



Views From the Bluffs

A Senior Community

January, 2024

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PRESIDENT'S MESSAGE

Here we are January, 2024 a start of a new year here at the Bluffs. I wish to welcome all of our new and returning residents. With new residents I get some questions about the property. First off is about our own Lake Mary Jane and is it a spring fed lake? Sorry it is not spring fed.



Our lake started as a pond on the east end and was dredged out to create the Bluffs. The water source is ground water with a large inlet on the west end which takes water from the ditches along US 27. Water also flows under the highway from properties west of US 27, including parts of Sun 'N Lake. The overflow outlet is the silver box between K building and Villa 7 where the water flows into an underground

culvert south, to an open drainage ditch which runs behind the homes on Grouper to Lake Sebring. Our lake is between ten and eleven acres in size and was named after the developers' wife, thus Lake Mary Jane was born. The upper and lower ponds are purely decorative. Water is pumped from the lake up to the waterfalls in the upper pond which fills the pond. When it is full, water flows down to the lower pond. Once the lower pond is full, there is an overflow drain which returns the water to the lake. The source of our drinking water is the city of Avon Park. The city bought the water treatment plant behind M building a

number of years ago shut it down and moved us to the main treatment plant. The sanitary system flows to the east end of the property to a large lift station and two pumps send it to a private treatment plant which was just recently bought by a new operator. The new operator has been making improvements. The watering system does not run off city water but is supplied by our own deep well. The well and pump system is located in the shop yard. The water, irrigation and waste water systems on our property are maintained by our maintenance people. One system we do need help with is the security lights; if you see a light out, please put in a work order so it can be attended to. The building lights are taken care of by our staff. The street lights are maintained by Duke, the office must contact Duke directly to request repair. Please remember, our staff are not on property after dark and

may not be aware of the problem. I hope you all have a wonderful new year.

*Ken Moran,
President*



**MESSAGE FROM THE
MANAGER**



Dear residents,

My name is Mariah Emilio. I have been hired as Interim Community Manager while

I complete my state requirements. Most of you may know me, as I have worked in the Bluffs office for 7 years.

On behalf of the staff, it has been wonderful to see all of the returning residents. I hope everyone had a wonderful Thanksgiving and Christmas.

With the end of the year fast approaching, staff has been working hard to keep up with projects as well as work orders. Currently the landscape staff are mowing 2 to 3 times a week, as needed. They are also trimming around the complex. The maintenance department is currently pressure washing all parking areas and parking lots around the community. In Mid-January maintenance staff will continue to re-carpet the buildings, starting with the building in the worst condition.

The Board has approved

the 2024 Budget and the maintenance fees have been mailed to each owner. (Please be sure to save the sheet, as the new amount will take effect Jananuary 1st).

Please be aware of the Bluffs rules and regulations. If you are walking, please make sure you are not in the middle of the road. When driving please remember to follow the speed limit. I would like to wish everyone a Happy New Year.

Mariah Emilio
Manager



“If your ship doesn’t come in, swim out to it!”
Johnathan Winters

VI’S CORNER



December Activities



On **Saturday, December 16th** we had our second **Ugly Sweater Pizza Party** chaired by Renae & Dave Marten and Jeri & Steve Slaybaugh. Everyone had a great time and we had a ton of Christmas fun.

On **Wednesday, December 20th** we had Ladies Day Out hosted by Brigitte Eberle at **Outback Restaurant**. A

large group of Bluffs women got together and had a wonderful lunch.

On the same day we had **Men’s Day Out** hosted by Bill Muckler at **Caddy Shack Restaurant**. There was a good turn out and the guys enjoyed their lunch and fellowship.

On **Friday, December 22th** at **4:30 PM** we had our **Meet ‘N Greet**. We had a great turn out and a lot of good food and conversation.



On **Sunday, December 24th** **Christmas Eve**, at dusk we he had our **lake luminaires**. I want to thank everyone who stepped up to assist with the luminaires this year. The weather cooperated and allowed the luminaires to stay lit a good majority of the night.

I hope everyone enjoyed the peace and serenity of the lights this holiday season.



On **Monday, December 25th** we had our **Christmas Pot Luck Dinner**. This year we had approximately 95 people attend this event. We got to enjoy good company, great conversation and an overabundance of a variety of food.

January Activities



On **Sunday, December 31st** at **8:00 PM** we will have our **New Year's Eve Friends and Family Clubhouse Home Party**, chaired by Gale & Bruce Parke. Music will be provided by our own DJ Larry Lamberton. The

charge is \$7.00 per person and you can purchase your tickets from Margaret Hawley or Vi Oliver prior to the event. We ask you BYO beverage and an appetizer to share. Soda will be provided.



