



INSIDE SUNSHINE NEWSLETTER

October 2021

SEPO Board

Greetings all! It's that time of year when lots of you will be making the trek back to your home in beautiful Sunshine Country Club Estates. I wish everyone who is travelling, safe travels. And I hope everyone, both those returning and those who have remained here over the summer, is prepared to have an enjoyable winter here.

To let you know some of what is happening with the SEPO Board:

1. We've held multiple Special Board meetings and one Executive Session this summer.
 - a. The details of those meetings, if you missed them, can be viewed on the Sunshine Web site here: <https://www.sunshinecountryclub.com/board-mtgs-2021-summer>
2. We have hired a new Attorney and are currently working with him to determine Texas Homeowner Association (HOA) Legislative changes that might need to be incorporated into our governing documents. He is also reviewing the changes proposed by the Review Committee last April.
3. The W Indiana Circle project, if all goes according to plan, will be either complete or almost complete by the time you are reading this. The Board also authorized additional funds to repair approximately 250 square yards of pavement on W Michigan Dr and W Iowa Ave. So, you might see some orange cones when you arrive.
4. We are also starting to plan for a programmed approach to preserve our existing street system, by developing a 2–5-year plan on this subject.
5. We are in the process of preparing the SEPO 2022 budget, which needs to be finalized and approved during our Nov 2021 Board meeting.
6. We have developed a new plan/process concerning the Residents Meetings, which we plan to implement with the October 11 meeting. **(See the section below titled “Residents Meetings (formerly Informational Meeting) for the details.)** This approach is like what occurs in public hearings at County and / or City meetings.
7. We have addressed and continue to deal with several SEPO Covenants violations. Some have been resolved over the summer and others are currently in process.

SEPO Board President

Tony Tramel

Residents Meetings (formerly Informational Meeting)

This is a reminder of decisions that were made at the August 31, 2021 Board meeting concerning the Residents Meetings, which will be resuming this winter season on October 11 @ 1 PM CT.

<https://www.sunshinecountryclub.com/mtgs-2021-2022>

- 1) These meetings will be available virtually via Google Meet and in person in Retzlaff Hall.
- 2) They will be held the day **‘before’** the monthly Board meetings rather than the day or week **‘after’** Board meetings.
- 3) Holding the Residents meetings before the Board meetings will give residents the opportunity to comment on items listed on the next day's Board meeting agenda. The Board meeting agenda will be provided to the community at least 144 hours before the Board meeting. After the first Residents meeting, residents will also have the chance to talk about items discussed in the previous month's Board meeting.



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- 4) For the Residents' Meetings there will be a standing agenda item for each SEPO Club/Committee to update the community.

SEPO CLUB/COMMITTEE REPORTS – These will be standing reports at each Residents meeting. Please notify the SEPO Board Secretary prior to the meeting if you **WILL NOT be presenting a report.**

- a) *Architectural Control Committee (ACC)* – Terry Lacy (or other Committee member)
 - b) *Women's Club* – Marian Young (or substitute)
 - c) *Neighborhood Watch/CERT* – Lenore Combs
 - d) *Sunshine Birding & Nature Club* – Pat Harvey
 - e) *Quilting (Killer Bees)* – Jan Baethke
 - f) *Sunshine Garden Club* – Susanne Ulrich
 - g) *Sunshine Gift & Memorial Club* – Vickie Jones
 - h) *Woodshop* – Jerry Wetherbee
 - i) *Golf Events* –
 - i) Men's Golf League – Rocky Lockwood/Matt Lyne
 - ii) Women's Golf League – Terry DeBackere
 - iii) Special Golf Events/Tournaments (i.e. Good Neighbor Golf Tournament) – Event Chairperson
 - j) *Other Clubs/Activities* (will be added to the agenda, if requested prior to the meeting)
- 5) One additional item that everyone needs to be aware of is the resident '**request to speak**' process (<https://www.sunshinecountryclub.com/speaker-request>), which will also be a standing agenda item. The Board voted to accept and try this process. If it appears this approach isn't working as defined, the Board will revisit it.

