



LAS VERDES NEWS

The Official Publication of the Las Verdes POA

DECEMBER 2024

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LAS VERDES NEWS

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FROM THE PRESIDENT

As we close out the year, I'm pleased to share a few updates. The pipe behind Oliveleaf has been successfully repaired, and the long-awaited pool and spa project at Laurel Oak is now complete and ready for enjoyment. Additionally, we've noticed some homeowners reaching out directly to the Las Verdes Board regarding issues within their individual associations. Please remember that any concerns specific to your community should be directed to your association Board, not the Las Verdes POA.

Wishing you all a joyous holiday season and a wonderful New Year ahead!

Tom Massey
President, Las Verdes POA



Residents enjoying the Halloween Party



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Las Verdes POA Meeting Minutes

Date: November 12, 2024

Time: 7:05 PM

1. Call to Order

The meeting was called to order by President Massey at 7:05 PM, followed by a salute to the flag.

2. Roll Call

Thirteen associations were present, constituting a quorum:

- Bottlebrush, Coconut Palm, Copperleaf, Dogwood, Evergreen, Forsythia, Laurel Oak, Oleander, Palmetto, Philodendron, Viburnum, Oliveleaf.

3. Approval of Minutes

A motion to waive the approval of the previous meeting's minutes was made by Jim Fogarty and seconded by Nat DeNardo. The motion passed.

4. Treasurer's Report

Diane presented the Treasurer's report, detailing the following balances:

- Total Operating Cash: \$1,321,481.12
- Total Reserves: \$1,200,828.02
- Total Operating & Reserve Funds: \$2,523,309.14
- Delinquency Accounts: \$35,739

There were no questions regarding the Treasurer's report. A motion to accept the report as read was made by Jim Fogarty and seconded by Nat DeNardo, and the motion passed.

5. President's Report

President Massey provided updates on various projects:

- Laurel Oak Pool: The pool is complete but will not open until next week to allow time for the mortar to cure.

- New Front Door Installation: Installation of a new handicap-accessible, hospital-style front door is scheduled to occur in a few weeks. This door will improve accessibility for those in wheelchairs.

- Clubhouse Sitting Area: Plans are underway to enhance the clubhouse sitting area by adding a couple of couches, a chair, and a reading lamp to create a cozy space for reading or meeting guests, including realtors.

6. Old Business

- Collapsed Pipe Repair: The large pipe that collapsed in one of the condos has been repaired. The decision was made not to submit an insurance claim for this repair due to the high cost of prior claims, which increased premiums by \$40,000.

- Guest Notification Protocol: Residents are reminded to inform the guard shack in advance when expecting guests. This reduces issues at the gate and ensures a smoother process for guards. Residents can also add frequent guests to a permanent list.

- Front Gate Changes: Recent changes to the front gate protocols have been successful.

A motion to accept the old business report was made by Stan Posner and seconded by Jim Fogarty, and the motion passed.

7. New Business

Budget Approval: The budget for 2025 was unanimously accepted. The POA's financial position remains strong, and the POA fees for 2025 will remain the same. A motion to accept

The budget was made by Jim Fogarty and seconded by Nat DeNardo, and the motion passed.

8. Open Floor for Questions

President Massey opened the floor for questions or issues from residents.

- COP Program: Larry shared information about the Community Officer Program (COP), which is seeking volunteers. The commitment is approximately three hours per week, and more information is available from the office.

- Committee Discussions: Some residents discussed creating a FB page a beautification committee, which President Massey noted could be done independently. He also emphasized that Las Verdes should not be officially tied to any Facebook pages.

9. Adjournment

The meeting was adjourned at 7:35 PM. A motion to adjourn was made by Stan Posner and seconded by Jim Fogarty. President Massey wished everyone a safe and healthy Thanksgiving.

Respectfully submitted, Peggy Peltier, POA Secretary



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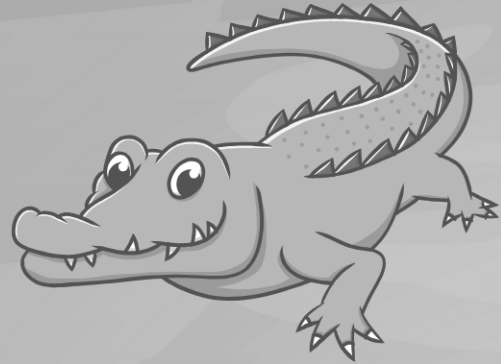
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LVPOA

Holiday Party

DECEMBER 13 2024,
COST \$15 7-10 PM

ENTERTAINMENT:
IT TAKES TWO

DESSERT &
COFFEE

To RSVP: See Diane in the Clubhouse on
Wednesdays or Fridays 10:00-11:00 a.m.

