

## ELECTION 2025

This year we had an election with five open positions. One hundred and twenty seven good ballots were received. The following officers were elected; Victor Morella, President, Dick Hewitt, Vice President, Linda Horton - Cook, Secretary, and Pat Collins, Treasurer. The one 3 year director position was won by Tim Doughty. The election was supervised by Joyce Matevia who worked with the following vote counters:

Carol McKelvey, Corey Reed, Ken Taylor, Wanda Saletnik, Pauline Wojcik, Darwin Giles, Carla McQuade, and Peg Taylor. Door Staff who signed owners in were: , Kerry Kassulker, Kim Henderson, Barbara Morella, and Christiana Schonbachler. We thank all the candidates who ran for election. Thanks to the vote counters and door check in team.

We thank Wanda Stone for her service as Treasurer and Peter Waters for his service as Director. Thanks to Linda Horton - Cook for her conscientious work updating, organizing and taking charge of the 2025 election notice and mailing process as Board Secretary.

## BOARD MEMBER RESPONSIBILITIES 2025

**Victor Morella - President:** He is the chief executive officer of the Association who is responsible for the general management of the business of the Association, subject to direction of the Board. He presides at all unit owner and Board meetings. He is also ex-officio member of all committees. He has also undertaken overseeing the Sewer Project, insurance policies, as well as the newsletter and works with Don VP Emeritus and Joyce on the MPH INC web site. Don McKelvey is continuing to work on the Park Directory while Vic secures sufficient advertisers to pay for the Directory yearly publication.

**Richard Hewitt - Vice President:** He works with and takes over for the President as needed. Dick works with the President on the sewer project. He also works with our insurance companies for the best affordable insurance policies, and maintains contact with Evaguard, our upgraded resident WI FI system.

**Pat Collins - Treasurer:** Pays bills, collects fees, and attends closings. Pat works with the officers and board, and establishes and maintains control of the budget.

**Linda Horton-Cook- Secretary:** Linda brings a wealth of knowledge and energy to this important position. She is responsible for written communication regarding meetings, correspondence, units purchased, closings, the annual election voting preparation and processing.

**Janet Dryer:** Janet is responsible for background checks and works with the Secretary and Treasurer on closings and interviews of potential new owners.

**Debbie Shambo** is responsible for Landscaping in the Park which includes tree trimmings, planting, feeding, mulching and maintenance of plantings. She approves and/or advises on landscaping project requests by residents. She works with a volunteer team. Debbie is working to keep our park landscaping the best it can be.

**Tim Doughty** is the newest Board member and long time volunteer resident. He will be responsible for park security given his skill set as a retired Law Enforcement Officer. Tim will be visiting owners who may not be aware of the various rules and regulations regarding parking, speeding and related issues. that are published yearly in the directory or in the BY-Laws, Master Occupancy Agreement and Prospectus.

**Stan Simick:** Stan reviews all requests for architectural changes and upgrades of owner units. Any requests for change approvals require owners to complete a form. The form is available in the office. It normally takes 2 or more weeks for the request to be reviewed and the response given back to the owner. Stan also serves on the Sewer Project committee. Article 11 in the Master Occupancy Agreement clearly states that the owner may not alter in any way the unit without board approval.

**Jim Henderson:** Jim has served on the Board as past president. He is now responsible for park beautification, in season and year around for the trash collection system. He will check the park for unkempt units. Don't be surprised if Jim gives you a friendly call or visit regarding an area in need of attention. Notices may also be given or mailed by the office to the owners of units not in compliance with our bylaws and/or rules of maintenance if the noted improvements are not made. Jim also serves on the Sewer Project committee.