RESIDENTS/PUBLIC COMMENT (Speaker Requests) –

Anyone wishing to speak at this meeting needs to fill out a 'Speaker Request Form' available:

- a) At the door as you enter Retzlaff Hall to attend the meeting.
- b) In the SEPO Office.
- c) At the bottom of this newsletter or
- d) At this link (https://2851bf60-6e92-4440-b098-0166b6640e11.usrfiles.com/ugd/2851bf_8a080267cfd74ba3945aebc9b6501198.pdf).

All forms need to be submitted to the SEPO Board Secretary (either in person or via e-mail (sepoboardbeth@gmail.com) **PRIOR TO THE START** of the Residents meeting.

- 6) A SEPO e-mail reminder of this new process will be sent to all prior to the Oct. 11 meeting.

Thank you in advance for being open-minded to this new process.

SEPO Board

SEPO Communications (E-mail, Web site & Newsletter)

I don't know about all of you, but my summer just seemed to fly by. Now it's time to get down to the business of enjoying the warm winters in TX and having fun! Again this year, with everyone's help/input, I will strive to keep you up-to-date on the 'goings on' at Sunshine.



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Let's start off with the Monthly Newsletters. If you don't find something listed in this or future Newsletters concerning an activity or meeting that you have an interest in, you can always refer to this Web site page: <https://www.sunshinecountryclub.com/summary-2021-2022>

I made multiple updates all summer to the Web site (<https://www.sunshinecountryclub.com/>), based on your input. And I don't know how many SEPO e-mails were sent – but it seemed like lots.

There was an issue with an e-mail provider that kept rejecting SEPO e-mails, which meant residents weren't even seeing them in their e-mail boxes. I worked with a couple residents on this 'rejected' list and the e-mail provider and got that resolved. If you ever believe you aren't receiving the SEPO e-mails, please contact me. Also, SEPO e-mails sent are always posted on the Web site (<https://www.sunshinecountryclub.com/email-legend>) within 24 hours after being sent.

Hopefully, these efforts kept everyone informed of what was taking place at Sunshine this past summer even if you weren't physically there. Please call anytime with questions or issues you may have concerning SEPO Communications.

Beth Parrish
SEPO Communications
314-960-6710

SEPO Suggestions / Complaints / Ideas

What is a SEPO Suggestion Box?

The Suggestion Box is used to collect input from our residents to garner an opinion. Certain steps can facilitate your idea. Lead with your solution and make your idea a benefit.

The board completed updating the process (<https://www.sunshinecountryclub.com/suggestion-complaint-idea>) and the form (https://b8c8b5e2-b04d-420e-80cf-df148ee412c3.filesusr.com/ugd/2851bf_963ad8735e664948b909c78734933171.pdf) in July 2021. The form can also be obtained from the SEPO Office.

Thanks for your patience while the board works to update/improve some of your experiences here at Sunshine. Please drop off your **signed** and **dated** Suggestion/Complaint/Idea in the SEPO Office.)

SEPO Board

Women's Club: President's Message

It seems like the summer months just flew by, and it's time to begin the fall and winter activities. Our first meeting is on Friday, October 15, 2021 at 9:00 am in Retzlaff Hall. The doors will be open by 8:30 am. We have coffee, tea, and either doughnuts or apple fritters while we discuss business.

Every woman who resides at the Estates is a member of the Women's Club. There is nothing to join, or any paperwork to fill out. Just come to our meetings, visit with your friends and neighbors, help plan activities, and cast your vote on things that arise. You are under no obligation to participate in the club, but you are welcome.



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A list of all activities/events can be found in the library on the bulletin board. These are also the signup sheets to chair an event or be part of the committee. It takes volunteers to pull off large events. There's planning, decorating, shopping, cleaning up after the event, and having fun. It sounds like a lot of work, but if it's something you enjoy, or are good at, sign up to chair or volunteer. Women's Club Activity Committee Rules/Guidelines were updated a couple years ago and can be on the Web site here: (<https://www.sunshinecountryclub.com/wc-committee-rules>)

We are planning a Mexican Fiesta for our October activity on the 29th. A catered meal will be served, and we are deciding on the entertainment. If you would like to chair this first event, please call Marian Young.

