



February 2024

Garden Talk

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

Manager	Yasmin Rodriguez	yrodriguez@hoamco.com
Admin. Assistant	Juanita Limon	jlimon@hoamco.com
Association Assistant	Katy Chehovits	kchehovits@hoamco.com
Maintenance Lead	David Donohew	
Facilities Assistant		

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

**Deadline for
submitting
Newsletter items
February 23, 2024**

*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**

Florence Gardens Board of Directors

President	Cherylle Arends	402-843-6550	cherylle.a@fgmha.org
Vice President	Betty Sayne	513-578-5924	betty.s@fgmha.org
Treasurer			
Secretary	Dave Larson	763-458-1338	dave.l@fgmha.org
Director	David Neese	563-320-1367	david.n@fgmha.org
Director	Tim Lee	701-317-2770	tim.l@fgmha.org
Director	Gary Johnson	651-983-8108	gary.j@fgmha.org

Board Meeting

February 9

&

February 23

10am in the Clubhouse

Annual Meeting

February 13

10am in the Clubhouse

President's Letter

Recent comments and questions have been raised during the Candidate Forums and Board Meetings. I have decided to offer some thoughts and facts regarding these issues.

The Florence Gardens board members are volunteers; we are just like every other member. We have the same aches and pains, monthly bills, and we pay the same assessment that all members pay. I sometimes think that gets forgotten as the criticism flies about. The need for volunteers is always being addressed; they are an integral part in the success of a community such as ours. Criticism can be a huge deterrent to getting and keeping volunteers.

There has been an increase of volunteers since Covid which brought everything to a halt; we have new and younger people moving into the community; and they are volunteering and contributing to new ideas for activities and improvements to our common areas. New committees have been added as well; the BOC is a clear example of the good that can happen when you have volunteers who are willing to offer their time and expertise.

Communication is another subject that is continually being addressed and criticized. This Board has worked very hard to improve information that goes out to the association. The Garden Talk now includes reports from the various committees along with meeting notices (that continue to be published on the bulletin boards in the office lobby as well as the kiosks). Email blasts are sent on a daily and weekly basis with information about meetings, activities, etc. This last summer a Florence Gardens group page was added to Facebook and is open to all members of Florence Gardens.

The FG website along with Caliber offers a plethora of information for all members; you can find minutes from board meetings, copies of our community documents (just a couple of examples of what is out there). There are plans for 2024 to hold some webinars and training classes on how to use the website; and to give people the opportunity to learn the workings of our budgets and financial reports.

The board works very hard to stay informed and we participate in webinars and training sessions offered by HOAMCO, our insurance people as well as our attorneys. These are offered throughout the year, and we do these to stay abreast of HOA statutes and regulations which are constantly changing; we learn about how to deal with lawsuits, our budgets, and reserves. We are volunteers and these additional training/webinars etc. that we all take the time to attend, to ensure we become an enhanced board enabling us to be better for the homeowners and association.

Even with the increase in all expenses due to inflation; the current board in conjunction with the finance committee and a good participation from interested members, we were able to produce a budget with NO increase in the assessment for 2024.

I will close with this quote I recently read. "I take responsibility for the words I say, but not for the way other people twist them". I have always prided myself as being honest and forthright; I don't lie, I believe in God and my Lord Jesus Christ, and try to always follow the Golden Rule "Do unto others as you would have them do unto you".

So, smile and be kind

A Message From Your Manager

Assessments were sent out. If you have not received them, please contact us in the office and we can get a copy for you. Assessments are due February 10th and will be late on March 1, 2024.

Please know that you can access community information on the www.fgmha.com website also on Caliber portal. If you do not know how to log into either, please let our office staff know and we are more than happy to assist you.

The association annual committee reports will be provided to all owners via email blast in February. Everyone can view all the wonderful accomplishments made by these exceptional committee volunteers. The committees put in a lot of hard work for the association, and we are thankful to have them.

January was a busy month; boy it went by too fast!

Meet your 2024 Candidates!



