



# August 2023

# Garden Whisper

**Florence Gardens Mobile Home Association**  
3830 N Florence Blvd., Florence, AZ 85132-8346

<b>Manager</b>	Yasmin Rodriguez	<a href="mailto:yrodriguez@hoamco.com">yrodriguez@hoamco.com</a>
<b>Admin. Assistant</b>	Juanita Limon	<a href="mailto:jlimon@hoamco.com">jlimon@hoamco.com</a>
<b>Association Assistant</b>	Katy Chehovits	<a href="mailto:kchehovits@hoamco.com">kchehovits@hoamco.com</a>
<b>Maintenance Lead</b>	David Donohew	
<b>Facilities Assistant</b>	Austra Green	

**Town of Florence Police Non-Emergency: 520-868-7681**

Office Hours  
Monday-Friday  
9:00 AM - 4:00 PM

**Main Office:**  
520-868-4770

**Fax:**  
520-253-3034

**Community Web-**  
**site:**  
[www.fgmha.com](http://www.fgmha.com)

**Deadline for  
submitting  
Newsletter items  
August 23, 2023**

*Anything turned in after  
that will be included in the  
next month's newsletter.*

Please submit articles  
directly to the Office by  
flash drive or email to  
[info@fgmha.org](mailto:info@fgmha.org)

## Florence Gardens Board of Directors

<b>President</b>	Cherylle Arends	402-843-6550	<a href="mailto:cherylle.a@fgmha.org">cherylle.a@fgmha.org</a>
<b>Vice President</b>	Betty Sayne	513-578-5924	<a href="mailto:betty.s@fgmha.org">betty.s@fgmha.org</a>
<b>Treasurer</b>	Bill Rimmer	520-472-9308	<a href="mailto:bill.r@fgmha.org">bill.r@fgmha.org</a>
<b>Secretary</b>	Dave Larson	763-458-1338	<a href="mailto:dave.l@fgmha.org">dave.l@fgmha.org</a>
<b>Director</b>	David Neese	563-320-1367	<a href="mailto:david.n@fgmha.org">david.n@fgmha.org</a>
<b>Director</b>	Tim Lee	701-317-2770	<a href="mailto:tim.l@fgmha.org">tim.l@fgmha.org</a>
<b>Director</b>	Gary Johnson	651-983-8108	<a href="mailto:gary.j@fgmha.org">gary.j@fgmha.org</a>

### Board Meeting

No meeting in

August

## Presidents Letter

Whew!! Arizona is breaking heat records this summer and so far, rain in our area is really lacking. The humidity has risen and there are some forecasts that maybe the monsoons will soon make an appearance.

Normal weekly activities have continued – the 4<sup>th</sup> of July (on the 5<sup>th</sup>) Share a Dish with a sing-along provided by the Five Park Singers was well attended. Everyone was really decked out in their patriotic colors and there was a huge amount of food to choose from. A good time was had by all.

A well-attended meeting was held with the Police Department to address concerns and issues in Florence Gardens. There were some new town rules and state statutes that were brought to our attention. And there were comments asking why this was happening in the summer. As was mentioned by Yasmin's Manager Report in the June Garden Whisper, "based on our recent HOPA affidavits sent out and returned, we have learned that **half** of our members stay in Florence for the summer and half go back home to cooler weather". There are plans to continue this type of meeting on a year-round basis.

Another issue that continues to come up at Board meetings is lawsuits that Florence Gardens is and has been involved in. I would refer you back to my March letter in the Garden Talk that presented facts pertaining to insurance and attorney costs due to lawsuits.

1. The insurance premium in 2019 = \$31,674, in 2020 = \$38,859, in 2021 = \$41,234, and in 2022 = 49,934. The insurance premium has increased significantly throughout the years. One of the major changes that took place in 2022 was the Association lost the umbrella for the D & O coverage and any claim will cost a deductible of \$10,000 per claim.
2. Legal fees paid in 2021 = \$14,223.37, in 2022 = \$17,411.19. and so far as of 06/30/2023 = \$16,095.37. Legal fees incur for either two reasons one: a homeowner needs to be sent a cease and desist for violation of the CC&Rs or two: a legal opinion and/or correspondence from our attorney is needed either due to clarification or letters from owners harassing and threatening to sue the Association.
3. We are currently working on putting together a detailed report on lawsuits that go back farther than 2018. In 2018 Florence Gardens was sued and the settlement by court order is sealed. In 2019 Florence Gardens was sued by Keith & Kathy Campbell and this is still an active lawsuit and we will post updates on it once our attorney gets us an update. In 2021 Florence Gardens was sued by Casita Hermosa and this lawsuit at this current time is stale.