Snowbirds

Save the Dates

FIRST MEETING DECEMBER 9, 2024
11 AM AT THE CLUBHOUSE

CARD PARTY
JANUARY 27, 2025

DELRAY PLAYHOUSE
MARGARITAVILLE
FEBRUARY 8, 2025

JAZZ BRUNCH
MARCH 9, 2025

CALL 617-538-5267 FOR DETAILS

HALLOWEEN PARTY PICTURES



ITALIAN AMERICAN CLUB

TENTATIVE AGENDA



2024-2025

THESE DATES ARE FOR YOUR INFORMATION TO HELP YOU PLAN FOR THE UPCOMING SEASON. FURTHER DETAILS WILL FOLLOW WHEN WE HAVE MORE INFORMATION.

WE LOOK FORWARD TO SEEING YOU AT THESE EVENTS.

CAROLYN GIOVANNI, PRESIDENT
PH: 609-516-4241

NOV 10	MONTHLY MEETING/BOARD NOMINATIONS
DEC 1	CHRISTMAS/HOLIDAY MEETING - 7:00 PM
JAN 12	WELCOME BACK MEETING - 7:00 PM
FEB 9	MONTHLY MEETING - 7:00 PM
MAR 1	CARNIVALE - 6:00 PM
MAR 16-22	6 NIGHT CRUISE
APR 6	MEETING/PICNIC - 5:00 - 9:00 PM

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Administrator



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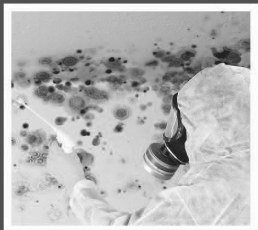
Roof Leaks

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Removal

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– Thomas F.

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– Janice T.



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SCAN ME



DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY
1 8:00 a.m. Pickleball	2 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	3 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night	4 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mah 1:00 p.m. Chair 6:00 p.m. Card
8 8:00 a.m. Pickleball	9 8:30 a.m. Tennis 9:00 a.m. Bocci Club 11:00 a.m. Snowbird Meeting 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	10 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night	11 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mah 1:00 p.m. Chair 6:00 p.m. Card
15 8:00 a.m. Pickleball	16 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	17 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Bottlebrush Budget 6:00 p.m. Card Night 7:00 p.m. Italian American Club Holiday Meeting 7:30 p.m. Aspen Annual	18 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mah 1:00 p.m. Chair 6:00 p.m. Card
22 8:00 a.m. Pickleball	23 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	24 <i>Christmas Eve</i> 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night	25 <i>Christmas</i> 8:30 a.m. Tennis 9:30 a.m. Zumba 12:30 p.m. Mah 1:00 p.m. Chair 6:00 p.m. Card
29 8:00 a.m. Pickleball	30 8:30 a.m. Tennis 9:00 a.m. Bocci Club 12:30 p.m. Craft Club 5:00 p.m. Zumba 6:00 p.m. Card Night	31 <i>New Years Eve</i> 8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 6:00 p.m. Card Night	

BER 2024

WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>s oa h Jongg Yoga Night</p>	<p>5</p> <p>8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club</p>	<p>6</p> <p>8:30 a.m. Tennis 9:30 a.m. Zumba</p>	<p>7</p> <p>8:00 a.m. Pickleball 10:00 a.m. Banyan Annual</p>
<p>s oa h Jongg Yoga Night</p>	<p>12</p> <p>8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club 1:00 p.m. Viburnum Annual</p>	<p>13</p> <p>8:30 a.m. Tennis 9:30 a.m. Zumba 7:00 p.m. POA Holiday Party</p>	<p>14</p> <p>8:00 a.m. Pickleball</p>
<p>s oa h Jongg Yoga Night</p>	<p>19</p> <p>8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 10:00 a.m. COP Meeting 1:00 p.m. Bridge Club</p>	<p>20</p> <p>8:30 a.m. Tennis 9:30 a.m. Zumba</p>	<p>21</p> <p>8:00 a.m. Pickleball</p>
<p>Day</p> <p>s oa h Jongg Yoga Night</p>	<p>26 Hanukkah (1st Day)</p> <p>8:00 a.m. Pickleball 9:00 a.m. Chair Yoga 1:00 p.m. Bridge Club</p>	<p>27</p> <p>8:30 a.m. Tennis 9:30 a.m. Zumba</p>	<p>28</p> <p>8:00 a.m. Pickleball</p>

Join the Snowbirds of Las Verdes ...

