

INSIDE SUNSHINE NEWSLETTER

JANUARY 2022



SEPO Board

Happy New Year. I hope everyone is/has been enjoying the holidays. To those of you who have been travelling, welcome back. And to those who are still away, have a safe journey back.

Mark Owen has been appointed and he has accepted the position of Board Treasurer filling the spot left vacant when Mecca Henry resigned. He will maintain this position until the end of Mecca's term, which will be at the next Board election in Feb 2022.

The 2022 SEPO Board Nominating Committee has been hard at work finding candidates to run in the Feb 2022 Board election. There will be three positions to fill – Mark Owen, Lyn Swonger and Tony Tramel. The committee will announce the names of the nominees on Dec 27, 2021.

As we head into the new year, the Board continues to work on multiple items. At the top of the list is our effort concerning **possible changes to our SEPO Covenants and Bylaws**. The proposed documents have been distributed to the entire Board and we plan to meet in early January to review. We are hoping to finish our review in anticipation of residents voting on the changes as part of the Annual Meeting election process on February 15, 2022. If we can get everything prepared for this vote, we anticipate holding several educational-type meetings so residents can ask questions and understand all of the issues prior to casting their votes. *SEPO residents must understand, even if a vote is not called in 2022, or if a vote is called and items do not pass, some of the proposed changes are effective regardless, because they are TX Law, which overrides our governing rules.*

We are also Utilizing Law Firm LADD & THIGPEN, P.C. to develop Rules and Regulations Pertaining to Leasing and Occupancy of Units.

In December we implemented several revisions to our SEPO Policies & Procedures, which include: two formal policies – one dealing with Men's and Women's Golf League play and the other dealing with 'no feeding of ducks on the golf course'. We also updated the Architectural Control Committee policy to conform with process updates made by that committee earlier in 2021.

Please remember, you can provide your comments to the Board about upcoming Board meeting Agenda items or any non-Agenda items at the monthly Residents' meetings (<https://www.sunshinecountryclub.com/mtgs-2021-2022>). The process for doing this is defined here: <https://www.sunshinecountryclub.com/speaker-request>

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The following is a noteworthy event for our Sunshine Community. Please note, the SEPO Board does not, however, endorse any political candidate.

You may have seen that one of our Sunshine Country Club Estates residents has made the local news. The Valley Morning Star newspaper indicated on December 16, 2021, DawnRae Leonard announced her candidacy for City Commissioner of Harlingen District 1. Ms. Leonard lives on Minnesota Street within the corporate limits of the City of Harlingen. Voting for this position is scheduled for May 7, 2022.

**SEPO Board President
Tony Tramel**

SEPO Board Nomination Committee Candidate Announcement

The SEPO Board Nomination Committee, consisting of Cathy Richmond (Chairperson), Jerry Drost, Share Nelson, Kathleen Sanders and Nancy Steele, are pleased to submit the following Candidate names in alphabetic order for the 2022 election of the SEPO Board of Directors. All of the Candidates have been interviewed by one or more Nominating Committee members and were considered by this Committee for nomination based upon their responses to the questions asked of them.

We are pleased to announce the SEPO Residents who met the requirements and are in good standing in the Sunshine Estates Community. We encourage the current Board of Directors to include their names in the 2022ballot. The Nominating Committee will make that motion during the January 2022 Board of Directors Nominations meeting.

Randy Davis
David Fleiner
Mark Owen
Tony Tramel

This list of candidates is currently posted outside the SEPO Office.

**Please contact Cathy Richmond (Chairperson) with any questions
(303)990-2730**

SEPO Communications

Sunshine Web site: As in January of previous years the Sunshine Web site password will be changing to help keep current resident/renter information as private as possible. This change will be made sometime during the hours of 6 PM & 8 PM the evening of Sunday, January 2, 2022. It will take 30-45 minutes to complete this process. If you are attempting to access the Residents' section of the Web site during this timeframe some pages may require the old Password while others may require the new Password. I will be sending an e-mail to the community on Saturday, Jan 1, 2022 with the new Password so you are prepared when the update is made. Thanks in advance for your patience with this process.

SEPO Directories: To keep all Resident & Renter directories up-to-date, please ensure you inform the Office whenever there are changes to your information. Valerie and I work hard to keep her office files

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and the Web site files in sync. I do, however, only update the Web site once or twice a month due to the effort it takes to do so.