Last week, both of the club's storage sheds received new roofs. The larger shed in back was \$450, and the smaller shed was \$350. The work on the new roofs was done by Rudy's Economy Roofing. Thanks to Lenore Combs for taking a look at the storage sheds and informing the officers of the needed repairs. There is still work to be done on the sheds, and it will be discussed at the upcoming meeting.

Recently, we were informed that Janis McFee has regretfully resigned her position as President. Janis's letter of resignation is below. Also last year, Diane Tewell had to resign her position as Treasurer due to other commitments. Cathy Richmond agreed to take over the duties of Treasurer until we elect new officers early next year. Glenda Wetherbee is our secretary, and I agreed to remain Vice President, and acting President for the remainder of Janis' term. Many thanks to Janis, Diane, Glenda, and Cathy for serving on the board.

I want to encourage all Sunshine ladies to come to our first meeting of the season and see what we're all about. We are a FUN bunch! I'm looking forward to seeing new faces. Call me with any questions or comments.

Marian Young, Acting Women's Club President
719-468-4556

Women's Club: President's Resignation Letter

To My Fellow Executive Officers,

Please accept my resignation as president of the Sunshine Country Club Estates Women's Club. I truly regret having to leave this office, but we have medical issues in our family that make our return very unpredictable.

Marian Young, our vice president, has been carrying out my duties during the pandemic and my absence. She is willing to step into the role of president for the rest of the term. Marian has my blessing and gratitude, as well as the approval of the executive.



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I promise that we are anxious to return as soon as possible, and I will help in every possible way to ensure the success of our Women's Club events.

Regrettably Submitted
Janis McFee

Women's Club: Activities

The 2021-2022 Winter Season Women's Club Activities that were approved by the SEPO Board last spring are listed here and on the Sunshine Web site (<https://www.sunshinecountryclub.com/wc-acty-2021-2022>).

<u>Date</u>	<u>Day</u>	<u>Event (Chairpersons)</u>
10-29-21	Fri	Mexican Fiesta Chair (Marian Young & NEED CHAIRS)
11-11-21	Wed	Veteran's Day (Lenore Combs & Marian Young)
11-21-21	Sun	Goofy Golf Co-chairs (Derek & Janis McFee)
11-25-21	Thu	Thanksgiving Dinner (NEED CHAIRS)
12-03-21	Fri	Craft & Bake Sale (Terry Debackere & Debbie Robins)
12-25-21	Fri	Christmas Dinner (NEED CHAIRS)
01-20-22	Thu	New Homeowners' (Vickie Jones & Sherri Gardner)
02-06-22	Sun	SuperBowl Party (Eileen Anderson & Pam Lacy)
02-25-22	Fri	Casino Night (Roy & Debbie Robins)
03-08-22	Tue	Hillbilly Hog Roast (Carolyn Anderson)

If you would like to volunteer to be on one or more of the Committees, please contact Sue Swidryk or just sign up on the Committee Signup Sheet posted in the SEPO Library.

Sue Swidryk
Women's Club Activities Director

Women's Golf League

The Sunshine Women's Golf would like to extend an invitation to all new homeowners - current residents and any renters to join us on Wed mornings for our women's league. All experience levels welcome. We meet at the pool pavilion 15 minutes prior to tee time. Cost for league is \$25 a yr for members. Try it out - have some fun and meet your Sunshine neighbors!! We look forward to seeing you! League starts Nov 3rd.

Terry DeBackere
Women's Golf League President

Men's Golf League

The Sunshine Men's Golf would like to invite all New Homeowners and current residents and renters to join us on Tuesday mornings in the library at 8:45 am or sign up on the roster posted in the library. All levels of play are welcome. Cost is \$20.00 yearly dues and \$1.00 for Tuesday play, which is paid back to the golfers. Payouts are for low gross, low net as well as closet to the pin on holes selected for that week and \$5.00 for a Hole-In-One, and yes it does happen. So sign up and let's play Golf. For Sept and Oct only



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one tee time is set for 9:00 am and beginning Nov 1 we will start with two tee times, 8:30 am and the later one at 10 am. Any questions please contact Rocky Lockwood or Matt Lyne.

