

# CAMELOT LAKES VILLAGE HOA

## INSIGHT



### FROM THE BOARD OF DIRECTORS

HOA BOD updates: Pam Bentz, interim President, Treasurer, Jack of all trades HOA BOD

It is with a sad heart Glenn Addis is stepping down from President of BOD and resigning. He is taking care of his partner Ray full-time and can't do justice to both. At the April BOD meeting date TBD. The BOD will announce 4 new officers and other committee chairman for 2026-2027 fiscal year. Some previous directors are still on BOD, and you will be seeing new faces, but not new to the park. Frank Cardinale, Phyllis Kenline, Dawn James, Joann Sengpiel are remaining on BOD and newbies are Debbie Goodreds, Susi Young and Gus Acevedo. The BOD has made some impact on getting this park cleaned up and SHINNING again. You have heard us mention at meetings we need to do more as a community and start sending letters to VP of MH Operations, COO and CE. Management can only do so much. I do truly believe the letters being sent by resident's help. The BOD meets with Susan every month (except for this month) We repeatedly go over what hasn't been done, and we do list the very few items that have been completed or in process. We must keep pounding on Cooperates door. We deserve t to have our park back. It has deteriorated since before Hurricane IAN. My opinion (and this is my personal opinion) is this park needs at a minimum (5) maintenance people. Three is not enough. The BOD isn't going to stop trudging along to assisting getting this park back to its glory. Keep your letters going to Corporate!

#### Communication Committee – Phyllis Kenline

The Communication Committee is doing a “bang up job” assisting with the 2026 HOA Membership Drive...THANK YOU!!! The New Resident Orientation was held on February 10<sup>th</sup>. Thank you to Susan Stewart that represented us to new homeowners! Camelot Lakes homeowners are the **positives** of the community! It is wonderful to see and hear of neighbors helping neighbors, whether it be taking in the trash cans, taking time in your day to check on them and visit, bringing them a meal or snacks, etc. Love seeing this as we move forward into 2026.... many hands make little work!!! Reach out and share if you know someone is in need of assistance.... we have a multitude of helpers in the community! We continue to work on updating or correcting emails.... Thank you, Denise, for all of your assistance!!! We want out members to be informed! **If you are not receiving emails, please check your spam folder!!** **Contact [pk.hoabod@gmail.com](mailto:pk.hoabod@gmail.com) to update or add your email addresses.**

#### Membership Committee – Phyllis Kenline

The Membership Committee along with the Communication Committee are hard at work promoting the 2026 HOA membership drive! A strong HOA membership means more voice in the community...join us! We are available in the clubhouse for your convenience, in addition to going door to door. Thanks to the committee for going door to door, staffing the HOA meetings and the clubhouse recruiting new and completing HOA membership renewals. **Membership dues are \$20 annually and that includes**

**3 meals for 2 during the fiscal year of 2026/2026! Pretty good deal!!! Please provide an email address and phone number when completing your application. (used to send emails from the HOA!)**



### Veterans Affairs– Dawn James

The March Veterans Luncheon for March will be held at: Buffet City on Bee Ridge beginning at 11:30am on March 11<sup>th</sup>. Be sure to sign up in the Clubhouse! If you need a ride to Buffet City, indicate that when you sign up and be at the Clubhouse at 11:am on March 11<sup>th</sup>! See you there!!

**March 29<sup>th</sup>** is National Vietnam Veterans Day! "Let's give a big thank you to all of our Vietnam Veterans in the park" **Thank you for your service!!**

**April 8<sup>th</sup>:** - Veterans Affairs is hosting a luncheon at the Auditorium Deck! We will be serving: hot dogs and chips will be served.

**This is for Veterans and spouses.** Please **RSVP** by April 1<sup>st</sup> to: Dawn James at 248-425-7331  
If you would like to bring a dish or donate money towards food, please contact: Dawn James at 248-425-7331

### Veterans Memorial Update

Per a discussion with Susan Fatzie: each branch's flag will be displayed. At this time, we do not have a date for completion. Two glider benches will also be placed at the Memorial. This is the most recent update that we have!