Update to item 3 – we have not been able to find much to add prior to 2018. Studying what is available online from court records largely reveals Florence Gardens entering litigation against home owners for compliance or not paying assessments. There will be a Board workshop in September that we would like to invite everyone to attend. The agenda item will be possible future changes to CC&Rs and Bylaws. The exact date will be posted on the September Garden Talk. We penciled in the calendar on September 12, 2023 at 10 am and will confirm next month.

One final issue that I feel there is a need to address is events involving alcohol – our members are great at following BYOB rules as they are required under Arizona Statute. We need to continue this because if there is a violation, we will lose those privileges without much hope of ever having anything in the future.

The application for a BYOB exemption (which deals with events held in Florence Gardens common areas) is very clearly spelled out as to hours and amounts of alcohol as well as who can attend. It is not a public event – it is for Florence Gardens members and their guests.

If you are planning such an event, you need to fill out an application with the office and it must be stated if alcohol will be involved. If you have more questions, please contact Yasmin.

I know this got rather long, but I want you to know we love your input, if you ever hear anything that doesn't come from us, and you have a question or would like clarification, please feel free to call me or email me. Our Board is working and trying their very hardest to be transparent and communicative to all our owners and keep you all informed! Thank you for your time and LET IT RAIN.

Cherylle Arends,

Board President for FGMHA

402-843-6550

[Cherylle.a@fgmha.org](mailto:Cherylle.a@fgmha.org)

# A MESSAGE FROM YOUR MANAGER

Where is the rain? As I write this I looked out of my office window and it is dark out, we will see if rain shows up!

- We had the meeting with the Town of Florence Police and were made aware of a change that they will be enforcing here soon. The subject of street legal golf carts was one of the topics that was brought up at the meeting last Wednesday July 12th, with the Town of Florence Police Department. Here are some things to keep in mind to make sure your golf cart is street legal, and complies with Arizona laws.
- To make a golf cart street legal it does need to be registered as a low-speed vehicle with the Motor Vehicle Department. It also needs to have these specific equipment items:
  - Horn
  - Headlights (working)
  - Taillights (working)
  - Brake lights (working)
- There are also a few laws to keep in mind when out and about. A valid drivers license is needed as well as proof of registration and insurance. You cannot travel at a speed higher than 25 mph. You can only drive on roads with posted speed limits of 35 mph or less. Golf cart drivers must adhere to the same road rules and traffic laws as other drivers. If you have any questions, please contact the Town of Florence Police Department at (520) 868-7681. Commander Caldwell has informed us that there will be a 90 day education period where they will be giving out warnings to drivers who do not comply with these requirements.
- They also mentioned the Police Department has two programs within their department. One is the “See Something Say Something” is an on-going program of the Florence Police Department whereby its citizens get involved in reporting suspicions and criminal activity to police to help abate and quell criminal activity and look out for each other in the community. So, if you see something, SAY SOMETHING. Call 911 or the Florence Police Department non-emergency line (520) 868-7681
- The Florence Police Department also has a wonderful volunteer program geared for anyone of any age to volunteer their time and talent to help keep the Town of Florence safe. The Support Services Manager, Mirela Borsan and her assistant coordinator, Sergeant Cody Linderoth can provide any further information that is needed about the program. They can be reached at (520) 868-7681. Below is a link for information on the Town of Florence website, along with the link for the volunteer application.
  - <https://www.florenceaz.gov/fpd-volunteer-application/>
  - <https://www.florenceaz.gov/police/volunteers/>
- Please remember solicitors are not allowed here in Florence Gardens. If you see a solicitor or suspicious vehicle around the park, please try to get as much information as you can and please call the police.
- The Senior Center in Florence has a lock box program for emergency personnel to be able to access your home in case of an emergency and you are home alone causing no damage to your property to enter. Lock box sign-up/information is located at the Florence Senior Center. The applicant will be informed there on what to do. They can contact Tonya Jaquette at 520-868-7626 for further information.
- We will be scheduling another meeting with the Police Department in the winter and they were also invited to stop in at Saturday morning coffee meetings from time to time to say Hello to our members.
- I hope you all are having a wonderful summer, if you ever have any questions, comments, suggestions, or want to chat come in and see me, send me an email or give me a call.

