



Views From the Bluffs

A Senior Community

April, 2019

Bonnie Lennox, Editor, V3B

bslgolf54@aol.com

410-299-0444



PRESIDENT'S MESSAGE

It's April and another season comes to a close at the Bluffs. For all those staying here, April is one the best months for beautiful weather to enjoy before the heat of summer. We will be having many spring break visitors this month. If you are hosting guests please remind them of the rules for the pool and rules of conduct when they are here in the community. Many do not know the rules and we want every ones' stay to be a

pleasant one. The rules committee continues to meet to update the rules and have them republished.

I would like to remind each of you of our online presence. The Bluffs has an official website at thebluffsofsebring.com. Please go to the website and take a tour. You must sign up for an account under the resident tab to have access to community related documents and information. This website was developed and is maintained by our manager Chad Lancaster. The office also sends out Community Updates from time to time to those residents who have given the association their email address so that we may contact them.

There is also an unofficial Facebook group, The Bluffs Community of Sebring. Here you will also find information

and pictures posted by members to the site. The oldest of the online sites is a Yahoo group site which was created by and maintained by Sue Schmitt, which supplies information for both owners and renters who have joined the group. Even though this site is unofficial it has been a great benefit for many over the years, in helping keep residents informed and entertained. On YouTube you can find various videos of the Bluffs by searching for the Bluffs of Sebring. One of the more interesting videos is a twelve minute piece done by TJ Smith about six years ago. Mr. Smith was selling real estate at the time and since retired. Though this is a marketing video, it still contains a nice overview of the community. Again this video is unofficial and not endorsed by the association.

I hope all of you who are headed north have a safe trip and we will be looking forward to seeing you in the fall.

Ken Moran, President



MANAGERS NOTES

Another season has come and gone. Staff would like to wish everyone safe travels as they leave the community for the summer. When leaving for the summer months please make sure you follow the proper procedure on how to close up your unit. Make sure the main water valve is off and the refrigerators are empty, in case we experience long periods of power outages. If anyone needs assistance on turning off the water or has any questions on closing up their unit, please contact the office, staff will be more than happy to assist you. A proper procedure list is attached to this newsletter and is also available in the office.

For our year around residents please take the time to make sure you have a hurricane

preparedness packet and/or plan set in place in case we do experience a hurricane. Hurricane season starts June 1, 2019. Hurricane packets are available in the office. Staff will be monitoring the weather closely in these months and will perform community wide updates and hurricane preparation community wide.

A few other reminders: Please let the office know if you have had a phone number changed in case we need to contact you in case of an emergency. Also, if your door locks have been changed, please check with the office to make sure we have the correct key. If you have not updated your emergency contact form for the office in a long time this maybe a good time to come in and fill one out so we can have a current form on file.

Staff will be busy during the summer months with large projects, including building painting, replacing building carpet, community wide bed maintenance and mulching, tree trimming, perimeter hedge work, and moving of lake walk lights. These are just some of the projects staff will be attending to.

A board meeting will be held April 10th in the clubhouse at 2:00pm. All owners are welcome to attend.

Staff is looking forward to a busy and productive summer.

Sincerely,

Chad Lancaster, Manager

VI'S CORNER



March Activities

On **Saturday, March 02nd** we held our monthly **Breakfast at the Bluffs** hosted by Ernie Chalfant. We had good attendance and everyone enjoyed their breakfast and fellowship.



The week of **March 03rd - March 10th** we held our annual **Spring Games**, starting with the lake walk and the lighting of the torch, done this year by Carol & John Graham. As always we had an extremely busy week of games, lunches and fun.

Just a few of our winners this year:



Wanda Reeves & Bruce Parke won first & second place in our Euchre Tournament.



Bettie Harper & Brooks Bolte won first place in shuffleboard.



Bocce Ball winners were Rhonda Owen, Nancy Voorhees, Vi Oliver, John Graham & Richard Hauguel.