Thanks

Rocky Lockwood

Sunshine Garden Club

We are looking forward to our first "Meet and Greet" evening on November 7, 2021 in the library at 7:00 pm. Main topic will be "Filler, Thriller, Spiller". Finished display will be the door prize.

Each monthly gathering is open to all residents/renters. We will have a main topic, suggested monthly "To Do's" for zone 9 and time for open discussion.

We look forward to seeing you in November.

- Some zone 9 suggestions for October are: Begin planting for cooler weather (sounds good about now), such as dianthus, petunia, pansy. Plant bulbs, like lilies for blooms next spring/summer. Start herbs from seeds like parsley, cilantro, chives, garlic, and sage. Also crops like broccoli, kale, collards, and lettuce.

Happy Gardening,

Susanne Ulrich, Brenda Crothers, Glenna Boardman, Terry DeBackere and Sue Swidryk

Killer Bees Quilters

As of now, the Thursday morning quilting group, The Killer Bees, will continue to meet via Zoom. Contact Jan Baethke if you're interested in joining us each Thursday at 9AM.

Jan Baethke

Friday Night Cards

Please come and join us for cards on Friday night. We play Hand & Foot and Eucher. We set the tables for play at 6:45 and start playing at 7:00 pm. Please come and join us for fun and fellowship. If you have questions, please contact **Mecca Henry** at (469) 766-4245.

Mahjong (Tuesdays & Saturdays)

Come play Mahjong!!!

It's a super fun game offered right here at
Sunshine Country Club Estates!

We meet every **Tuesday at 1:00 pm**
and every **Saturday at 6:30 pm**



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in the SEPO Card Room.

We'd love to teach you how to play.
All are welcome to join us!!

Any questions, please contact **Heidi Dill**
307-272-2440 (text or call)



**Sunshine Neighborhood Watch – CERT Team
(Est. 2008)**
SCCE - Harlingen's premier NW & CERT Team



Lights On -- Lock Up and Look Out for each other!

Sunshine NW-CERT NL October 2021

Lenore J. Combs, Coordinator 956 245 1276 LJCombs44@gmail.com

Dear Friends,

The NW-CERT Team meets every 3rd Monday in Retzlaff Hall at 3pm. October is Fire Prevention Month and we will have an exciting visit with our local Fire Department. We will practice safe COVID precautions.

Since October is Fire Prevention Month, it is time to check out your Fire and Smoke Alarms and your CO2 Alarms. (Many folks change batteries with the DLS Time change which is Sunday 7 November) – but get a head start.

The goal of Fire Prevention Month is to heighten your safety awareness and ensure your home and family are protected. In 1922, the NFPA – National Fire Protection Agency named the second week of October Fire Prevention Week in commemoration of the Great Chicago Fire in 1871.

Today we wish to raise awareness by educating families and communities across the USA and especially here at Sunshine. We encourage parents and loved ones to practice fire prevention and whole home safety – and we also encourage our employees to do so.

This year's campaign is Learn "The Sounds of Fire Safety". Change your batteries, learn how to use a Fire Extinguisher and plan an escape route.

- * 3 out of every 5 home fire deaths resulted from fires in homes with NO working alarms.
- * Less than 50% of homeowners have an "escape route".
- * Carbon Monoxide (CO) is the # 1 cause of accidental poisoning in the US.
- * 60% of consumers do not test their smoke & CO alarms monthly.
- * Just 47% on homeowners have an escape plan.
- * Unattended cooking is the # 1 cause of home fires.

Good practice is to place Fire and CO Alarms on every level of your home, basement too, inside each bedroom, in the hallway and especially the kitchen and garage. Fire Extinguishers should be on every level plus in the kitchen and the garage.



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Learn the Sounds of Fire Safety:

SMOKE ALARMS:

– a continued set of 3 loud beeps (beep beep beep) means smoke – **GET OUT**

CARBON MONOXIDE ALARMS (CO) Alarms:

A continuous set of 4 loud beeps (beep beep beep beep) means CO in your home
Go outside and call 911 and stay out.

