



Village ON THE Greens CHATTER

May/June
2023

VILLAGE ON THE GREENS • 508 44TH AVENUE EAST • BRADENTON, FLORIDA • 755-8909

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Manager's Report

Submitted by Dean Chandler

Well, Spring has Sprung and Summer is on the way!

Hope you are off to a wonderful warmer time of the year. I am going to yield most of my space to Stacy Brown regarding SALES. But I will give you the skinny version of the rest.

ACTIVITIES

Things have slowed down but don't forget we continue to add any new information to the website calendar.

LANDSCAPING

Thank you all for taking care of letting us know who is taking care of your landscaping. If you have not let the office know, please do, as we are continually updating our list. If you change who you are using, please let us know that as well...

MAINTENANCE

The water & sewer project continues as scheduled. Hopefully the shuts-off will not affect as many people this summer.

SALES - Stacy Brown

I've been waiting, as have you all, to see what the future might hold before introducing myself here in The Chatter.

(continued on page 3)



President's Report

Submitted by Donna Anderson



"The way to get started is to quit talking and begin doing."

Walt Disney

I thought the quote above is fitting for our Village at this time. We talked and talked, then talked some more. A vote happened and over 80% of our shareholders voted to sell the Village to MHM. So now we begin doing!

Your Board has been very busy the past few weeks. The Executive Committee has had meetings with MHM and the attorney, the treasurer, Dean, and the president have had discussions with the bank about the loan. WE ARE DOING!

Here are some of the things you can expect:

1. An estimated timeline for closing was presented at our Board Meeting on April 13. You can find a copy of this at the Clubhouse, as well as on the web site. Please remember this is an estimated time frame and may change due to uncontrollable events. We plan to send out to all changes as we get them.
2. At this time, it is planned that MHM will be at our monthly Board meetings to give us monthly updates on where we are in the process. Remember, this can change due to unforeseeable events also.
3. We hope to have signed the Purchase and Sales Agreement on April the 25th (that is the date set at the writing of this article).
4. We are opening our meetings to all residents of the Village, and that began on April 13 (non-shareholders and shareholders both). The Board feels it is important that all residents are included in updates.

I hope that all those who have travelled north made it home safe and sound. I have found your pictures of the snow on Facebook interesting. (Sorry, had to throw that in, it is so nice weatherwise here!) We do miss all of you and cannot wait to see you back next fall. For those who are leaving in the very near future, safe travel. For those of us who are here year-round, be safe and please remember to report any suspicious activity. We are a Village, and we watch out for each other!

Respectfully submitted,
Donna Anderson

Manatee County Sheriff's Office

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Call this number for all non-emergency problems:

Call **911** for any emergency.

If you see something that doesn't look like it should,
do not hesitate to call the Manatee County Sheriff's Office.

They can't help us unless we try to help ourselves.



Chatter Deadline

Submitted by Debra Bernardo, Editor

The deadline for the **July/August Chatter** is **June 10, 2023**.

If you want to submit something for the next Chatter, the best and very convenient way to contact me, is to email me at hock-eyum47@gmail.com. I am now back up north till November.

If you have questions, call me and **please note, my contact number is 705-759-3309**.

Remember, all Calendar items have to be sent to Kathy Warren even though you submit them to me. Securing the Clubhouse also requires you to go through Kathy. Forms can be found in the clubhouse on the bulletin board area.

Chatter Changes

May/June 2023

NEW RESIDENTS

Sylvie Wilson	B-18	Third Street
Patra Petroongrad	RC-34	Ranchero Circle

DELETES

Marcel and Lisette Comtois	B-18	Third Street
Brenda Becker	RC-34	Ranchero Circle

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Manager's Report *(continued from page 1)*

Last Fall, I was asked to assist your real estate brokerage while you considered, and have now decided, to sell your co-op.