Yasmin Rodriguez

Association Manager

520-868-4770

yrodriguez@hoamco.com



Search “Florence Gardens Mobile Home Association” group!

## Annual Meeting Committee

Happy August from the “hot” weather in Florence – July 21, 2023. By the time you get the August Garden Whisper, we hope to have had some rain!!!

This is a reminder that the Annual Meeting Committee is in need of two items:

- 1) Additional committee members
- 2) Ideas for the February 2024 meeting

To join the committee, you may get a membership form from the Clubhouse if you are here or from the FGMHA website – under Documents and Forms.

Please consider participating in this committee – It is fun and short term compared to several other committees.

If you have questions, you may contact me via email, text or phone.

Thank you for considering becoming a member of the 2024 Annual Meeting Committee.

Judy Parsons, Annual Meeting Committee Chair

judydennisp@gmail.com – phone: 520-975-4120



## Neighbors Helping Neighbors

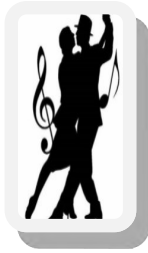
The old men of Neighbors Helping Neighbors are still in business. Some new volunteers have arrived, and we hope to be providing service to the park for the foreseeable future. What we do is show up and perform unskilled assistance to neighbors who need to move a piece of furniture. We are not bonded, insured, certified, or compensated – but are happy to help, within the scope of our abilities. This said, we’re not the crew you want if you’re showing up with a moving van, or want to deal with something exceedingly heavy like a piano or large sleeper couch. If you have a big job that requires professional help, we recommend you take a look at Craig’s List. Anyone looking for help is invited to call Mike Shevock at (603) 531-3320. Hopefully, your job doesn’t have to be done immediately, as we need to schedule it when enough of us are not at the doctor’s office or physical therapy. Also, in spite of numerous inquiries and requests, we have no plans of coming out with a Chippendale’s style calendar with beefcake pictures of our star lifters. Should this change, there will be an announcement in the Garden Talk.



## Activities Committee

No Meeting in August

Next Meeting September 12th



## Architectural Committee

August 21, 2023 @ 8:45 am  
In the Conference Room



## Building Operations Committee

No meeting in August.



# Florence Gardens COMMITTEES

All members are invited to attend

## Decorating Committee

No meeting in August.



## Documents Committee

No scheduled meetings for August. Please check the weekly reminders for any revisions. There will also be postings on the Clubhouse Bulletin Boards if a meeting is scheduled.

Thank you.  
Judy Parsons, Documents Committee Chair

## Finance Committee

August 28, 2023 @ 11:00 am  
In the Conference Room



## Gardening & Landscaping Committee

No meeting in August 2023

Gardening & Landscaping Committee's tip: you can use cinnamon in your garden! Cinnamon acts like a rooting powder. It also chases many furry creatures away. It chases away ants and mosquitoes. Cinnamon protects plants from rust. It improves soil fertility and plant health.

Happy gardening

# THANK YOU!

FOR VOLUNTEERING

## Welcoming Committee

No Meetings scheduled for August However, IF YOU are a new resident and have requested a visit and it has not yet happened, please contact the office or call/text/email me. We generally have 3 to 4 committee members here during the summer months, so a day and time could be scheduled.

Thank you.

Judy Parsons, Welcoming Committee Chair

520-975-4120 judydennisp@gmail.com

## Volunteer of the Month

Tom Ogden

We would like to nominate Tom Ogden as FG volunteer of the month. Every Saturday morning, without fail, Tom gets up at the crack of dawn and drives to Safeway to pick up donuts for Saturday morning coffee. We want him to know how much we appreciate him! Thank you very much.

Nominated by the Saturday morning coffee crowd.



Thank you

## Committee Members Needed!!

Calling all Florence Gardens Members:

We are needing members for the following committees.

Finance

Maintenance

You can come by the office for the Application for Committee Membership.

Help make a difference in your community.