SUNDAY JAZZ BRUNCH!

Sunday, March 9, 2025 - 11:00am-2:00pm



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December Crossword Puzzle

ACROSS

- | | |
|------------------------------------|---------------------------------|
| 1) Ready for harvest | 41) Sierra ____ |
| 5) Like the Beverly Hills Hotel | 42) Like some winds |
| 9) F on a physics exam | 43) Ill at ____ (uncomfortable) |
| 14) Country for some Kurds | 44) Sundance's sidekick |
| 15) Hawaii's "Gathering Place" | 46) Matterhorn, for one |
| 16) The 28-Across in proteins | 47) Mascara target |
| 17) Part of a debate | 53) Lawmakers, essentially |
| 20) Follow, as consequences | 58) Brown photo tint |
| 21) Some breakfast bars | 59) Maximum effort |
| 22) What some salons specialize in | 62) Athenian marketplace |
| 25) General, to a Turk | 63) Flue dirt |
| 26) "Toodle-oo!" in 15-Across | 64) Give a push to |
| 28) Acetic or boric | 65) Runs gracefully |
| 32) Devilish | 66) "Ods bodkins!" |
| 37) "+" site | 67) Some deli loaves |
| 38) It's not on the standard bill | |

DOWN

- 1) Performed a cooking chore
- 2) Literary device
- 3) Break in the action
- 4) Bored feeling
- 5) "The Purloined Letter" author
- 6) Boat propeller?
- 7) Rug that's tough to vacuum
- 8) Cry of triumph
- 9) Flora's partner
- 10) Pistol fill
- 11) Cambodian currency
- 12) Fictionalized governess in Siam
- 13) They may be successfully connected
- 18) Pins to be bowled over
- 19) Madly in love
- 23) Big, splashy party
- 24) Hairline cut
- 27) Four couples
- 28) Pre-deal poker requirement
- 29) Coconut husk fiber
- 30) False thing to worship
- 31) "... which nobody can ____"
- 32) Chip's cartoon chum
- 33) Thought
- 34) Public scenes
- 35) "Stand By Me" singer King
- 36) Offering from Keats
- 37) Scream "Stella," for instance
- 39) Competition for the swift
- 40) Covered with 63-Across
- 44) Black Caucus, e.g.
- 45) Revolted or rebelled
- 46) One place to find America
- 48) Suffix for extremists
- 49) Large-eyed primate
- 50) Mimic's skill
- 51) Scorch slightly
- 52) Can't stand at all
- 53) Abbreviation meaning "and others"
- 54) NASA postponement
- 55) Situated above
- 56) Be concerned
- 57) Unhealthy air component
- 60) Wingless extinct bird
- 61) "____ better be good!"

SUM PLACE

By Rob Lee

1	2	3	4		5	6	7	8		9	10	11	12	13
14					15					16				
17				18						19				
20								21						
22					23	24		25						
					26		27			28	29	30	31	
32	33	34	35	36						37				
38								39	40					
41								42						
43					44	45								
					46			47		48	49	50	51	52
53	54	55	56					57		58				
59								60	61					
62						63					64			
65						66					67			

SUDOKU

How to play:

Each 3x3 square should contain numbers 1-9, when completed correctly all nine columns down and all nine columns across will contain numbers 1-9 with no repeats.