I'm a licensed real estate broker and mobile home broker with an independent boutique firm; Florida Life. I'm also a licensed community association manager and managed Bayshore Windmill Village for 6 years, until the time they also decided to sell. I'm knowledgeable in the manufactured housing industry and now, I also have some experience in conversion from co-op to land lease. I will continue to partner with Village on the Greens and then with MHM as an independent brokerage.

For now, VOTG Realty is still an active real estate brokerage. Although, it is doubtful that any real property transactions will take place from this point on. When the license renewal comes due, we'll take a final evaluation and very likely it will coincide with the dissolution of the co-op.

For sales that fall under the mobile home brokerage, meaning the sale of a home on a land lease lot, the VOTG license has been closed and sales will now be contracted with my firm, Florida Life. The Park still receives a financial gain from these sales while the co-op remains active. Regardless, you may always choose your own firm for representation.

For now, access to the listings in the park will be slightly different. Clear representation in accordance with the licensure must be adhered to. Therefore, you will find a link on the VOTG real estate section of your website directing you to the listings on the Florida Life site.

Now, with business at hand taken care of, I thought it would be prudent to try and answer the most popular questions that I've been asked.

Yes, there will be people selling. As you can imagine, the normal attrition that happens in a community has been on hold for a year or so. That's people who may have had a move planned for a host of reasons including estates, health, relocation or financial. You'll also have a few that may take the opportunity, with an influx of cash, to make a change that otherwise wouldn't have been an option. Lastly, I've talked with quite a few shareholders that love the park and want to upgrade their home for size or location within the park, while keeping their 'rent control' benefits. It may be a little bit like Monopoly!

Of course, shareholders should understand that they must wait for any closing on any home sale until the Park closing has occurred. Current land lease homeowners may sell and close at any time, as the Park sale is not a factor in their transaction.

Should you decide to sell, I'm here to help. When is the right time to list? Your individual situation will dictate your decision, however, if you list now, a disclosure must be given that the Park will be selling and that your House closing cannot complete until the Park closing completes and, that the market rent is unknown at this time. You could wait until the Park closing has been completed and the new market rent has been disclosed. Or you could wait and take advantage of future amenity improvements that will be undertaken by MHM. There isn't a right or wrong answer.

Here's the Magic 8 Ball question; what's my house worth? Since I operate my business over a large area, I am happy to give you some comparisons and discuss it with you. Remember that communities are somewhat of a micro-market, especially one of this size. Since this Park will be coming on as a new land lease community, it will take time for the values to level out. Because land lease sales are not public record, it adds to the difficulty in gathering statistics. For the immediate future we will rely on comps from similar parks

in our area that have also converted to land lease and those at market rent. If you're just curious, watch the listings and sales as they take place rather than relying on hearsay. I'm here to help once you have made the decision to sell or buy. The most important factor to remember is that once the Park sale has taken place, as a shareholder, you will have been paid for the rights to the land.

Lastly, I wanted to give a general summary of how the Right of First Refusal works. You will need to first have a Buyer with a contract to submit to MHM. Typically, the Buyer would go through the approval process first and once approved, the sale itself would be reviewed and approved. In my experience and communications with MHM, it is doubtful that they would exercise that Right and the process is fairly quick. As an example, imagine a rundown unit selling at a low price. Rather than to perpetuate an eyesore, it may be more beneficial for the company to buy that contract and improve the lot. Otherwise, I don't see this as a deterrent to any sale.

I hope I've explained the business at hand as well as what the future sales within the park may hold. As many of you have done, continue to call with any questions you may have regarding home sales within the community, or elsewhere. My direct phone is 941.809.1318.

May/June Rule Reminder

Submitted by Belle Ratcliffe, Office Manager

Rule #11. LANDSCAPING MAINTENANCE REQUIREMENTS:

Each Member or Tenant is required to regularly trim, edge, weed and care for his/her own lawn and landscaped area. No lawn mowing before 8:00 a.m. except from May 1st through October 1st when lawns may be mowed starting at 7:00 a.m. to beat the heat. No mowing on Sundays. If lawn or landscaping is not mowed, trimmed, or weeded, Park management reserves the right to correct the problem and charge the owner the cost thereof. Lawn service people, Members and/or Tenants are responsible for any damage done to Mobile Home or Park property.