## Florence CERT Program

The Florence CERT program is looking for volunteers from Florence Gardens to help out with their program. Email Mike Scherm for more information at [florencecert@florenceaz.gov](mailto:florencecert@florenceaz.gov)

The Community Emergency Response Team (CERT) program is an all-risk, all-hazard training.

In the CERT training, citizens learn to:

manage utilities and put out small fires,

treat the three medical killers by opening airways, controlling bleeding, and treating for shock,

provide basic medical aid,

search for and rescue victims safely,

organize themselves and spontaneous volunteers to be effective,

and collect disaster intelligence to support first responder efforts.



## Annex Display Case

We are currently letting our members display their artwork in our display case in the Annex. You will have two months to have your items up.

If you are interested in showing off your work just come by the office and we will help you show off your items.

There are two shelves of space available.



# FLORENCE GARDENS

## CRAFTS AND MORE SHOW

We are having our first show on October 21st. Sign up for tables begin July 3rd at the Florence Garden office.

Table will be \$10.00 each. Hurry and get your table, only 25 tables available.

Questions contact:

Diana Kohlerman 541-660-2807

Susan Weaver 503-710-8371

# Sunday Worship Service

John L. Compton, Chaplain  
5429 W. Victory Way  
Florence, AZ 85132

chapjohn2004@msn.com  
505-306-8139



Start your day with  
"Say the Word, Ruidoso"  
with John & Shirley Compton  
6:00AM every morning (Facebook)

Every Sunday 9am to 10am

Beginning May 7 thru October 29

Florence Gardens Clubhouse



Five Parks Travel Club is currently booking cabins for 2 cruises! The 1<sup>st</sup> is the Carnival Spirit-a 7-day cruise to Alaska leaving Seattle on July 16, 2024. The 2<sup>nd</sup> cruise is on Norwegian Cruise Line's Pearl-a 14-day cruise to the Caribbean leaving Miami on January 3, 2025. If you are single, try to find a roommate to split the costs, or we can try to find a roommate for you. There are 22 people already signed up for Alaska, & we have 15 booked on the Pearl. We will be having meetings to discuss prices, excursions, shuttles, hotels...Next meeting is 8/29—6:00-8:00 @ the Florence Gardens clubhouse. Call Ronda Varner—425-280-5474 for more information.



## FREE EVENT

**Classic ROCK 'n ROLL Music**  
**Featuring all the Original Artists.**

SING ALONG to the real words you never understood



Or just MUNCH, Dance & see  
if you can "name that artist!"



**OPTIONAL**

**SHARE A DISH MEAL**

(Bring your own place setting & non-alcoholic beverage)

**1st & 3rd Tuesdays of every month in FG Annex**

**Munching Starts at 4:15 – Program starts at 4:45**

**Hosts – Steve and Jeri Mertes - 480-200-2128 \*\*\***

**\*\*\* WEATHER WATCH: Event may be cancelled due to extreme summer heat or monsoon warnings. Call for recorded message.**

# Florence Gardens Improvements

The Gardens Café sign in the Clubhouse

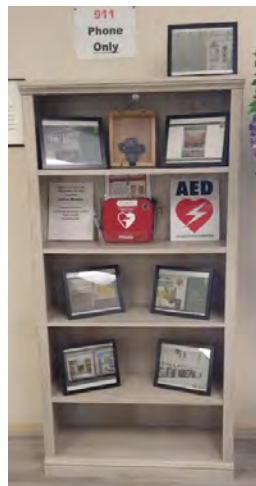
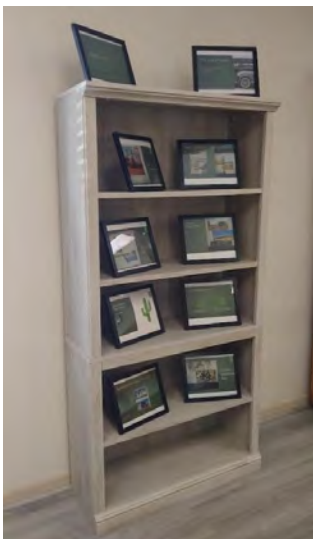
Before



After



## Annex building improvements





*Remember, we collect for the  
White Elephant Sale all year.*



*Please label the box "Fragile" if it applies. Label boxes that have  
Christmas and Thanksgiving items in them.*