This was followed by a full house on **Sunday, March 10th** attending our **Awards Pot Luck Supper**. The community embraced this event and everyone had a great time. Dave & Annette Tobin and Dave & Tootie Scharbius put a lot of work into this event.



Our new event this year was Pop A Shot basketball which was wonderfully received. Once again they are looking to expand the games for next year. It takes so many people giving of their time and labor to make this so successful. Thanks to everyone assisting in the Spring Games for making it such an enjoyable event. Please remember the whole point of this week is to get together and have fun enjoying ourselves and meeting new people. There are games that everyone can play.

On Wednesday, **March 21st** we had **Ladies Day Out** hosted by Jeri Thompson at the Hibachi Buffet. We had a large group of women get together and had a pleasant lunch and good conversation. On the same day we have **Men's Day Out** hosted by Jack Folk at the Wild Turkey. It was well attended and the guys enjoyed themselves.

On **Saturday, March 24th** we had our **Bye-Bye Party** hosted by Jim & Alyce Cole. The evening started with a singing appearance from the Bluffs choir accompanied on the piano by Margaret Hawley. They were very entertaining. After cocktails, appetizers and dinner we danced to music by Tom McGannon.

On **Friday, March 29th** we will be having our monthly **cocktail party**. This is a byo and a snack to share get together at the clubhouse.

April Activities



On **Saturday, April 06th** at **8:00 AM** we will have our last **Breakfast at the Bluffs** until next fall. Ernie Chalfant and the guys serve a delicious breakfast. The sign-up sheet is on the walkway.

On **Sunday, April 14th** at **4:00 PM** we are having a get together at the Clubhouse for the **Masters Golf Tournament** being held in Augusta, Georgia. It is a BYOB and a snack to share hosted by Terry & Lauri Hargrove. Hope you join them and have some fun.

On **Wednesday, April 17th** we are having **Ladies Day Out** hosted by Ann Becker. Ann has chosen MI Rancho Restaurant at 12:00 PM. The sign-up sheet is on the walkway. The same day we are having **Men's Day Out** hosted by Jim Becker at Jimmy the Greeks at 12:00 PM. The sign-up sheet is on the walkway.



On **Sunday, April 21st** we will be celebrating **Easter** with a **Pot Luck Dinner**. There is no charge for this event. We will be posting a sign-up sheet on the walkway and just ask you bring a dish to pass to feed 10 people. I will be looking for volunteers to assist in setup, clean up and kitchen duties. If

you are interested, please put your name down on the top of the sign-up sheet where indicated. So if you are not doing anything special, we would be honored if you would join us as we all gather together for some holiday fun. A basket will be passed at dinner for anyone wishing to donate to the Avon Park Church Services that serves the less fortunate in our area.

On Friday, April 26th at 4:30 PM we are having our monthly **Cocktail Party**. This is a BYOB and a snack to share.

Just want to let everyone know our new treadmill for the exercise room has arrived and is up and running.

Also we have a new ping pong table if anyone is interested in playing.

Bob Carpenter was kind enough this past month to update our lists of Audio Books & DVD's in our library. The updated lists can be found on the Bluffs Facebook site and also on the Bluffs website at:

www.thebluffsofsebring.com

Thank you Bob

Mark your calendars for 2020:
TREASURE SALE: 1/18
SPRING GAMES: 3/1-3/8
You won't want to miss it.

On a personal note:
Our sign-up sheets for some of the activities or any food events are a **necessity**. It allows the person in charge of the event to make whatever arrangements are necessary to see that the

event goes smoothly, efficiently and cost effective.

I personally heard a person say the other day "Oh you don't need to sign up, just show up and they will take care of you". We will certainly try, but that is not what should be happening. If you sign up for an event, show up or contact the person in charge of the event to let them know you are not going to make it. We know unexpected things come up, but we want to make this the exception, not the rule.

Please try not to sign up for an event numerous times. **Do not wait until the last minute to sign up**, as our chair people buy the food for these events days ahead, not the day before the event.

We really don't want to have to go to pre-selling tickets before each event.