Rule #16. HURRICANE PREP:

1. June 1st to November 30th: All residents who will be away for more than 7 days during official hurricane season, must stow away all outdoor objects prior to leaving.
2. All items are to be removed from your porch or carport, so they do not become flying projectiles.
3. A minimum fee of \$35.00 will be charged if the Park must put away items that should have previously been put away or removed.

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To our valued customers;

During the current times we wanted to let you know that we are taking as many precautions as we can to ensure not only our workers safety but yours as well. We check workers' temperatures each morning and have limited the amount of contact our crews have with each other. Our crews work in Tyvek suits with respirators which helps to ensure your safety as well as theirs.

As a company, we want your business and there is no need for any contact if you so choose. Our business is deemed an "Essential Business" and we are here for you when you need us. You can schedule your inspection by calling 1-800-681-3772.

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"Shout Out..."

Submitted by Nancy Neher

The Line Dance Group presented Kathy Sampson with gift certificates to show their appreciation for teaching the line dancing classes. Pictured is Sandi Bailey, Deb Sarsfield, Kathy Sampson and Nancy Neher.



If you know of someone in our village (including yourself) that deserves a "Shout Out", send it to me and I will publish it in the next Chatter. Pictures are welcome.

Greens of Manatee Golf News

Submitted by Tom Ladd

Summer is right around the corner and most you are reading this online from your northern home. The rest of us are enjoying great weather and a golf course that is in tip-top shape. The grass is starting to grow and the fairways are recovering from a busy winter.

As I write this in early April, the Village Shareholders have voted to sell the Park to MHM Communities. We wish the Park and the new owners the best and look forward to working with them like we have with the Village Cooperative in the past. The Greens of Manatee will still be here going strong. The last two months, I printed a suggestion from a resident that promotes a donation of ½ percent (or \$1,000) of the sale cash to each shareholder to pay down (or pay off) our existing mortgage. Well, I have had some interest from residents and have quite a few commitments to do just that. Wouldn't that be a great way to keep our green space for future generations?

A HUGE Thank You to the Village Leagues for all their support this year. It has been a GREAT season!! We have 1 Scramble a month (on the 2nd Saturday) during the summer. You can read about the golf course over the summer in this article in the Village Chatter online or look us up on the Greens of Manatee Facebook page.

June 1st is the start of hurricane season which runs thru November 30th. I will keep you posted on dangerous weather and we will update our Facebook page regularly during bad weather. Go to FB and search Greens of Manatee Golf Club. If you are here, come over and enjoy some golf in this beautiful Florida sunshine and stop in for some of the best food around.

We have replaced our 60-year-old septic system and the cost was just over \$25,000. If anyone would like to help, give me a call. Thank you for supporting the Golf Course. Stay Safe, Healthy and Enjoy your summer!

Tom Ladd

Chatter Chuckles...



Speeding Up

A man decided that he was going to ride a 10-speed bike from Phoenix to Flagstaff. He got as far as Black Canyon City before the mountains just became too much and he could go no farther. He stuck his thumb out but after 3 hours, hadn't gotten a single person to stop. Finally, a guy in a Corvette pulled over and offered him a ride. Of course, the bike wouldn't fit in the car. The owner of the Corvette found a piece of rope lying by the highway and tied it to his bumper. He tied the other end to the bike and told the man that if he got to going too fast, to honk the horn on his bike and that he would slow down. Everything went fine for the first 30 miles. Suddenly, another Corvette blew past them. Not to be outdone, the Corvette pulling the bike took off after the other. A short distance down the road, the Corvettes, both going well over 120 mph, blew through a speed trap. The police officer noted the speeds from his radar gun and radioed to the other officer that he had 2 Corvettes headed his way at over 120 mph. He then relayed, "And you're not going to believe this, there's a guy on a 10-speed bike honking to pass."