On **Saturday, January 06th** at **8:00 AM** we will have **Breakfast at the Bluffs** chaired by Bruce Parke. The guys at the Bluffs do a great job preparing and serving this breakfast. The charge is \$6.00 per person. The sign-up sheet is on the walkway, so please come join us. You can purchase your tickets from Vi Oliver either at Bingo, Wednesday Game Night or Villa 13A.

On **Sunday, January 07th** at **1:00 PM** we will be doing the **Unhanging of the Greens**, taking down all our lovely holiday decorations. Anyone wishing to participate is more than welcome to join us. The

more the merrier. Calling all elves.....



On **Wednesday, January 17th** we will be having **Ladies Day Out** hosted by June Kinney at the **Caddy Shack Restaurant**. Sign-up sheet will be on the walkway shortly.

The same afternoon is **Men's Day Out** hosted by Bill Muckler. They will be going to **Sand Hill Grill** for lunch at **12:00 PM**. Sign-up sheets will be on the walkway shortly.



On **Saturday, January 13th** at **5:00 PM** we are having our **Western Steak Dinner** chaired by Gale & Bruce Parke. Back by popular demand, our musical entertainment is "George Durham & Company". This

is a band you will not want to miss. Because last year this dinner sold out in under two hours, many people were disappointed that they didn't get a chance to go. It has been decided again this year that the cut off will be 100 people (this does not include the committee). Because this is always a sold out event, in fairness to everyone if more than 100 people sign up to go, we will have a lottery. I will be posting the signup sheet on the walkway on January 01st. Therefore, you will not have to rush down to sign up and the phone lines won't be burning up. You will have the ability to sign up friends that have not gotten here yet. If the lottery proves necessary, then it will be done prior to Bingo on Monday, January 08th at 6:00 PM. A list will be alphabetized and posted on the walkway the next day. At that point, if you would like to try to get a table of eight together, then you can decorate your table. Tickets are \$22 per person and must be

purchased by no later than Thursday, January 11th. Tickets can be obtained from Margaret Hawley or Vi Oliver. If tickets are not purchased by 1/11/24, we will go to the waiting list. If you end up on the waiting list, you will still be able to attend the dance at 8:00 PM as seats become available. The charge for that is \$5.00 per person.



Friday, January 19th we are having our **Treasure Sale Donations** dropped off at the Clubhouse starting at 9:00 AM. This is the Activity Committee's largest fund raiser. The revenue we generate from the Treasure Sale assists us in updating and replacing various equipment and supplies. It also assists us in maintaining and/or adding to the already existing amenities and events we do yearly.

So, please keep us in mind if you have something to donate. We would appreciate anything you have to give us, with the exception of clothing or large furniture. Please donate those things to the local charities. Tables will be set up by the clubhouse sliding doors for donations. We are requesting that everyone, other than the workers, refrain from coming into the clubhouse on Friday so that we can take in all the donations, get them set up, priced and ready for your sale on Saturday. There is a lot of work that needs to be done in a very short time period. We so appreciate your patience. **Anything you purchase you must be able to transport home.** In fairness of equality to all, there will be no pre-selling of any merchandise.

On Saturday, January 20th at 9:00 AM the Treasure Sale will be open to all residents to come and browse, shop and purchase. We already have some very lovely pieces and

quality merchandise donated. Please mark your calendars to make sure you don't miss out. Due to the possible congestion in the clubhouse, we will continue to extend the sale outside to both sides of the pool. This way you can shop in the fresh air and we can space ourselves out. Besides the Treasure sale, there will be baked goods for sale, silent auction merchandise, and gifts to be raffled off. At 12:00 PM we will announce the winners of the raffle & silent auction. You do not have to be there to win. If you are not there, we will bring the gifts to your residence. We look forward to seeing everyone there. Come on down and shop 'til you drop and take home some special treasures. Watch the walkway for details and the bake sale sign-up sheet.

On **Friday, January 26th** at **4:30 PM** we are having our monthly **Meet 'N Greet**. We ask you byo beverage of choice and a snack to share. Come get together with your friends and neighbors.

On **Saturday, January 27th** we are having a new event. We are doing a **Tour of Homes** chaired by Jackie Ross and Renae Marten. Details will be forthcoming, so watch the walkway for the event particulars and the sign up sheet.



On **Sunday, January 28th** at **2 PM** we are having our **Ice Cream Social** hosted by Steve & Ginny Drew. The charge is 4.00 per person payable at the door. Come on down and share some dessert and fun. Watch for details and the sign-up sheet on the walkway.