## WORDS TO LIVE BY WORTH REPEATING

**Vince Lombardi Quote:** The achievements of an organization are the results of the combined effort of each individual.

## IMPORTANT PARK INFORMATION

1. Please make sure you are not exceeding the Speed Limit of 10 mph.
2. Reminder, no overnight parking on the street.
3. Call the Sheriff Office if experiencing or seeing some suspicious activity in the Park, s someone knocking on your door late at night or in the early morning hours, seeing s disturbing activity in the Park, etc.) Call Sheriff Dept. immediately, don't wait.
4. Please make sure that you break down boxes before putting them in the dumpster. This allows space for other resident trash.
5. When leaving the Park, all outdoor furniture, grills, etc. must be stored inside or anchored such that they will not become projectiles in a windstorm. Also, turn your water off.
6. Follow sign-in/sign-out requirements. For emergency notification, residents and renters must sign-in and sign-out when first arriving at and leaving the Park.
7. The Park Directory is very useful. It not only contains resident phone numbers and addresses, but other useful information such as suggested check list before departure, Park Rules and Regulations and IMPORTANT HELP phone numbers - sheriff, wifi, Duke Energy.
8. The compound storage area has now become The Majestic Park Marketplace (MPMP)  
A Additional shelving has been made by Dick Hewitt. The Social Club store is operated on Tuesdays and Thursday from 10:00 A.M. to 12:00 P.M. by Ruth Mahon and Maureen C Cassiidy. Residents can purchase items on Tuesdays and Thursday and if looking for a specific item, talk to Ruth about being on the look-out for that item.  
Profits help to fund Social Club activities.  
Rummage pick-up is on Tuesdays starting at 10:00 A.M.  
Plans are for the Marketplace to replace the annual Rummage Sale.

## FRIENDLY REMINDERS

1. Use lights on bikes when riding at night.
2. When driving vehicles in the Park, be aware of walkers and bike riders.
3. Hide a spare house key somewhere safe in case you get locked out.
4. If you notice something unusual or unsafe in the Park, report it to the office.
5. Keep an eye out for your neighbors.
6. Keep a list of emergency numbers. (sheriff, emergency management etc.)
7. The Social Club plans many activities for owners. Check out the monthly calendar. For planning purposes, a few activities have sign up sheets at the card room door.
8. If you hear something about the Park that you question or don't understand, ask or call a Board member for clarification. All are listed in the directory.

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## TAKING PRIDE IN OUR PARK

BY, VIC MORELLA MPH INC. PRESIDENT

For the last 6 years, I have had the honor of serving as your President and before that as a Board member. We owners have accomplished many needed projects, too many to mention here.

We are now working towards acquiring a critically needed sewer system. We have upgraded the laundry, repaired the roof on the storage area, revised our trash collection system based on owner needs and input, ended recycling collection and upgrading and maintaining our park landscaping. As our needs change the trash schedule will be posted in the trash collection area.

Our Board Members and Officers are all volunteers, as are many owners who help daily as unsung heroes. Milton and Helene created serious damage. Thanks to Ted Snyder Jr., Marco Montecalvo, Paul Kerstjens, Ken Kline, James Fry and Jeff Beatty for all their help. More recently, major costs were saved by volunteers who dug trenches at units #217 and #317 to uncover lateral sewer pipes that failed. The Plumbers charge \$100 per foot of trench. Stan Simick and Darwin Giles worked both trenches along with Richard. At #217 Bobby Kaufman, Dick Hewitt and Vic Morella helped them. Volunteer owners also help organize street parties, dinners, special events, karaoke by Stan, paintings by Jeanne, corn hole games by Debra. Also, volunteers working on spreading mulch, taking care of landscaping, and many more activities put on by the Social Club, such as Meet and Greet Coffee Klatches, the New Majestic Park Marketplace, managed by Ruth Mahon and Maureen Cassidy. Also, Kitchen Manager/Cook Kim Davis for great Pancake Breakfasts, Peg Taylor, Zumba Gold, Kim Henderson, Line Dancing, Pickel Ball, Lisa Kerstjens, Chair Yoga and Happy Days with Mary and Gabriele Giuffre, professional entertainers. Our web site has grown many fold under our volunteer webmaster, Joyce Matevia. The Directory continues to get more comprehensive and valuable to owners each year. Don McKelvey works on it tirelessly as a volunteer. **Volunteers are the Heart Beat of our Park.**

As your President, I and the Board are concerned about our Park in every way. One issue we will be addressing is unit maintenance and construction around units. It seems that some owners may not be aware of the requirements.