Breakfast Club

Submitted by Robert Lee

The Breakfast Club will resume on September 4, 2023. PLEASE JOIN US, meet some new friends and enjoy a good meal! Stay tuned for location in an upcoming Chatter.



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Office News

Submitted by Belle Ratcliffe, Office Manager

We hope your summer is off to a good start! A few things to remember:

- Please call the office or send us a note if you are allowing someone to park in your driveway over the summer.
- Remember to forward or hold your mail when leaving the park.
- If you have changed your keys, please make sure the office has a set.
- Let us know of any changes in your phone #, email or northern address.

It is very important to keep the office informed of any changes so we can keep in touch as needed. Also, it is important to keep your account up to date. If you have any past dues, please pay them. We can take a credit card over the phone for your convenience.

Have a GREAT summer!! Have a great Summer!



May 20

Shuffleboard Club Scores

Submitted by Diane Henige

The 2023 Shuffleboard season has come to an end. Many new friendships were made, lots of laughing was heard, many great scores were recorded. But most of all, lots and lots of fun was had by all. If you are thinking that you many want to try shuffleboard, but don't know much about it, please join us next season. There are extra sticks you can use and anyone of the members will be happy to help get you started. Stay healthy and safe until we return.

Club Championship Tournament Winners

Monday, March 6, 2023 - Doubles

Winner Division

- 1st Beverly Kemerer and Kathryn Shantz
- 2nd Benny Martino and Deb Stevens
- 3rd Char Fischer and Walt Buning
- 4th Jerry Peterson and Deb Wood

Consolation Division

- 1st Martha Blish and Gary Seigh
- 2nd Paulette Lueck and Ann Jo Bitely
- 3rd Cecilia Becker and Bruce Treadwell
- 4th Dale Kennedy and Rodney Shantz



Monday and Tuesday March 13 and 14, 23 - Singles

Women

- 1st Dianna Kennedy
- 2nd ... Diane Henige
- 3rd Martha Blish

Men

- 1st Duane Lueck
- 2nd Benny Martino
- 3rd Jerry Peterson

Sunday, March 12, 2023 - Hoss Collar Top Scores

Women

- 1st Char Fischer... 657
- 2nd ... Kathryn Shantz 570
- 3rd Deb Wood 532

Men

- 1st Don Jordan 686
- 2nd Jerry Peterson..... 651
- 3rd Dave Sickles..... 650

Thursday, March 16, 2023 - Hoss Collar Top Scores

Women

- 1st Paulette Lueck 604
- 2nd ... Kathryn Shantz 585
- 3rd ... Barb Funck... 583

Men

- 1st Dave Sickles..... 670
- 2nd Rick Funk 659
- 3rd Mark Fischer 640

Sunday, March 19, 2023 - Hoss Collar Top Scores

Women

- 1st Paulette Lueck 585
- 2nd ... Dianna Kennedy 531
- 3rd Cecilia Becker . 522

Men

- 1st Mark Fischer 649
- 2nd Don Jordan 621
- 3rd Duane Lueck..... 585

Thursday, March 23, 2023 - Individual Competition - Hoss

Collar Top Scores

Women

- 1st Bev Kemerer .. 921
- 2nd ... Dianna Kennedy 902
- 3rd Char Fischer... 874
- 4th Martha Blish .. 809

Men

- 1st Andre Chauvin 907
- 2nd Jerry Peterson..... 889
- 3rd Don Jordan 845 tie
- 3rd Mark Fischer ... 845 tie

Sunday, March 26, 2023 - Hoss Collar Top Scores

Women

- 1st Bev Kemerer .. 627
- 2nd ... Martha Blish .. 601
- 3rd Dianna Kennedy 594

Men

- 1st Duane Lueck..... 697
- 2nd Bruce Treadwell ... 642
- 3rd Mark Fischer 625



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Bucket Ball

Submitted by Cheryl Scheloske

Here are the final winners:

- February 14 - Greg Blasko and Cheryl Scheloske
- February 21 - Jerry and Darlene Dougherty
- February 28 - Rich Smith and Greg Blasko
- March 7 - Char and Mark Fischer
- March 14 - John Scheloske and Sylvia Jellema
- March 21 - Pete and Sylvia Jellema
- March 28 - Pete Jellema and Lori Martin
- April 4 - Pete and Sylvia Jellema

After Bucket Ball April 4th, we went to the club house for our end of year luncheon. It was a great year with as many as 44 players and I believe the least was 14, as it could of been the earlier start time or too cold for some. All in all, fun was had by everyone.

Looking forward to next year, so bring your game or personality to share with others. Picture of some that were able to make the luncheon.

*Have a safe and healthy summer from
Cheryl and John Scheloske*



Jerry & Darlene Dougherty



John Scheloske & Sylvia Jellema



Greg Blasko & Cheryl Scheloske



Pete & Sylvia Jellema



Rich Smith & Greg Blasko



Mark & Char Fischer



Pete & Sylvia Jellema



Pete Jellema & Lori Martin





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We have taken steps to limit exposure to the virus by making our customers aware that there is no need to have any contact with our employees if you choose to do so. Our business falls under the state's guidelines as "Essential Business".

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Activities Board

Submitted by Penny Manor

As many of us head back up north, I'd like to take time for reflection on a wonderful season. We have so very much to be thankful for and it all starts with our people. Thank you so much for everyone who participated in our activities, ran our activities, or had any connection at all with them. It has been wonderful, busy and so much fun. I can't wait to see what next season brings us!

Pickleball

Pickle-ball has really taken off in popularity and Christine and Rich Smith have taught many people the basics of the sport. We look forward to much more participation in the park next season.

Chair Volleyball

Our Chair Volleyball continues to be one of our most popular activities with so very many residents participating. Come on by on Wednesday mornings at the Clubhouse at 10 am to see for yourself how very much fun you can have. Here is a picture of our residents playing.



Swim Aerobics

Mary Goldthwait has taken over where Linda McLean left off with teaching her swim aerobics. Mary's class is on Monday, Wednesday, and Friday at 9 am in the pool. She will be here until the beginning of May. Here is a picture of Mary instructing.



Memorial Day Service

Our Memorial Service will be on Monday, May 29th, and will be held right outside of the Park Office in front of the flag. It will start at 3 pm and will be a very emotional service commemorating our fallen soldiers. Please make sure to join us if you can.



Coffee Hour Host for Summer Months ☕

*Submitted by Penny Manor,
Activities Board*

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MAY 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6 9 am Coffee Hour
7	8	9	10	11 9 am Board Mtg./info session	12	13
14 <i>Mother's Day</i>	15	16	17	18	19	20
21	22	23 10 am Library Cards last day	24	25	26	27
28	29 3 pm Memorial Service	30	31			

JUNE 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	3	3 9 am Coffee Hour
4	5	6	7	8 9 am Board Mtg./info session 1 pm Pinochle last day	9 6 pm Pinochle last day	10 CHATTER DEADLINE
11	12	13	14	15	16	17
18 <i>Father's Day</i>	19	20	21	22	23	24
25	26	27	28	29	30	

WEEKLY EVENTS						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	12 pm Poker 6 pm Feather Your Nest	10 am Library Cards		1 pm Pinochle	6 pm Pinochle	

Please contact Debra Bernardo at **705-759-3309** or email me at hockeymum47@gmail.com if you have information different from above.

Highlighting Activities

Submitted by Penny Manor, Activities Chair

MEMORIAL SERVICE

Our Memorial Service was held on March 5th at 1 pm on the Clubhouse and was run by Kathy Warren. Kathy did an excellent job memorializing our residents whom we lost over the past year prior. Here are a few pictures of this very special event.