Beth Parrish
SEPO Communications
314-960-6710

Women's Club: From the President

We are halfway through the 21-22 season, and to date we have managed to successfully complete all the planned events. The Craft and Bake Sale, chaired by Terry DeBackere, was a huge success and we made over a \$1000. Thanks to everyone who worked so hard to make it a success, and to all who contributed and purchased.

During the December meeting, Pam Davis suggested we revive the Monthly Breakfast we put on several years ago. Pam will meet with some volunteers to finalize plans. The first Breakfast is set for some time in January. The initial idea was to have breakfast tacos. More information will be coming soon.

We have an event in March but have no one to chair the event. If anyone is interested in chairing the Hog roast, give me a call. The theme is Hillbilly Hog Roast, but the new chairwoman can change the theme if they wish. If we don't get a chair, we will still put on another event in its place. This event is scheduled for Tuesday, March 8, 2022.

Coming up in January is the New Homeowners Party, chaired by Vickie Jones and Sherri Gardner. Vickie gave a brief report on the plans for the party at the December meeting, and said we have 104 new residents. Keep the date open for Thursday, January 20, 2022.

On Tuesday, January 18, 2022, we will have Movie Night and show the history of Sunshine Country Club Estates. We will serve popcorn, and the movie/slide show is free to all residents. We will also have ice cream bars available for one dollar! The movie night starts at 6:00 pm.

Many thanks to everyone for giving your time, signing up to work at the events, and attending the meetings. Our next Women's Club meeting is on Friday, January 21, 2022. We will have coffee and apple fritters.

Marian Young, President
719-468-4556

Sunshine Garden Club

How would you like to save money on your plant purchases? We are planning to show you how by propagating. Propagating can be a fun and simple process by which new plants grow from a variety of sources: by seeds, division and cuttings to name a few.

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Our focus will be on cactus and succulents.

Come join us, Tuesday, January 11th, at 7pm in the library.

January could be the month we need to be ready to cover tender plants to minimize cold damage. Continue to plant cool weather herbs and flowers.

Merry Christmas and Happy New Year,
Brenda, Sue, Terry, Glenna, Susanne

Sunshine Birding and Nature Club

The Club is planning its annual field trip and some trees to plant with the funds from Gerri and David Preter. Please consider joining us at our next meeting. The meeting will be held in the Library on January 3, 2022, at 7:00pm.

Anyone who is interested in the flora and fauna of the Estates is welcome!

Debi Warner
President

The Killer Bees

After the first of the year The Killer Bees will be having a couple of sewing projects where we will again meet at 9AM in Retzlaff Hall. Y'all know "the drill"...Do what you need to do to feel safe, social distance for sure, and wear your mask IF you prefer to be inside using one. On January 13th, Debi Robins will show us an easy way to sew a curved quilt block; and on February 10th, Jan Baethke will guide us in doing Mile A Minute using up all of our scraps to "make Fabric"! On these "Sew Days" we bring sewing machines and BSS (basic sewing supplies) AND your lunch (or run to Subway for a sandwich)...and we sew into the early afternoon. December 30th and January 6th we'll still meet in the Pavillion at 10:30AM. Come and check out this "Not Your Grandma's Quilting Group" that is affiliated with The Rio Grande Quilt Guild. ALSO...**Save The Dates:** February 18th and 19th is the Quilt Show by the RGVQG in The Convention Center on South Padre Island! Any questions on our Thursday meetings, do contact Jan Baethke.

Woodworkers Club

Shop cleanup will continue to be the first Tuesday of the month at 8:00 am. Thanks to Cathy Chajec for organizing and supervising that necessity. The cleanup only takes about an hour if enough people show up to help.

If you are new to the community and wish to use the woodshop, you must attend an orientation session prior to be given access to the shop. Contact John Chajec (icsayjack@gmail.com) to get your name on the list for the next orientation.

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Woodworkers Club meetings are the second and fourth Friday of the month at 1:00 pm. While the meetings last season were held in the Pavilion or virtually, we are beginning to hold the meetings in the woodshop.

There will be additional Monitor Refresher Courses offered as more people return for the season.

At the last meeting, the woodworkers club nominated and elected officers for 2022. The slate of new officers are:

President	Chuck McEvoy
Vice President	Kelly Kennedy
Secretary	Nancy Lyne
Treasurer	Cathy Chajec

Jerry Wetherbee

Monday Night Bible Study and Movie Group

Please note - this will not be taking place this winter season.

