

CAMELOT LAKES VILLAGE HOA

INSIGHT



MAY 2026

FROM THE BOARD OF DIRECTORS

HOA BOD updates: Joann Sengpiel President

It's May and your new board has been hard at work for a month now. We are all trying to learn our jobs to do the best we can for our community. We already had a meeting with Susan and Mike Rosenhagen, who is the Regional Manager of Cove. It was very productive and we got a lot of insight into some of your more pressing concerns. We have arranged for quarterly meetings with Mike which I hope will generate better and faster response time for keeping our community happy and beautiful for all.

Vice President/Communication Committee – Debbie Goodreds

The Communication Committee was a tremendous help in the past year assisting with the 2026 HOA Membership Drive...THANK YOU!!! The New Resident Orientation was held on Tuesday, April 21st. A special thank you to Phyliss Kenline for handling multiple jobs with communications and membership. And thank you to Susan Stewart who also represented us to new homeowners the past year! Camelot Lakes homeowners are the **positives** of the community! The backbone of our community is the people who live here. 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, driving someone to the store or airport, bringing them a meal or snacks, etc.

Another way to help improve our community is by taking a small part in HOA activities. As our new Board and committees organize, we will need a few extra hands to help drive progress. Please reach out or answer the call if you are asked to assist with an event or project. We continue to work on updating or correcting emails.... Thank you, Denise Jones, for your assistance this past year and welcome to Betty Blocksom for taking over!!! We want out members to be informed! **If you are not**

receiving emails, please check your spam folder!! [Contact pcb.hoabod@gmail.com to update or add your email addresses.](mailto:pcb.hoabod@gmail.com)

Membership Committee – Patti Bond

The Membership Committee is hard at work promoting the 2026 HOA membership drive! A strong HOA membership means more voice in the community...join us! 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 2026/2027! Pretty good deal!!! Please provide an email address and phone number when completing your application. Your email will be used to send emails from the HOA.** Please contact Patti Bond at [pcb.hoabod@gmail](mailto:pcb.hoabod@gmail.com) if you would like to help this important committee.



Veterans Affairs– Dawn James

Veterans Luncheon

Wednesday, May 13th at 11:30 a.m. Dutch Valley Restaurant, 6721 S. Tamiami Trail. A big THANK YOU to all who helped, donated food and money to make our April 8th on-site luncheon a huge success! Please make sure you sign up if you need a ride to the luncheon and plan to meet at the clubhouse at 11:00 am on the day of the luncheon. Stay tuned for our next on-site luncheon planned for December 9th. Please let me know of any ideas you may have.

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.

No new information to report at this time. Below is a recap of information relayed last month:

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.

THANK YOU VETERANS



The **Veterans Honor Wall** is an ongoing project. We want to honor all our veterans so please include yourself.

If you have a photo you'd like to submit or if you need your photo taken, please contact:

**Patti Bond at 618-363-4816 or
blarneygirl73@gmail.com.**



Here's a healthy breakfast recipe to enjoy!

Baked Cottage Cheese Eggs – submitted by Debbie Goodreds

1 cup cottage cheese, 2% or less 4 large eggs ½ cup shredded low-fat mozzarella cheese
¼ cup finely chopped bell peppers or mushrooms 2 Tbsp. chives
¼ tsp. garlic powder ¼ tsp. onion powder ¼ tsp. kosher or sea salt
¼ tsp. ground black pepper ½ cup baby spinach, chopped (optional)

Preheat oven to 375 degrees. Lightly grease 8 x 8 pyrex or metal square baking dish with PAM. In a large bowl, mix all ingredients. Spread into baking dish. Bake 25-30 minutes until the eggs are set and the top is slightly golden. Remove from oven and cool a few minutes. Cut into squares and serve warm.



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 2nd 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

Email: camelotlakesvillagehoa@gmail.com if you are not receiving HOA EMAIL blasts.
Check your spam.

COVE COMMUNITIES CONTACT INFORMATION

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

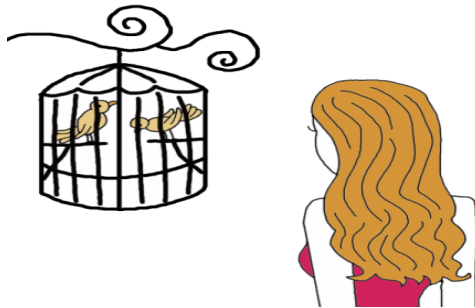
Susan Fatzie, CLV Manager: camelotlakesvillage@covecommunities.com

Mike Rosenhagen; Cove Communities Mfg. Homes Mgr.: mrosenhagen@covecommunities.com

James Goldman; Cove Communities CEO: jgoldman@covecommunities.com

Dawn Rumpf; Cove Communities COO: drumpf@covecommunities.com

Camelot Lakes Village Bazaar



ATTENTION ALL CRAFTY RESIDENTS

Please contact Pam Bentz if you would like to sell your crafts at the **November 7th Bazaar** being held here. It will be open to outsiders and possibly if not, enough residents express interest will be open to Camelot East for participation. I need a head count as to how many residents wish to sell their beautiful items, and what they will be selling. It will be held in the clubhouse. My team and I have great ideas on how to help all of you set up, and we will have greeters throughout the clubhouse to direct all purchasing guests to all the rooms etc. Much more information to follow.

Please contact **Pam**: pcbentz4@gmail.com



ATTENTION RESIDENTS: THE GARAGE/YARD SALE will be held MAY 16, 2026, from 9 am to 3pm. THIS GARAGE SALE IS A FUND RAISER FOR THE HOA. YOU CAN **BRING ITEMS TO AUDITORIUM** ON THE 15TH FOR THE SALE ON THE 16TH. YOU MAY DROP OFF 9-7 PM (We will be setting up for the sale that day. For those of you that work bring items as soon as you can.

WHAT EVER IS NOT SOLD, HOMELESS COMMITTEE WILL GO THROUGH ITEMS and take what they can use. REST WILL GO TO DONATION SITES AND HOA WILL DELIVER THEM.

YOUR JOB IS JUST TO GO THROUGH CLOSETS, SHED ETC. **FOR ITEMS IN GOOD ORDER** to Sell AND DELIVER TO AUDITORIUM. **The HOA has RIGHT of REFUSAL to items.**

We cannot except large furniture items. Small household items are ok.

Introducing a “soft launch” for a new concept. A lunch café open twice a month featuring one menu item per month. Menu items will change monthly. Projected price will be between \$6 and \$7. You will be asked to sign up in the office so we have a head count, however you may pay at the door.

Sponsored by HOA Special Events.

Try it out, let us know your thoughts!



Wednesday May 13th

11:30 ~ 1:00 Clubhouse \$6.00

Serving:

Chicken Alfredo

Artisan Bread

Salad

Sweet Tea



1st Annual “Food Frenzy” Cooking Contest

\$10.00 per person and everyone is invited

\$10.00 To enter your dish(hot or cold) includes admission

You will be judged by your peers!



We'll have a celebrity chef in house to award 1st, 2nd & 3rd prizes



September 19, 2026

Doors open @ 5:00

Samples 5:00 to 6:30

Awards 6:30 to 7:00

Music & Dancing 7:00 to 9:00

Music by Chuck Drager

ALL PROCEEDS BENEFIT THE HOA