% ***That means 5 lots are now PAST DUE having not sent any payment at all by January 31st. These residents are in process of being assessed the 18% late penalty allowed by the declarations, have been forwarded to the lawyer for a lien to be processed, or have informed the association they are satisfying the assessment via sale of the home.***

Again, thank you to those who have paid your dues in full or partial! It is much appreciated!



2025 Annual Dues - There are two lots that never paid any dues for 2025. Our HOA lawyer has been made aware of both of them.

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 (it 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 your 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.

2026 Proposed Budget

Members Only - Webpage

Secure Online Payment Webpage

Social Director, Lisa Whitaker

Louise Harmer, Summer (acting)

Tuesday Coffee Hours have been a success! with Louise and Little Debbie setting up on Monday and Guy and Joyce getting Donuts and hosting on Tuesday: everybody seems to be coming out and enjoying it.



to lack of volunteers to make cakes and set up and clean up afterwards.

The third Thursday of the month will be Cooks Night Out instead of Potluck.

Interested residents will gather at a local restaurant where we reserve a group of tables and eat together. Everyone pays for themselves. But we have a great evening out! Thank you to Lee Bruggeman for volunteering to coordinate these events again this year. Residents need to sign up on the sheet in the clubhouse so we know how many to make the reservation for. The restaurant should be on the signup sheet.

JULY EVENTS:

Saturday July 4th @ 1:00 pm

4th of July Picnic

at the clubhouse. Louise will provide hot dogs and chicken and drinks from Social Club and everyone who attends will bring a dish to pass and their tableware. We have a great time! Sign up for these in the clubhouse so Louise knows how much to prepare please.

Saturday July 18th @1:00pm

Farewell Luncheon for Louise

All residents are invited to come out and say farewell to beloved resident Louise Harmon, who is moving to Trinity FL to be closer to her Daughter and Granddaughter. Sue Brooks will be providing Lasagna, garlic bread and salad. Residents please sign up on sheet in clubhouse so we know how many to prepare for, and you are encouraged to please bring a dessert to share.

Tuesday's - Coffee & Donuts @8:30am

Hole in One Donuts (or Dunkin Donuts if Hole in One is closed)

Donuts - \$1.50

Coffee - \$0.50

50/50 Raffle - \$1.00

Regular social times for cards, dominos, shuffleboard etc are still on the calendar for those who want to get together and play.

Regular events are as follows:

Sundays @ pm - put out trash for Monday morning pickup



Tuesdays @ 6:30pm - Bingo

Tuesdays @ pm - put out recycling for Wednesday morning pickup

Wednesdays @ 6:00pm - Dominos

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

Thursdays @ 10:00am Shuffleboard

Thursdays @ 6:00pm - Cards

Fridays @ 6:00pm - Pinochle

Saturdays @ 6:00pm Any Game

Come on out and have a great time!

Hospitality Director, Cheryl Corry

We have 3 houses under contract:

36434 Malibu Way

5556 Riviera Drive

36306 Impala Way

We now have 9 houses for sale.

36335 Bonney Drive

36330 LeSabre Way

36412 LeSabre Way

5427 Seville Drive

5533 Regal Way

36428 Malibu Way

5438 Antigua Drive

5450 Antiqua Drive

5556 Riviera Drive

Pool Director, Paul Grizenko

Summer, Dave Brooks

The pool is up and running enjoy!

Dave put the part in the spa Thursday 2nd, if there are no leaks he will fire it up tomorrow (Friday). Keep your fingers crossed!



HOA Board & Member Meeting Reminders

The HOA Board of Directors will meet on Sunday, November 1, 2026 & Sunday November 15, 2026 @3:00pm in the Clubhouse Library.

The next HOA Member Meeting will be on Monday November 2, 2026 @7:00pm in the Clubhouse.

The next Budget Committee Meeting will be Saturday November 6, 2026 @ 10:00am in the Clubhouse Library.

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

Thank you everyone!