*Sorry, but we cannot take mattresses, box springs, hide-a-beds, clothes,  
shoes, large appliances, TV's or their components. Everything electrical must  
be in working condition. Furniture must be in decent condition. It is a HUGE  
help and appreciated if the Sizes are marked on the bedding, table clothes and  
curtains.*

*Reminder We can store more items if they are packed in boxes with  
folding top or in totes, though we know this is not always possible.*

*If your furniture is not in decent condition, you can schedule Bulk Trash  
Pickup for the 2<sup>nd</sup> Monday of each month.*

*[www.florenceaz.gov/bulktrash](http://www.florenceaz.gov/bulktrash)*

*We are very appreciative for all your donations and help.*

*To have your donations put in storage call:*

*Sue Osłowski 520-307-0539 or Lew Dawley 425-328-8090*

*Bill Kohlerman 541-761-0256*

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### *WANTED and NEEDED*

*Volunteers to help occasionally pick up and put the donations in  
Storage.*

*We need some younger helpers.*

*(Helps if you have access to a truck or trailer or just work with  
someone that does.)*



**Coffee and Donuts  
before Board  
meeting canceled  
for August**

**coffee &  
donuts**

Join us for Share A Dish  
Wednesdays in the  
Clubhouse  
All Summer  
4pm to 6pm



**WANTED:  
BINGO PLAYERS**

**WHEN: FRIDAY NIGHTS**

**WHERE: FLORENCE GARDENS  
CLUBHOUSE**

**CARD SALES START AT 6:00 PM AND END  
AT 6:55 PM. GAMES BEGIN AT 7:00 PM.  
MUST BE 18 OR OVER TO PLAY AND NO  
ALCOHOL IS ALLOWED.**

**PLEASE .... NO BILLS OVER \$10.00.**

FLORENCE GARDENS  
SATURDAY MORNING

**COFFEE  
AND DONUTS**



We start at 7:00 am with announcements at 8:00 am.



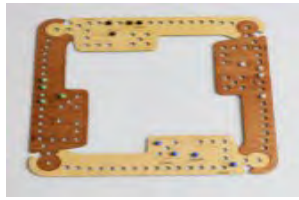
**MONDAYS in the CLUB HOUSE from 4 PM to 6  
PM**

We are allowed to bring snacks to share.  
REMEMBER- BYOB rules continue to apply.  
For more information contact Mike Fenton 507-279-8443



**Thursdays at 12:45pm PM in the Annex**

Have Questions? Please call  
Sandy Burrow: 480-688-6732  
Nancy Stanton: 206-979-7175  
Or Dana Jefferson: 520-631-0208



**Pegs & Jokers**

**Tues. @ 1pm at the Annex**  
**Questions call Diane Clein**  
**206-427-1262**



**Buck and a Half**

**Saturdays @ 6:30pm to 9:00pm**

**In the FG Annex**

For more info contact  
Vera Schell (520)483-3172 or Donna Pete (253) 867-5658

## **Florence Gardens BUNCO**

Join us for BUNCO!  
1st Monday of Every Month  
Be there at 6:15pm,  
play time starts at 6:30pm



Cost is \$6.00

Cash prizes!

Location is FG Clubhouse

If you would like to join us, call

Gaye Lewis

480-993-8757



**Game "65"**

**Wednesdays 1pm to 3:30pm**

**In the Annex**

*Have Questions?*

*Please call*

*Nancy Stanton: 206-979-7175*  
*Or Dana Jefferson: 520-631-0208*



Come and join us, Thursday  
Nights at 6:30 PM in the  
Annex to play Wizard. This is  
a card game that is easy to  
learn.

**Cost is \$.50**

**Everyone Is Welcome!**

Contact Carol Byars @

701-367-0572 for more info.



**Shanghai**

Florence Gardens  
Annex

Monday, Tuesday, Thursday

6:30 pm—9:00 pm

Year Round Event

Bring your quarters

For more information contact  
Donna Pete @ (253) 861-5658



**Everyone Welcome!**

**WHEN: Monday - Friday**

**TIME: 7:30-8:00 AM**

**WHERE: Annex**

For more information,  
contact Carol Byars @  
701-367-0572



# WATER AEROBICS

Come Join us!