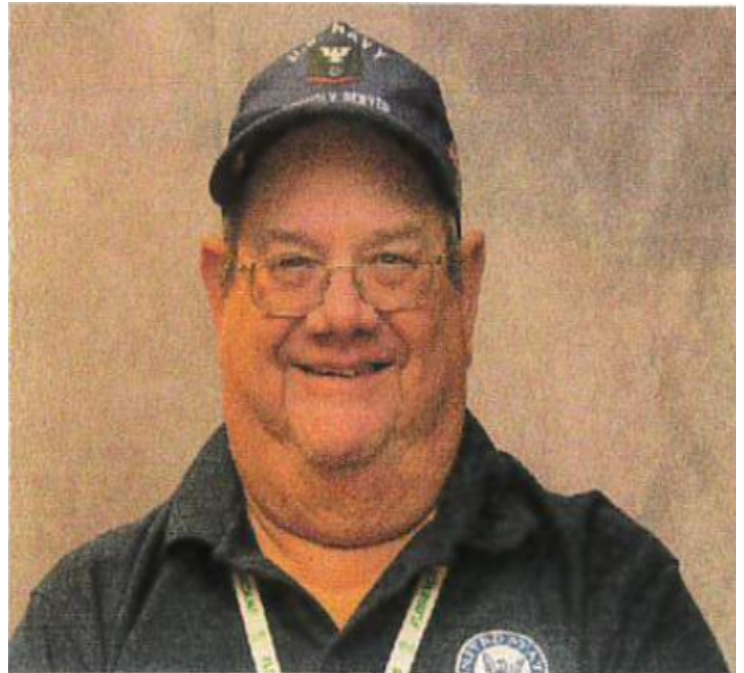
Cherylle Arends



Mark "Bunker" Hill



Margaret Lewis



David Neese

Candidate Application Form: 2024 Board of Directors

Please complete this application, sign, and submit with a current photograph to the FGMHA office during regular business hours. Completed applications must be submitted by noon on 12/15/2023.

Candidate Name: Cherylle Arends Phone: 402-843-6550
FGMHA Address: 3604 N. Florence Blvd.
Owner for 6 years Annual months in residence per year: 12

Why do you want to be a FGMHA Board Member?

I like people and I like doing things for others. I have always been involved with my church, my kids' school and community organizations in Petersburg, Nebraska, where I lived for over 50 years. I am finishing my fourth year on our Board of Directors; I am currently Board President, and I believe I have more skills to share as we work to make our community even more enjoyable for the future.

What do you see as the role of a Board Member?

A Board Member works with the management company in conducting the daily business of the association which is made up of ALL the members of the community; and to continue building and doing better things to make Florence Gardens more attractive and a great place to live.

What skills would you bring to our Association that may be beneficial to the community?

I worked as an accountant/secretary all my working career. I have served as Town Clerk for Petersburg; I worked for the County Superintendent of Schools in Boone County; I did the books and taxes for the two businesses that my husband and I owned.; I have worked for corporate business. In all of these I kept books, did payroll, worked with inventory, did income taxes, worked with finance and budgeting, and provided customer service in all of these.

Other information that should be considered in support of your application:

I have sung with the Belles and now with the Five Park Singers; I have been in the Variety Show; I volunteer and have a Food Handlers card for working in the Kitchen; I'm on the Strategic Planning Committee; I've been on the Architecture Committee; I served on the Ad Hoc Committees for the Garden rule changes, Clubhouse Renovation, and updating the Sound System.

My signature indicates the above information is true and correct; I give permission to FGMHA to distribute this application to FGMHA members in good standing, for consideration and voting for the 2024 Board of Directors.

Signature: Cherylle Arends Date: 12-03-2023



Candidate Application Form: 2024 Board of Directors

Please complete this application, sign, and submit with a current photograph to the FGMHA office during regular business hours. Completed applications must be submitted by noon on 12/15/2023.

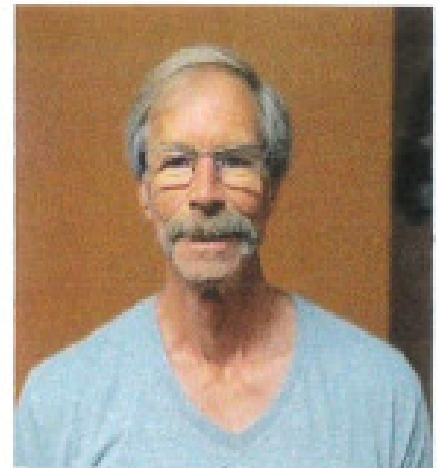
Candidate Name: Mark "Bunker" Hill Phone: 320-333-6260

FGMHA Address: 706 E. Cochise Blvd.

Owner for 1.5 years Annual months in residence per year: 12

Why do you want to be a FGMHA Board Member?

I believe I can answer with one word: Community. I hope that a board member would make "community as a whole" the priority. I do not believe coming into a position with an agenda is the right approach.



What do you see as the role of a Board Member?

Make the best decision possible with the information and input available. All points of interest must be considered, but, the decision must benefit the greatest number of community residents.

What skills would you bring to our Association that may be beneficial to the community?

I spent a career working for city and county government. I also served on the city council of a city of 3,600. I have a good knowledge of necessary services, budgeting and long range planning.

Other information that should be considered in support of your application:

I have based council decisions on what is best for the most, even though, it may not have been the same as my personal views.