I hope everyone had a blessed, safe and Merry Christmas. Wishing you good health, joy, love and peace in 2024.

This will be my last newsletter as Activities Chair. It has been my honor

and privilege holding this position in such a wonderful community for the last ten years. Thanks to all my chair people and volunteers for making all these activities go so smoothly. A special thanks to my Activities Committee for keeping me focused on what needs to be accomplished.

I am parting with this quote: The most beautiful things in life are not things. They're people and places, memories and pictures. They're feelings and moments and smiles and laughter.

Whatever you want to do, do it now! There are only so many tomorrows.

Enjoy your life to the fullest and keep on smiling. Thanks to all for everything you do to make the Bluffs such a wonderful place to live and play.

*Vi Oliver,
Activities Chair*



NEW OWNERS

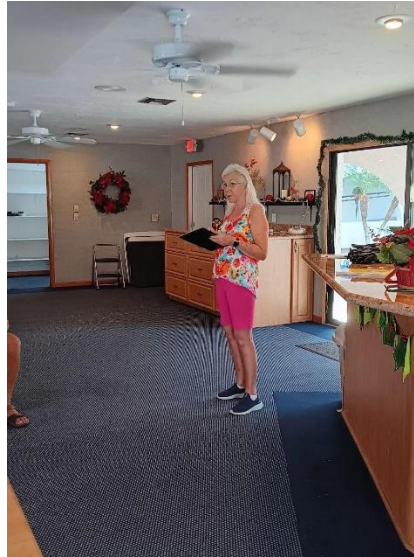
Jerry & Jane McGill
Villa 10-B

Magda Rosado
N-5

Chris Brown
H-23

James & Cheryl Roberts
H-25

HELPING HANDS VOLUNTEER GROUP



The volunteer group has been busy bees painting all of the light poles and cleaning all of the globes. They are now working on the benches. The benches were in very poor condition and will be restuccoed and painted.



The moldy, nasty damp dungeon has been cleaned out and items have been

moved to the front building next to the office for storage. All Christmas items will be taken to the front room and cleaned. Because of the space required for the Christmas items, they may have to be stored in the dungeon again.

The pantry has been cleaned, painted and re-organized.

Our next volunteer meeting will be on January 3rd at 10:00 a.m. in the Clubhouse. Please plan to attend.

EDITORS NOTES

The months fly by and before I know it, it's time for another newsletter. It is difficult to find the words to fill the spaces each month, so I choose sometimes to offer sage advice or useless tidbits of information....I do apologize for that. I will try to do better in 2024!

It dawned on me as I looked out at dusk tonight, that many owners/renters are not here yet and do not get to witness the beauty of the Bluffs at Christmas.

This is a picture of the boat dock with our Christmas tree and lights. I am very fortunate that this is my view from my bedroom window!



I recently read this story on Facebook....yes, I know everything you read isn't true, but this is some good advice about a child asking their Dad if there really is a Santa Claus...

Son: "Dad, I think I'm old enough now. Is there a Santa Claus?"

Dad: "Ok, I agree that you're old enough. But before I tell you, I have a question for you. You see, the "truth" is a dangerous

gift. Once you know something, you can't unknow it. Once you know the truth about Santa Claus, you will never again understand and relate to him as you do now. So, my question is: Are you sure you want to know?"
Brief pause...

Son: "Yes, I want to know."

Dad: "Ok, I'll tell you: Yes, there is a Santa Claus!"

Son: "Really?"

Dad: "Yes, really, but he's not an old man with a beard in a red suit. That's just what we tell kids. You see, kids are too young to understand the true nature of Santa Claus, so we explain it to them in a way that they can understand. The truth of all those presents Santa gave you over the years, I actually bought those myself. I watched you open them. And did it bother me that you didn't thank me? Of course not! In fact, it gave me great pleasure. You see, Santa Claus is THE IDEA

OF GIVING FOR THE SAKE OF GIVING, without thought of thanks or acknowledgement.

When I saw that woman collapse on the subway last week and called for help, I knew that she'd never know that it was me that summoned the ambulance. I was being Santa Claus when I did that."

Son: "Oh"

Dad: "So, now that you know, you're part of it. You have to be Santa Claus too now. That means you can never tell a young kid the secret and you have to help us select Santa presents for them. Most important, you have to look for opportunities to help people. Got it?"

Christmas is over but we should all practice being Santa Claus all year long!

I believe.....do you???

*Bonnie Lennox,
Editor*