Men and Women Welcome  
Water Aerobics using Billie Jo's  
"Wet and Wonderful" CD

When: M/T/Th/F

Time: 10am to 11am

Where: Lap Pool

For more information contact  
Marybeth Uran @ (715)222-9713

# WATER EXERCISE

USING BARS AND WATER  
WEIGHTS

**WHEN: Mon - Fri**

**TIME: 8:30 AM (Summer)  
9:00 AM (Winter)**

**WHERE: Big Pool**

**Please Join Us!**



For more info,  
contact  
Bobbie  
Schmisk  
520-709-2527

## Swimmercise

Florence Gardens Main Pool

8:00am - 9:00am

Year Round Event

For more information

Contact

Donna Pete @ (253)861-5658



# Churches In The Area



## **Central Community Church of God**

596 W Vah Ki Inn Rd. Coolidge

Pastor Larry Rice

Sunday Service 10:00 am

Wednesday Service 7:00 pm

## **Florence First Assembly of God**

South of the "Y", Florence 868-4221

Rev. Steve Williams

Sunday School 9:30 am / Sunday Morning Worship 10:30 am

Sunday Evening Worship 6:30 pm

Wednesday Bible Study 6:30 pm

## **Calvary Chapel Coolidge**

1920 W. Vah Ki Inn Rd., Coolidge, AZ 85132

Pastor Brad Jensen

Sunday Service 9:30 am

Prayer—Sundays @ 9:00 am

[www.calvarycoolidgechurch.com](http://www.calvarycoolidgechurch.com)

## **Union Baptist Church**

640 E. 1st St. (at Phoenix St.),

Florence (also PO Box 2865) 868-4772

Pastor Donald Woolridge, 520-560-9159

Sunday School 10:30 am

Sunday Service 11:00 am

## **Florence Baptist Church**

30 N. Willow, Florence 868-1728

Pastor Matthew & Edie Echols

Sunday School 9:00 am

Sunday Morning Worship 10:00 am

Sunday Evening Worship and Praise 6:00 pm

Wednesday Prayer and Bible Study 6:00 pm

[www.florencebaptistchurch.com](http://www.florencebaptistchurch.com)

## **Desert Hope Presbyterian Church**

225 E Butte Ave., Florence 868-5834

Rev. John Johnson

Worship Services 10:00 am

Fellowship time to follow

## **Church of Jesus Christ of Latter Day Saints**

(First Ward) Office Phone 868-4048

85 W Van Haren Ave., Florence, AZ 85132

(1st building just south of the Florence High School

Bishop: Preston Dees

First Counselor: Ben Cook 480-202-2180

Second Counselor: Cody Carpenter 520-251-1551

Sunday Sacrament Meeting 9:00 am

Sunday School and Primary Meeting 11:30 am

## **Assumption of the Blessed Virgin Mary Roman Catholic Parish**

221 E. 8th St., Florence (520)868-5940 Tues to Fri 11am to 4pm

Father Mark Stein, Pastor Saturday Mass 5:00 pm

Sunday Mass 7:30 am and 9:30 am

Weekday Masses Monday thru Friday 7:30am

Holy Day Mass - check with church for times

## **St. Michael's Episcopal Church**

800 W. Vah Ki Inn Rd., Coolidge

723-3845 The Fr. Philip Stowell

Sunday School 9:00 am/ Church Services 10:00 am

## **Christ Lutheran Church**

615 Vah Ki Inn Rd., Coolidge 723-7428

Pastor Mark Hoffman

Service at 9:00 am Sunday

## **Gila River Chapel Church**

Services in Caliente Clubhouse

3543 N Caliente Blvd.

Begins: First Sunday in November 9:00 am

## **Spirit of Joy United Methodist Church**

392 W. Roosevelt Ave., Coolidge 602-619-0233

Pastor Tracy Perry Sunday Services 9:30 am

## **First Southern Baptist Church of Florence**

355 S Main Street, Florence 858-663-4439

Pastor Justin Warren

Tuesday Ladies Bible Study 9:30 am

Thursday Morning Hospitality @ 9am / Bible Study @ 930 am

Worship Service 10—11 am

Sunday Bible Study 9:45 am

## **Multi-Denominational Services**

5 miles south of Florence on Hwy 79

Ministering: Richard and Deborah Murphy

Sunday Services 9:30 am

## **Christ the Victor Lutheran Church**

1 mile East of Hunt Highway on Arizona Farms Road

In the former 84 Lumber Complex.