Warren Hertel

Stained Glass

Stained Glass class will resume on Thursday the 6th of January from 6:30 to 8:30 p.m. in the woodshop. You will need your gate opener to enter the storage area gate. The class is open to all residents and all skill levels. We will supply your first project materials, tools and instruction. If you have never done stained glass before, come on out to the shop and check it out. Seasoned artists are also welcome to work on your own projects. We have a good time, get to know one another and share ideas and skills. For further information, please call Cathy Chajec at 708-280-8910. We look forward to seeing you.

Monday Night Euchre

Monday night Euchre will start on Monday, Jan 3rd 7 pm, in the card room. Everyone is welcome to enjoy a night of fun and fellowship for one whole dollar and numerous dimes (euchres). Questions, call John Chajec 708-280-8940.

Pegs and Jokers

Pegs and Jokers play will begin January 8th and will be hosted by Jim and Sue Clifton and Chuck and Vera McEvoy. This is a North American race game for four, six or eight players, using playing-cards to move pegs around a board.

Pegs and Jokers is a partnership game played with standard playing-cards on boards that are generally home-made. It allows extra scope for strategy by giving players a choice of cards to play. Each player has five pegs, and the winners are the first team to move all their pegs from their START area to their HOME areas.

Whether you are an experienced player or a new player come out and enjoy the fun. You don't need a partner. We will work out the details.

Chuck McEvoy

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



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

Newsletter – January 2022

**Lenore J. Combs, Coordinator 956 245 1276 LJCombs44@gmail.com
Officers Bravo and Moreno, NW HPD District Representatives**

Dear NW- CERT Volunteers, Residents and Friends,
Seasons Greetings, Happy Holidays, Merry Christmas and a special Happy, healthy New Year.

Your Neighborhood Watch meets monthly –
3rd Monday of every month – Retz Hall 3pm

This is an open meeting and we welcome your constructive input.

We wish to get as many helpful opinions as possible. You matter. Sunshine matters. If you cannot attend, please send me your 2 Cents. Put Neighborhood Watch on your New Year's resolution!

We could use a few more volunteers for our various projects. A thorough, quality orientation is always available. This program is for all Sunshine residents so don't miss your opportunity to get involved – we are the "eyes and ears" of Sunshine.

Neighborhood Watch programs help keep neighborhoods and communities safe. Have you noticed the amount of crime in here? Well, it did not happen overnight. We have a well-established crime prevention program and you are the reason. The Bad Guys know not to mess with us. It did not happen overnight! You are responsible for this phenomenon. Together with the Harlingen and Combes PD we learn how to protect ourselves and our homes. We have a greater sense of security and it even improves our property's value. Don't mess with success. Let's continue the tradition. Crime prevention programs require organization and good communication with our neighbors. The Police work in partnership to teach us these skills.

You may wonder – Sunshine is a quiet little spot – is our NW just a waste of time and resources? Well, there are other benefits. A NW helps the community come together and we learn to work together for the health and well-being of a safe neighborhood. This kind of ownership is important – we form bonds of community and friendship for a common good.

So, the rest of the story..... It is very beneficial to have a NW here. It is not a difficult project. Crime Prevention – we do more than fight crime – we prevent it. By going thru training and program operations - but crimefighting is not the only thing. Emergency Services (of sorts) is another function. What about CERT and First Aid? – for instance – a resident experiencing a situation where they need an ambulance (are you a "Be-A Buddy")? Do you know about the emergency flashing RED light by our Front Gate? What about inclement weather, flooding, gas smells etc.? What do you do if the Lift Station siren is sounding - if and the red light is flashing? We have an AED – do you know how to use it or where it is kept? A severe cardiac event needs assistance now! We have 3 STOP-THE-BLEED bags. Are you aware that in less than ten minutes with severe bleeding you can bleed out?

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Send me your 2 cents or better yet – show up and we can have coffee & cookies. Your 2 cents and help matters.

Next meeting: Monday 17 January 2021 3pm Retzlaff (see ya)

FROM THE EDITOR

Happy New Year to everyone. Thanks for submitting your articles for this Newsletter to keep the community informed of upcoming events. SEPO Newsletters Guidelines can be found here: (<https://www.sunshinecountryclub.com/guidelines-sepo-newsletter>).

Beth Parrish

SEPO Newsletter Editor

E-Mail: (seponewsletter@gmail.com)

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