Please let's keep it simple folks. I know we are all very busy and as we age we tend to get forgetful, but if you sign up, mark your home calendars or put it in your phone. Thanks for your cooperation and consideration in this for next year. Both I and all of our chair people appreciate it. Just doing these simple things, will allow the event to be far less stressful.

Now on a more pleasant note: Many of our neighbors and friends are in the process of leaving the Bluff's and heading north, more will be leaving in the next few weeks. Keep safe, stay healthy and enjoy your summer until you return again to us in the fall.

If you need me for anything, I can be reached at:

Villa 13A

viandandyoliver@gmail.com

violiver48@gmail.com

Or cell# 585-746-3547

Vi Oliver, Activities Chair



NEW OWNERS

James & Edith Hurley J-4

Editors Notes

The highways will be filling up with people heading north soon. Some have already gone, some leaving this week and some not until next week....we wish you all a safe and healthy return to your families and friends, wherever that may be.

For those of us staying, the Bluff's will be quieter and more serene, at least for a little while.

Have a happy Easter and we will see you back here in about six months!

*Bonnie Lennox,
Editor*



UNLESS INFORMED OTHERWISE

| | | | | | |
|-------------------------|---------------|----|-----------------------|----------|------------|
| Bridge (signup) | 7:00pm | Tu | Hydro Slimnastics | 2:00 pm | Mon-Fri |
| Men's Poker | 7:00 pm | W | Men's Billards | 2:00 pm | M & F |
| Euchre (signup) | 7:00 pm | W | Mahjonn | 1:00 pm | M & F |
| Golf mixed (signup) | Tee times | Tu | Shuffleboard (signup) | 3:00 pm | W |
| Golf Men/Women (signup) | Shotgun 12:30 | Th | Tennis | 8:30 am | Thur & Sat |
| Mexican Train | 7:00 pm | W | Water Aerobics | 10:00 am | M,W,F |
| Table Tennis | 7:00 pm | W | Walk Away the Lbs | 9:00 am | Mon-Fri |
| Bocce | 10:00 am | M | Needlers | 1:00 pm | M |
| Ladies Poker | 7:00 pm | Th | PiYo | 8:00 am | W,F & Sat |

Please check the bulletin board for any last minute changes on the monthly calendar

APRIL 2019

BIRTHDAYS

- 1 Joyce Sowards
- 10 Sandy Miller
- 14 Dan Hogan
- 14 Thomas (Dusty) Abreu
- 18 Jeri Thompson
- 18 Larry Galbreath
- 19 Marilyn Thompson
- 20 Bettie Harper
- 20 Susan Love
- 22 Yvette Scholl
- 23 Mike Stifler
- 23 Barbara Hyde
- 23 Joretta Knox
- 23 Polly Duden
- 24 Brigitte Eberle
- 24 Gale Hanson-Parke
- 24 Kathy Radcliffe
- 26 Chuck Batchelder
- 28 Anne Mrotz
- 29 Keith Addis

ANNIVERSARIES

- 1 Van & Pat Tubbs 1972
- 2 Horst & Brigitte Eberle 1960
- 14 Jim & Carol Smiley 2012
- 15 Al & Betty Kleiza 1978
- 15 Dave & Anne Mrotz 1972
- 17 John & Carol Graham 1982
- 22 Dave & Annette Tobin 2006
- 24 Bruce & Gale Parke 2006