Sunday Service 8:00 a.m. and 9:30 a.m.

Pastor Mark Chase Phone (520)723-4220

Website [www.christthevictor.net](http://www.christthevictor.net)

## **Fairhaven Baptist Church**

7886 E. Highway 287, Coolidge

Pastor Jeff Gatten 723-1837

Sunday School @10:00 am

Sunday Morning Service @ 11:00 am

Sunday Evening Service @ 5:30 pm

Wednesday Evening Service @ 7:00 pm

## Dads For Boys Ranch

*"Mentoring the Fatherless and  
Helping Single Moms"*  
Charitable Donations USA

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Etc.  
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Donations*

Website: [www.dadsforboys.org](http://www.dadsforboys.org)  
AZ Representative  
Al Pyle  
PO Box 302  
Florence, AZ 85132  
Phone: (520)251-3315

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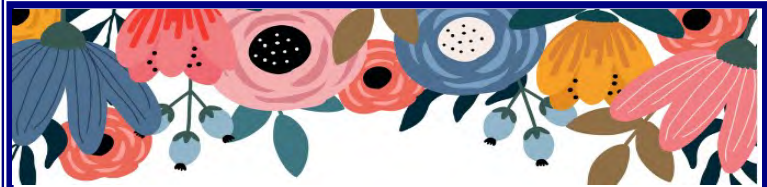
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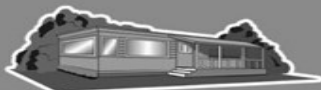
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Gaye Lewis, Realtor  
Team Leader  
480-993-8757  
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204/206 E Saguaro  
223 E Mesa Dr  
3520 N Yucca Ln  
307 E Washington  
509 E Palo Verde  
212 E Gila Dr  
125/127 E Gila Dr  
315 E Saguaro Dr  
222/224 N Saguaro  
223 E Mesa Dr  
3723 N South Dakota  
222/224 E Palo Verde  
3714 N Montana Ave  
3730 N Ohio  
3821 N Montana Ave  
3616 N Michigan



214 E Saguaro  
3919 N Lancaster Circle  
3600 N North Dakota - Land Only  
3818 N Indiana (2 Lots) - Land Only

## Pending Sales

102-104 E Barrel Cactus  
3.301 Acres-Robin Rd/E La Paz Rd, Maricopa  
3733 N Ohio  
3705 N Minnesota

## Buyers Purchased

3700 N Florence Blvd	716 E California Blvd
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\$45,000	\$4,500	\$22,500	\$9,000	\$100,000	\$1,000	\$1,000	\$272
\$55,000	\$5,500	\$27,500	\$11,000	\$100,000	\$1,000	\$1,000	\$303
\$65,000	\$6,500	\$32,500	\$13,000	\$100,000	\$1,000	\$1,000	\$337
\$75,000	\$7,500	\$37,500	\$15,000	\$100,000	\$1,000	\$1,000	\$364
\$85,000	\$8,500	\$42,500	\$17,000	\$100,000	\$1,000	\$1,000	\$390
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	<b>SOLD</b>	811 E WASHINGTON ST.	\$325,900	Golf Course lot. Absolutely beautiful home - Full furnished! 2 bedrooms, 2 baths with 2 Den! Beautiful screened in patio area to entertain. Large shed/shop.
	<b>SOLD</b>	3808 N MONTANA AVE.	\$239,000	Furnished 3 bedroom, 2 bath home with large 2 sheds & beautiful back Pergola area to entertain!
	<b>SOLD</b>	3612 N KANSAS AVE	\$224,900	Beautiful remodeled 2 bedroom, 2 bath home, partially furnished, new AC/furnace, plumbing, new kitchen, fenced yard!
	<b>SOLD</b>	803 E PENNSYLVANIA	\$249,900	Furnished home on the golf course!! 2 bedroom plus den, 2 baths!
	<b>SOLD</b>	3600 N COLORADO AVE	\$224,900	Beautiful remodel, gorgeous kitchen, granite counters, new cabinets, AZ room, huge shop, observation deck!
	<b>SOLD</b>	705 GREENLEE CT	\$220,000	Furnished, 2 bedroom plus den, 2 baths. Beautiful home on a Cul-d-sac great patios!
	<b>SOLD</b>	811 N PENNSYLVANIA	\$272,900	Golf Course lot, 1681 sf home, fully furnished home. 2 bedrooms, 2 baths plus office in laundry room, screened in porch in back.
	<b>SOLD</b>	3700 N SOUTH DAKOTA AVE	\$198,000	Furnished 2 bedroom, 2 bath 1430 sf. New AC, Nice Home!! Large Shop/Shed Area!!
	<b>ACTIVE</b>	3707 N. IOWA AVE	\$269,000	Beautiful 3 bedroom, 2 bath home on 2 lots! Gorgeous landscaping, split floorplan, furnished, large shop!
	<b>SALE PENDING</b>	3809 N NORTH DAKOTA AVE	\$269,900	Furnished, 3 bedroom, 2 bath home on a double lot, large shed!
	<b>NEW LISTING</b>	3916 N. COLORADO AVE.	\$63,900	1.5 lots with views, beautiful lot.
	<b>NEW LISTING</b>	3718 N FLORENCE BLVD	\$49,000	Great lot with views! All utilities to the property!
	<b>NEW LISTING</b>	3611 N ILLINOIS	\$279,000	2 Lots, beautiful 3 bedroom, 2 bath, 1905 sf partially furnished large shop.
	<b>REDUCED</b>	3609 N ILLINOIS	\$299,000	Brand new build, 1,151 SF, 2022 Champion home. 2 bedrooms, plus den, 2 baths, huge carport, 10x10 shed.