				7	2			
			8		6	5		
2				4				9
	2				3	6		
	5		2	6		7		
	6	4				9		
1			9					8
	8	9		6				
		2	8					

SAVE THE DATES:

- Friday, December 13, 2024
Holiday Party
- Saturday, January 11, 2025
Beach Party
- Saturday, January 25, 2025
Remember Then
- Friday, February 21, 2025
Country Party

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Sudoku Puzzle Solution

6	3	8	5	9	7	2	4	1
4	9	7	1	8	2	6	5	3
2	1	5	6	3	4	7	8	9
8	2	1	7	4	9	3	6	5
9	5	3	2	1	6	8	7	4
7	6	4	3	5	8	1	9	2
1	7	6	9	2	5	4	3	8
3	8	9	4	6	1	5	2	7
5	4	2	8	7	3	9	1	6

1sudoku.com

n° 313044 - Level Hard

Crossword Puzzle Solution

SUM PLACE

By Rob Lee

1	R	2	I	3	P	4	E	5		6	P	7	O	8	S	9	H	10		11	F	12	A	13	R	14	A	15	D	
14	I	15	R	16	A	17	N	18		19	O	20	A	21	H	22	U	23		24	A	25	M	26	I	27	N	28	O	
17	C	18	O	19	U	20	N	21	T	22	E	23	R	24	A	25	R	26	G	27	U	28	M	29	E	30	N	31	T	
20	E	21	N	22	S	23	U	24	E	25		26	G	27	R	28	A	29	30	31	32	N	33	O	34	L	35	A	36	S
22	D	23	Y	24	E	25	I	26	N	27	G	28	S	29		30	A	31	32	33	34	35	36	37	38	39	40	41	42	
											26	A	27	L	28	O	29	30	31	32	33	34	35	36	37	38	39	40	41	42
32	D	33	I	34	A	35	B	36	O	37	L	38	I	39	C	40		41	42	43	44	45	46	47	48	49	50	51	52	
38	A	39	D	40	D	41	E	42	A	43	T	44	T	45	R	46	A	47	48	49	50	51	52	53	54	55	56	57	58	
41	L	42	E	43	O	44	N	45	E	46		47	E	48	A	49	50	51	52	53	54	55	56	57	58	59	60	61	62	
43	E	44	A	45	S	46	E	47		48	B	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	
												46	A	47	L	48	P	49	50	51	52	53	54	55	56	57	58	59	60	61
53	E	54	N	55	A	56	C	57	T	58	O	59	R	60	S	61		62	63	64	65	66	67	68	69	70	71	72	73	
59	T	60	O	61	T	62	A	63	L	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	
62	A	63	G	64	O	65	R	66	A	67		68	S	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	
65	L	66	O	67	P	68	E	69	S	70		71	E	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	

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NEW EVENTS STARTING IN JANUARY 2025!

We are adding resources to the Social Committee to provide additional evening and weekend events so that those who work during the day can have more fun at LAS VERDES. In the coming weeks, we will be updating the list of events on your TV and will provide instructions on how to find updated events.

Based on community interest, events that we are looking at are Evening Pickleball, Clubhouse Sport Viewing events (starting with the NFL Playoffs), Trivia Night, Game Night, Food Truck night, Music at the Tiki Hut, and more.

As of now, we have the following events scheduled:

EVENT 1: EVENING PICKLEBALL

WHEN: Thursday Jan 9, 4pm-Dusk

WHERE: Viburnum Pool Pickleball Courts

COST: FREE

Paddles/balls and beginner lessons provided

EVENT: NFL Wildcard Playoff Game, TEAMS TBD

WHEN: Monday Jan 13, 2025, 815-11pm

WHERE: Clubhouse

COST: FREE

BYOB, Snacks

Check the January Newsletter for updated events for the month!

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Mark Collette 2022

PROPERTIES FOR SALE:

Top Floor Deluxe True 3 Bedroom Condo is move in ready n all redone. Den converted to 3rd bedroom, perfect for visitors. Newer kitchen n baths in mint condition, plus Accordion Shutters for storm protection....Great Value \$259,900 (Banyan)

Best Buy Unit in Las Verdes this 3rd floor 1/1.5 has green views, a tankless water heater system, nice laminate flooring throughout, storm shutters on balcony and being sold fully furnished turnkey for only ...Let's Deal \$149,000 (Evergreen)

Completely Remodeled 1st floor 1/1.5 has stunning newer kitchen w/ custom cabinets, marble countertops & stainless appliances. Tiled throughout w/ gorgeous master suite and huge Walk-In Shower w/ custom tile...Reduced \$175,000 (Coconut Palm)

Recent Sales **by Zack:** 207 Evergreen, 15741 Bottlebrush Cir, 205 Aspen, 123 Coconut Palm, 317 Cypress, 5469 Laurel Oak St, 121 Banyan, 203 Palmetto, 107 Oleander, 307 Coconut Palm, 307 Evergreen