### FMO – Dawn James.

**SB 594** is setting in messages in the Senate legislature which means the bill is residing in or in route to the opposite chamber after initial passage in the house.

### SB Recap

This bill requires counties and municipalities to update their local housing assistance plans to include the following strategies

**Lot Rental Assistance:** Authorizes local governments to provide up to Six Months of Rent for mobile home fees. This assistance is officially categorized as a "home ownership activity" for funding purposes.

**Park Closures:** Mandates that local housing associations plans include specific strategies to help residents who loose affordable housing due to the permanent closure of a mobile home park.

**Repair and Rehabilitation:** Formally allows SHIP funds (Sate Housing Initiatives Partnership (SHIP) Program to be used for the rehabilitation and emergency repair of mobile homes. These activities are classified as "construction, rehabilitation, or emergency repair" under the program's guidelines.

**Removal of funding Caps:** Eliminates the previous restriction that limited local governments from spending more than 20% of the SHIP allocation on manufactured housing.



### GET READY FOR BATHING SUIT WEATHER WITH THIS HEALTHY SNACK!!

#### Trail Mix – submitted by Linda Cherry

2 cups pumpkin seeds(raw)	1 cup slivered Almonds (raw)	¾ cup Sunflower seeds(raw)
5 or 6 tablespoons of Maple Syrup	½ teaspoon salt	16 oz. dried Cranberries or
Cherries (add after baking initial mix)		

Mix first 5 ingredients in large bowl. Spread onto a greased baking sheet (or two) in a single layer. Bake 20 minutes at 300 degrees till crisp and golden.

Add the cranberries or cherries to mix

Store in air tight container and enjoy!!

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### **THE HOMELESS HELPERS HOT DOG SALE INFORMATION**

Sunday, March 29<sup>th</sup> will be held in the Clubhouse with a change in the time. We will open from 1:00-3:00pm for the sale. (Be aware this is an hour later than initially advertised in the Cove Magazine) Hope to see you there!

“Homeless Helpers”

**LOCATION OF AED'S AT CAMELOT LAKES VILLAGE!!!** Individuals have asked if we have AEDs in the community and I am pleased to say “YES”!!

There are 3 AEDs in the community, locations are as follows: **Clubhouse (main entrance on the left wall), Gym Room and Auditorium (entrance 2<sup>nd</sup> set of doors on the right)**

**Locate them in case of an emergency!!**

**AUDITORIUM LOG IN AND WI-FI PASSWORD: This information is posted in the lobby and kitchen of the auditorium**

**FOOD PANTRY: Bring your canned goods or dry goods to Clubhouse Kitchen. Please check dates to ensure that no items are expired.**

**For your safety: wear reflective clothing when riding your bike and walking in the evening and night.....this is for your safety!!**

**360 INSPECTIONS BY COVE MANAGEMENT:** Susan has begun the 360 inspections in the community. Letters will be sent out to individual that need to address their property.

**Be proactive! Check around your home making sure that everything is tidy!**

**WASTEPRO RECYCLING:** contact # 941-557-5040 You have 4 free pick ups for items that will not fit in your trash/recycling containers!!!

**Just call them and keep the community tidy!**

**How to contact the HOA:** Website: [camelotlakesvillagehoa.com](http://camelotlakesvillagehoa.com) Email: [camelotlakesvillagehoa@gmail.com](mailto:camelotlakesvillagehoa@gmail.com)  
(if you are not receiving HOA EMAIL blasts. Check your spam.

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### **COVE COMMUNITIES CONTACT INFORMATION**

Cove Communities Headquarters is located at 2999 N. 44<sup>th</sup> St. Ste #200 Phoenix, Arizona 85018  
Phone#: (855) 574-4636

Susan Fatzie, CLV Manager: [camelotlakesvillage@covecommunities.com](mailto:camelotlakesvillage@covecommunities.com)

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