April 2019

**Bluffs of
Sebring**

**Activities
Calendar**

*May your
Easter basket be full of
Joy, Happiness & Peace
Today & Always!*

**Happy
Easter**

AshtuP



| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|--|---|---|----------|---|--|
| | 1 | 2 Koffee- Carol & Jim Smiley hosts | 3 | 4 | 5 | 6 Bluffs Breakfast Ernie Chalfant Chair 8:00 AM |
| 7 | 8 Activities Meeting 3:00 PM Bingo 7:00 PM | 9 Koffee- Tootie & Dave Scharbius hosts | 10 Board Meeting 2:00 PM | 11 | 12 | 13 |
| 14 Masters Golf Tournament 4:00 PM BYOB & a snack to share | 15 Bingo 7:00 PM | 16 Koffee -Bev & Joe Borowski hosts | 17 Ladies Day Out - Ann Becker host Men's Day Out - Jim Becker host | 18 | 19 | 20 |
| 21 Easter Pot Luck Supper 5:00 PM | 22 Bingo 7:00 PM | 23 Koffee - Pat & Van Tubbs hosts | 24 | 25 | 26 Cocktail Party 4:30 PM byob and a snack to share | 27 |
| 28 | 29 Bingo 7:00 PM | 30 Koffee -Lynn Kern & Richard Heinzeroth hosts | | | | |

**THE BLUFFS OF SEBRING CONDOMINIUM ASSOCIATION INC.
STEPS FOR CLOSING UNITS UP FOR THE SEASON**

Before leaving each season, please check with the office to insure current contact information is in your file.

1. Water- Water to a unit is to be turned off outside in the valve box by the sidewalk. The number of the unit should be marked on the valve. To prevent water to a unit from being turned on by mistake by another, the handle on the valve can be removed by staff upon request.

2. Electrical- Whether the electric to a unit is turned off or not is each owner's decision. It is recommended by management the a/c unit remains on. If you reside in a villa, please leave the breaker on which powers the pole lamp in the front lawn.

3. Televisions- Broadstar recommends their equipment be left plugged in and powered up at all times. If you choose to do this, it would be best to plug all components into a surge protector. Broadstar also recommends residents returning in the fall call and have their accounts placed on vacation status rather than closing their accounts out. Residents who need to return equipment to Broadstar should call them two weeks prior to departure to schedule the pick up appointment.

4. Refrigerator- Due to power outages during the summer storm season, it is recommended no food be left in the refrigerator and if turned off, doors propped open.

5. Dishwasher- Open door

6. Sink Garbage Disposal and Faucets-

- a. Do Not place stoppers in drains
- b. Do Not leave faucets in the open position
- c. Clean disposal with hot water and detergent
- d. Lubricate disposal with WD 40 or a light oil

7. Heating and Cooling Unit- Management recommends all units have a humidistat installed to work in tandem with the thermostat. Humidistat should be set to 55% and thermostat to 74 degrees. Units without humidistat should be set to 77 degrees.

8. Washer and Dryer- Clean lint filter, open doors, turn off breakers

9. Windows/Doors- Lock and leave a key with a friend or neighbor to check the unit out occasionally. Be sure the management office has a key and is made aware of the party monitoring your unit in your absence. Some owners place towels on window sills to collect condensation.

10. Pest Control-

- a. Notify pest control company of the date your leaving and provide them a key
OR
- b. Spray Rid-a-Bug under/around sinks, refrigerator, stove, cabinets and base boards of rooms
(note; Rid-a-Bug good for approx. 30 days)

11. Miscellaneous-

- a. Open closet doors and adjust blinds and curtains
- b. Place Damp Rid containers throughout unit, sold at home depot
- b. spray shower with a mildew spray, place saran wrap over toilet bowl
- c. notify phone company and /or bank if necessary
- d. notify post office of forwarding address
- e. cancel newspapers
- f. remove trash

HURRICANE/TROPICAL STORM PREPAREDNESS

PRIOR TO LEAVING

- a. Remove all items from lanai/store in unit/close sliding doors
- b. Do not leave food or condiments in freezer or refrigerator
- c. Insure office and neighbor has unit key
- d. Leave emergency contact information with office
- e. Take insurance policy, receipts, safety deposit box key, and item inventory with you
- f. Take pictures of all rooms and keep with policy and inventory

HURRICANES AND OUTAGES

IT IS A *MUST* THAT YOU *DO NOT*
LEAVE ANY PERISABLE FOOD IN
FREEZERS AND REFRIDGERATORS
WHEN LEAVING FOR THE
SUMMER.!!
MANAGMENT