END OF YEAR LUNCHEON

Our End of Year Luncheon was held on Thursday, March 23rd in the Clubhouse and was a HUGE success! It was hosted by our Activity Board and run by the Caswells, the Manors, and the Parmeters. Over 350 people were treated to a lunch of Michigan hot dogs, macaroni salad, home-made baked beans, chips, with cookies and ice cream bars for dessert. Entertainment was provided by Anthony Smrke and Mark Sampson. We had beautiful hand-made crafts donated by our resident crafters that were given away to some very lucky residents. Here are photos of our event:



(continued on page 13)

PARK-WIDE YARD-SALE

On Saturday, March 25th, we held our second annual Park-Wide Yard Sale. Over 40 residents held yard sales at their homes and they did a wonderful job selling their items they no longer needed.

EASTER SUNRISE SERVICE

On Sunday, April 9th, we started our day bright and early with an Easter morning Sunrise Service run by Larry Griswold and Rod Hoard. Breakfast snacks were provided by our Activity Board. Here are a few pictures of our special service:



EASTER DINNER

At one o'clock in our Clubhouse on Easter afternoon, a wonderful Easter dinner was served to around 220 people. The special event was run by The Caswells and the Manors. The menu included Easter ham, scalloped potatoes, sweet potato casserole, coleslaw, rolls, and pie for dessert. Thank you to everyone who attended. Here are a few pictures of our special event:



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To our valued customers;

During the current times we wanted to let you know that we are taking as many precautions as we can to ensure not only our workers safety but yours as well. We check workers' temperatures each morning and have limited the amount of contact our crews have with each other. Our crews work in Tyvek suits with respirators which helps to ensure your safety as well as theirs.

As a company, we want your business and there is no need for any contact if you so choose. Our business is deemed an "Essential Business" and we are here for you when you need us. You can schedule your inspection by calling 1-800-681-3772.

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Friday Night Pinochle

Submitted by Mary Ulander

Come join us every Friday night at 6:00 PM in the Clubhouse. All are welcome. If you have any questions, call Margie Yar-mosh 941-727-3209.

Friday, March 17, 2023

1st Place Alan Miller
2nd Place Bud Ulander
3rd Place Ann Jo Bitely
Honorable Mention Joan Fredericks

Friday, March 24, 2023

1st Place Bud Ulander
2nd Place Roger Dunlap
Honorable Mention Alan Miller

Friday, March 31, 2023

1st Place Bud Ulander
2nd Place Darlene Miller
Honorable Mention Alan Miller

NOTE: THURSDAY AFTERNOON PINOCHLE 1:00 – 3:00 pm in the Clubhouse will continue into May. Watch the Facebook site for all Pinochle posts and upcoming Summer Break Dates.



Bid Euchre Scores

Submitted by Helen Meyard

Friday, March 17, 2023

1st Stan Elliott 212
2nd Penny Kovacs 209
3rd Neal Cockrell 194
Low Helen Meyard 68

Friday, March 24, 2023

1st Penny Kovacs 237
2nd Neal Cockrell 224
3rd Mike Roy 207
4th Tie ... Lisa Kelley and
Debra Bernardo 205
Low Tom Meyard 92

Friday, March 31, 2023

1st Jerry Lovejoy 244
2nd Walt Buning 223
3rd Shirley Peebles 185
Low Clyde Davis 107

Euchre Scores

Submitted by Helen Meyard

Wednesday, March 15, 2023

1st Mike Roy 62
2nd Shirley Peebles 61
3rd Carol Cockrell 58
Low Shirley Craig 36

Wednesday, March 22, 2023

1st Roy Schalk 69
2nd Dave Keukelaar 59
3rd Neal Cockrell 58
Low Louise Lovejoy 33

Wednesday, March 29, 2023

1st Ken Straub 58
2nd Helen Meyard 59
3rd Stan Elliott 53
3rd Debra Bernardo 52
4th Pam Riddle 50
Low Ray Riddle 36

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

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

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