**Article 11 in The Master Occupancy Agreement Titled ALTERATIONS TO THE UNIT states, "The Unit Owner shall not, without obtaining the Corporation's written consent, alter in any way, or add to the mobile home presently located upon the unit or any of its fixtures and appurtenances. The unit owner shall not change the color of the mobile/manufactured home located on the premises, or substantially alter its outward appearance without first having obtained written approval from the Board."**

**Also, in the present rules Adopted and Approved by the owners March 19, 2021 under maintenance, the rules state. "Unit owners and tenants are responsible for the overall appearance of the Unit and its surrounding area, including the car port. It shall be kept orderly, neat, and free of liter and unused items. It may not be used as a storage area."**

Moving forward, we are taking a more stringent approach to enforcement. No neighbor wants to tell their neighbor to clean up a mess or stop parking in the wrong place, or file a written complaint as a first step in resolving an issue. Our Board members have responsibilities in different areas as listed on page one of this issue. Please get in touch with them first with a problem in order to bring about change in a friendly way. At the January 14, 2025 board meeting, the following Rules were voted on and adopted. They are effective as of that date.

## NEW MPH INC. RULES

**DUMPSTER AREA.** No construction materials, computers, flat screen TV's (or any tv), electronics or metals are to be placed into dumpsters. Only household trash and broken down boxes. Brush and tree trimmings can only be placed in the dumpster after 6PM on days before dumpster pick up. See the maintenance person for any special items, they are not to be put in the dumpster area. Arrangements may be able to be made for pickup or you may have to dispose of the items yourself. A \$100 fine for each occurrence may be assessed if in violation.

## NEW RULES CONTINUED FROM PAGE 3.

### CONSTRUCTION

Any architectural / construction, landscape modification, change of color of unit, shed must have the board approval between January 2 and May 10 of each year. Approval will last for 1 year from the date of approval. Anything not approved by the full board will be required to be taken down, removed. Fine for each occurrence per day may be assessed.

### UNIT CLOSINGS

The board is reassessing this rule and considering a buy in fee for new owners to help compensate for the funds that present owners have put into the reserve. The present reserve is \$389,499. Each owner over time has invested in the reserve. Presently that number is 161 divided into \$389,499 or \$2419 per owner. A buy in fee is being considered, paid by the buyer. Legal review is underway for presentation at the next Board meeting.

### CARPORTS

Approved construction on any carport must have at least 28 feet distance from construction to the outside edge of the curb. If construction has occurred on a carport, the vehicle (car, truck, golf cart) must be able to be parked front to back on the carport (not sideways). No total enclosure of a carport can be made. Violators may be fined \$100 per day.

### BOARD/OWNER MEETINGS

Owners who would like to speak or comment at board meetings have 3 options. For the past 5 years we have been less formal giving time during and following the meeting adjournment. However, at the last two meetings there was some confusion.

1. To present at a meeting the owner can complete form F.11 in the office and present it to the office.
2. There will be 2 open sessions at the end of the meeting for open comments. The first session will be for agenda items only, 3 minutes unless extended by the Board.

The second session will be for other items not on the agenda with a limit of 3 minutes.

### DIRECT DEPOSIT UPDATE AND WIFI UPDATE FOR MPH INC. OWNERS

Pat Collins, our treasurer has been working with Wanda Stone transitioning into the position. Owners who have completed the form and submitted it to the office will have the first direct debit to their account the first week of February 2025. **Republic Bank will send registered owners an email a few days before the funds are withdrawn from your account.** Owners who wish to participate in Direct ACH Debits can still join. The application form is available in the library and office. Note if the debit is to be withdrawn from a non unit member's bank, please so indicate bank account owner on the line provided. Also make certain your unit number is clearly written. The completed form can be placed in the office mail slot or brought to the office Tuesday or Wednesday during office hours.

### 2025 Changes in Majestic Park Wifi Billing

We are changing the wifi payment due date to January 1<sup>st</sup> of each year, and you have until February 1<sup>st</sup> to pay it. This means that everyone will now be paying for wifi service from Jan 1<sup>st</sup> thru Dec 31<sup>st</sup> to match our calendar year bookkeeping.

Because of this change, some of you will have a pro-rated payment due this year, given when your service originally started. I have sent invoices for the amount due; except for those of you who pay each January. If you have any questions or a hardship regarding the amount due, please call Wanda, as I am helping with the transition to your new treasurer, Pat Collins. We realize that some notices or payments will be mailed & may be received after Feb. 1<sup>st</sup>. Late fees will not apply here.

**Thanks to all owners for your support. I am looking forward to a great new year.**  
**Pat Collins, Treasurer**