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# Blackberry Cobbler

Blackberry Cobbler is the perfect easy dessert. Delicious all year long, this great recipe will make you feel like you are enjoying a wonderful summer afternoon.



<b>PREP TIME</b>	20 minutes
<b>COOK TIME</b>	1 hour
<b>RESTING TIME</b>	30 minutes
<b>TOTAL TIME</b>	1 hour and 50 minutes

## INGREDIENTS

### BLACKBERRY BASE

- 8 cups frozen blackberries or fresh (see note) 36 ounces
- 2/3 cup granulated sugar
- 1/4 cup lemon juice
- 2 teaspoons lemon zest

### CRUST

- 2 1/2 cups all purpose flour
- 1 1/2 teaspoons baking powder
- 1/2 teaspoon table salt
- 12 tablespoons unsalted butter room temperature
- 3/4 cup granulated sugar
- 1/4 cup milk (I used skim milk)
- 1 egg
- 2 teaspoons vanilla extract

## INSTRUCTIONS

1. Preheat your oven to 375 degrees.
2. Spray a 9 by 13 inch baking dish with cooking spray. Add the blackberries, 2/3 cup sugar, lemon juice, and lemon zest. Stir to combine well. Set aside and let rest.
3. In a mixing bowl whisk together the flour, baking powder, and salt. Set aside.
4. Using a stand mixer or a hand mixer, beat together the room temperature butter and 3/4 cup granulated sugar. Beat until light and fluffy.
5. Beat in the milk, then the egg, and then the vanilla.
6. Add the flour mixture and beat until just combined. The dough batter will be very sticky.
7. Drop the dough on top. Bake for 50 to 60 minutes or until the dough is golden brown. Remove from the oven. Let sit until no longer hot, but still warm (20 to 30 minutes) and serve with vanilla ice cream.

### NOTE

You can use fresh blackberries in this recipe, but keep in mind that will shorten the cooking time. At the 30 minute mark, keep an eye on your cobbler to make sure the crust doesn't get overcooked.



### Mitzi Van Meter

REALTOR®

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# August 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Share-A-Dish 4pm CH	3	4 Bingo 7pm 	5 Saturday Morning Coffee & Donuts 7am CH
6	7 Happy Hour 4pm CH	8	9 Share-A-Dish 4pm CH	10	11 Bingo 7pm 	12 Saturday Morning Coffee & Donuts 7am CH
13	14 Happy Hour 4pm CH	15	16 Share-A-Dish 4pm CH	17	18 Bingo 7pm 	19 Saturday Morning Coffee & Donuts 7am CH
20	21 ARC 8:45am CR Happy Hour 4pm CH	22	23 Share-A-Dish 4pm CH	24	25 Bingo 7pm 	26 Saturday Morning Coffee & Donuts 7am CH
27	28 Finance Committee Meeting 11am CR Happy Hour 4pm CH	29	30 Share-A-Dish 4pm CH	31		