Community Notes

The Neighborhood Care Center is closed for July and August. Too many of our volunteers have gone north for the summer! If you are saving bottles or grocery bags for us please hold off until Monday August 24th. We will reopen for donations then. If you have food donations or home goods that can't wait until then please contact Guy or Joyce Engelhardt. Thank you.

Notes from residents go here.

Yards sales.

Items for sale.

Services.



Library, Debbie Woodall

Donna Birch Library

I have been searching for more great new authors for y'all to read! Check out the new titles in the library!

Lil Debbie

Florida Festivals

[Key Lime Festival](#), Key West, July 1-5, 2026

This event, celebrating its 13th anniversary in 2026, includes a Key lime scavenger hunt, Key lime inspired dinner and brunch events, a Key lime pie drop competition from the top of the Key West Lighthouse, Key lime rum tasting experience, a Key Lime Pie Eating Championship and other events.

[Pensacola Beach Air Show](#), Pensacola Beach, July 15-18, 2026

The stars of the show are the locally based Blue Angels aerobatic team, who perform with other military and civilian aeronautic teams before thousands of spectators on Pensacola Beach in a free show.

[Hemingway Days](#), Key West, July 21-26, 2026

The festival, celebrating one of Key West's favorite former residents, offers a Hemingway look-alike contest and a fanciful "running of the bull."

[Lake Placid Caladium Festival](#), Lake Placid, July 24-26, 2026

A rare small-town festival in the summer, offering arts and crafts, beer garden, food booths, entertainment and a car and bike show. Florida Rambler story: [Lake Placid Caladium Festival](#).

[Mullet Madness Weekend](#), Fort Myers Beach, July 25, 2026

This is the first year for an event built about all things mullet, from a mullet tossing tournament to a Joe Dirt look-alike contest to wild photo ops, and giveaways.



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:

James Dooley, 7/2
Martin Draper, 7/2
Russell Fulton, 7/7
Kelvin Hatt, 7/7
Lynda Woodill, 7/7
David Brooks, 7/8
Wanda Snell, 7/9
Colleen Norman, 7/11
Gloria Hettler, 7/12
Richard Trahan, 7/12
Larry Dodge, 7/17
Nora Marquart, 7/17
Earl Smith, 7/18
Debbie Woodall, 7/18
Linda DuPlantis, 7/20
Michael Barton, 7/24
Carol Olszewski, 7/24
Kathleen Schultz, 7/24
Janet Sherwood, 7/24
Robert Puig, 7/28
Colleen Markiewicz, 7/29
Leonard Woodill, 7/31

Anniversaries:

Osterholz, Dale & Helen, 7/14
Woodill, Leonard & Lynda, 7/17



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: Cheryl Corry

pricecheryl@sbcglobal.net

Pool Director: Paul Grizenko 607-678-0067

paul@grizenko.com

Clubhouse:

813-782-3745 www.oaksroyal3.com



Emergency 911

Non-Emergency
352-567-5131

Frequently Used Phone Numbers

American Red Cross (727) 848-8354

Animal Services (352) 521-5194

Donate Clothes or Household Items:

- Hospice Thrift Store 36524 SR 54
(813) 788-5461
- Neighborhood Care Center 5140 6th St (813) 780-6822
- Thomas Promise Foundation 4542 Gall Blvd. (813)782-0000

East Pasco Transfer Station - Handcart Road (352) 521-0500

Frontier - Internet & YouTube TV
Sales Rep - Sean Dolly 813-642-4449

Florida Consumer Fraud Hotline
(866) 966-7226

Lawn Services:



(352) 200-4045

- Randy Bush (813) 215-1419
- Jerry Scott (813) 838-5007
- Bobby Stellfox (813) 838-5385

Pasco County Emergency Management (727) 847-8137

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

Pasco County Tax Collector (Dade City) (352) 521-4360

Pasco County Utilities – Water
(727) 847-8131

Special Needs Shelter Registration
(727) 847-8137

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

Withlacoochee River Electric Cooperative (352) 567-5133

Waste Connections - Trash pickup
(352) 583-4204



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