- A single chirp every 30 or 60 seconds means low battery – replace it.

Re: an “end of life” alarm – chirping that continues after the battery has been replaced means the alarm must be replaced.

Make sure your Smoke and CO alarms meet the needs of everyone in your home including those with sensory or physical disabilities.

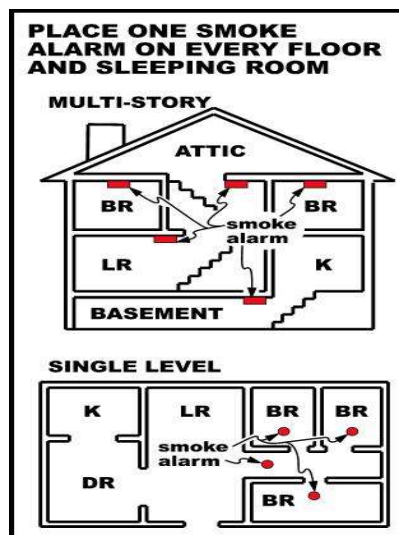
Tips:

Install a bedside alert device that responds to the sound of the smoke and CO alarm.

Use of a low frequency alarm can also wake a sleeping person with a mild to severe hearing loss.

Sleep with your mobility device, glasses and phone close by your bed.

Keep pathways and hallways lit with night lights and free from clutter to make sure you can get out safely. *Hear a Beep – Get on your Feet*



And
Garage

FROM THE EDITOR

Thanks to all who submitted articles for this first edition of the Sunshine 2021-2022 Winter Season Newsletter. Happy Halloween to all this month. And safe travels to those of you heading back down south for the winter. As always, the SEPO Newsletters Guidelines are available on the Web site here: (<https://www.sunshinecountryclub.com/guidelines-sepo-newsletter>).

Beth Parrish

SEPO Newsletter Editor (seponewsletter@gmail.com)

314-960-6710



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Request Procedure for SEPO residents wishing to be heard at “Residents” meetings concerning SEPO Board Meetings Agenda Items

The following are the adopted procedures for SEPO residents wishing to be heard at a “Residents” meeting concerning matters relating to “SEPO Board of Directors” meetings. This will allow the SEPO Board insight into what SEPO residents are concerned/thinking about.

1. Persons wishing to speak at a “Residents” meeting must complete a “Speaker Request Form” (attached at the bottom of this document) and submit it to the Board Secretary, either in person or via e-mail, **prior to the beginning** of the “Residents” meeting. This form shall be used to address Agenda Items from either a prior or upcoming SEPO Board meeting.
2. Each speaker will be allowed up to three minutes to state his or her comments, questions or concerns on either (1) items listed in the upcoming SEPO Board meeting agenda or (2) actions taken in a previous SEPO Board meeting. The speaker’s comments shall be restricted to the subject matter they requested to speak about on his/her request form. No additional time will be granted.
3. While he/she is speaking:
 - a. There will be no debate with the SEPO Board.
 - b. Vulgarity will not be allowed.
 - c. The speaker shall not make any derogatory comments about any person(s).
 - d. The speaker will simply state factually what his/her comments/concerns are.
4. If the person requesting to speak has any materials he/she wants to distribute to the SEPO Board prior to the Residents meeting, it should be given to the Board Secretary along with the Request Form.
5. All comments received during a Residents meeting will become part of the official record of the next SEPO Board meeting minutes.

Cut/Tear Here (Please complete the form below and give to the SEPO Board Secretary) *Cut/Tear Here*

REQUEST TO ADDRESS THE SEPO BOARD AT A RESIDENTS MEETING (Please submit a separate form for each agenda item)

NAME: (Please Print) _____

SUNSHINE ADDRESS: _____

E-MAIL ADDRESS: _____

SUBJECT (include from which SEPO Board Mtg Date & which Agenda Item, if known):

I wish to address the Board in support / opposition (*CIRCLE ONE*)

(Created: 08-31-2021)