

CAMELOT LAKES VILLAGE HOA

INSIGHT



SEPTEMBER 2026

FROM THE BOARD OF DIRECTORS

HOA BOD updates: Joann Sengpiel President

Welcome to September. I hope you all survived a summer that felt like we're living on the surface of the sun. The HOA has a couple of events planned for this month. On 9/8 we will have another Swan Lake Cafe on the auditorium pool deck. For \$6 you get BBQ pulled chicken, 5 bean salad and dessert du jour. Sign up at the kiosk by the card room and we hope all the people who showed up for the first one will come again and bring friends. On 9/19 we have the Food Frenzy. Make your best dish and have the honor of being crowned best in CLV. Or show up and taste these fantastic dishes. Tickets are \$10 for tasters or free if you enter a dish. There will also be two hours of music and dancing. Sign up at the same kiosk. Here's to another great September!

Communication Committee – Debbie Goodreds, Vice President

As the lazy, hazy, crazy days of summer start to wane, we are excited about all the fun events being planned for the fall. Your HOA is busy year-round - working with the FMO on current legislation, meeting with Camelot and Cove management on issues and planning fun events to bring in our neighbors and broaden our sense of community.

We are grateful for those who came out to our informational meeting on August 17th. It was well attended and the HOA needs to hear your ideas and concerns.

I urge you to read the INSIGHT each month, which includes all the goings-on in the neighborhood! Come and join the HOA and find out first-hand what projects we are taking on!

Membership Committee – Patti Bond

Membership is an all-year activity. If you have a new neighbor or know someone that is interested in joining the HOA, please let any board member know. We would be more than happy to sign them up! See the flyer included in the INSIGHT about HOA membership!

WELCOME!!

A special welcome and thank you to Troy Rickles, who has filled the vacant Secretarial spot on the board!



Veterans Affairs– Dawn James

The September 9th Veterans Luncheon will be held at KeKe's Café located on Clark Rd. Meet there at 11:30 or if you need a ride show up at the clubhouse at 11:00am. **If you need a ride, be sure to indicate that when signing up in the clubhouse.**

September 18th Happy Birthday U.S. Air Force!

A BIG Thank You to those who helped, and donated to the July 4th celebration!

Our Veterans Memorial is looking good!

Huge thanks to Butch and Clare DuPont for donating the planters.

Dave and Andrea Hollifield for the rocks to keep the planters from flying away and Andrea's great taste in picking out the planters!



FMO – Dawn James

Florida HB 7031-E

Signed in to law July 1st

Establishes a property-tax assessment cap for qualifying mobile-home parks. 3% annual capon increases to both school and non-school assessed values. It helps Mobile-Home on limits to how much the tax portion of rent can raise each year! January 1st 2027 this takes effect. As owners here in Camelot Lakes Village, you don't have to do a thing. It will be up to the park owner to apply to the county property appraiser annually by March 1st.

Florida SB 594

This bill requires counties and municipalities to update local housing assistance to include Lot Rental Assistance up to six months of rent for mobile home lot fees. This assistance is officially categorized as "home ownership activity" for funding purposes. Also included in this bill, Emergency repair and Rehabilitation of mobile homes. These activities are classified as "construction, Rehabilitation or emergency repair" under the program's guidelines. The FMO's purpose is to be protect the rights and interests of Manufactured /Mobile Home owners and to be an advocate for us! Join today at www.FMO.org for 40.00 dollars a year! They helped pass the two bills above and there is much more that the FMO is pushing for to help Mobile Home owners.

A BIG THANK YOU to all who have joined the FMO and continue to help fight for mobile home owners. If you would like to join the FMO, please contact Dawn James for a mail in form or you can go to the FMO website and download a form at members@fmo.org.

Here's an easy and quick fall apple microcrisp recipe to enjoy!

Ingredients:

6 cups apples (Granny Smith are great!) 1 cup brown sugar 1 ½ cups flour
½ cup butter

Place fruit in greased microwaveable casserole dish or pan. Mix flour, sugar and butter until crumbly. Sprinkle over fruit. Microwave on high for 15 minutes. Serve with Cool Whip or Ice cream! So quick and so yummy!



LOCATION OF AED'S AT CAMELOT LAKES VILLAGE!!! There are 3 AEDs in the community and are located as follows:

Clubhouse (main entrance on the left wall)

Gym Room

Auditorium (entrance 2nd set of doors on the right) Locate them in case of an emergency!

Helpful Information!!!

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!!

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

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 14th Bazaar** (note the date has changed) 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



1st Annual "Food Frenzy" Cooking Contest

\$10.00 per person

EVERYONE IS WELCOME!!!

If you enter a dish, your ticket is FREE!

You will be judged by your peers !

A "celebrity chef" will be in house to award prizes



September 19, 2026

Doors open @ 5:30

Samples & Awards 5:30 to 7:00

Music & Dancing 7:00 to 9:00

Music by Chuck Drager

Sign up at the kiosk

Your ticket will be delivered to you

OR

Buy your ticket from Jean

On Wednesday afternoons

Sponsored by your HOA

THANK YOU VETERANS



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

If you have a photo you would like to submit or if you need your photo
taken,

Please contact:

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

Membership Drive

We are in need of 6 volunteers to complete the Zone Captain roster for this year's Membership Drive. This is a great opportunity to meet your neighbors and fellow residents. If you are interested, please sign up on the roster at the Kiosk in the Clubhouse.

Or if you have questions, contact Patti Bond at 618-363-4816

Thanks in advance for your help!!



Monthly lunches are back! Sign up sheet is at the kiosk.
You can sign up and pay at the door.

BBQ Pulled Chicken Sandwich
5 Bean Salad
Dessert Du Jour

Tuesday September 8th
11:30 to 1:00
Auditorium Pool Deck

\$6.00 per person