My signature indicates the above information is true and correct; I give permission to FGMHA to distribute this application to FGMHA members in good standing, for consideration and voting for the 2024 Board of Directors.

Signature: M. D. "Bunker" Hill Date: 12/13/2023

Candidate Application Form: 2024 Board of Directors

Please complete this application, sign, and submit with a current photograph to the FGMHA office during regular business hours. Completed applications must be submitted by noon on 12/15/2023.

Candidate Name: Margaret Lewis

Phone: 520-350-3014

FGMHA Address: 3603 N Florence Blvd

Owner since 4/10/2018

Annual months in residence per year: 7

Why do you want to be a FGMHA Board Member?

I want to serve as a Board Member because I love my Community. The desire to maintain and enhance Florence Gardens is an important quality of our Board. This means being responsible in the way finances are handled, protecting property values, taking care of the Common Areas, being interested in the wants/needs of the members, and making plans to ensure future growth that is realistic, sustainable and in keeping with current trends and our local demographics, especially age and income.

What do you see as the role of a Board Member?

Board Members are supposed to work together, each with different responsibilities, to see to it that all Administrative, Fiscal, Managerial and Operational aspects of the Association are being performed in accordance with State and Local laws as well as the Governing Documents created by the Association and voted on by Members.

What skills would you bring to our Association that may be beneficial to the community?

As a former business owner, my skills include hiring and training staff, working within budgets and deadlines, maintaining profitable operations as well as tax and payroll preparation. I have a certificate in Computer Support with proficiency in troubleshooting hardware and software issues. I am well versed in Microsoft Word, Excel, PowerPoint as well as Adobe Acrobat.

My time management and delegation skills have always been an asset to me. I recognize talent and use my staff in positions that empower them to benefit the association's needs.

Other information that should be considered in support of your application:

My communication skills are polished, as is my writing ability. I am a member of the Documents Committee and have applied to serve on the Finance Committee. I have a good understanding of our CC&Rs, Bylaws, Rules and Regulations. Abiding by the Arizona Revised Statutes for Planned Communities and the Arizona Corporation Commission are a personal priority, and should be the goal of all Board Members.

People who know me recognize my caring demeanor and willingness to help. As the Five Parks Computer Tutor, I have established a good rapport with well over one hundred Five Parks owners who respect me and trust me with their computers and personal information. I will conduct myself with integrity, loyalty and honesty.

Although I am blessed to have the opportunity to travel during the summer months, Florence Gardens is my Primary Home. I am invested and involved in my Community.



My signature indicates the above information is true and correct; I give permission to FGMHA to distribute this application to FGMHA members in good standing, for consideration and voting for the 2024 Board of Directors.

Signature: Margaret Lewis

Date: 12/13/2023

Candidate Application Form: 2024 Board of Directors

Please complete this application, sign, and submit with a current photograph to the FGMHA office during regular business hours. Completed applications must be submitted by noon on 12/15/2023.

Candidate Name: David Neese Phone: 563-320-1367
FGMHA Address: 3716 N. Illinois
Owner for 2 years Annual months in residence per year: 12

Why do you want to be a FGMHA Board Member?

I was on the board this year. Would like to do it again.

What do you see as the role of a Board Member?

To understand the CCR & Bylaws



What skills would you bring to our Association that may be beneficial to the community?

I have learned a lot this year. I now have a better understanding of what the community needs.

Other information that should be considered in support of your application:

I understand the working of the Board after being on the Board this year.

My signature indicates the above information is true and correct; I give permission to FGMHA to distribute this application to FGMHA members in good standing, for consideration and voting for the 2024 Board of Directors.

Signature: David Neese

Date: 12-04-2023




February 13, 2024 Annual Meeting

By the time you read this Garden Talk article, it may be very close to the meeting day. I hope most of you are on the eblast listing from the office so you are able to get the current Garden Talk or Garden Whisper early as well as other reminders and tidbits of info throughout the week.

My first FGMHA annual meeting experience was February 12, 2008. We moved here November 2007 and registered with June Lewis. June was Assistant Office Manager and Editor of the Garden Talk according to the November 2007 Garden Talk we received. The Garden Talk had a Candidate Resume page. The January and February 2008 issues held no meeting reference except on the February calendar. March listed the candidates and tally from the Election Chairpersons – 706 votes cast, 263 in person and 443 by absentee with 6 defective and 0 invalid ballots.

There have been 15 more annual meetings and one coming up; most lasted through mid afternoon. I did have the opportunity to be a substitute on the Election Committee. Ensconced in the conference room and the “old conference room attached to that room” we could still hear the laughter from the meeting. That was a learning experience, and all meetings were interesting, enjoyable, endurable and entrancing. YES, entrancing!

So, Please pay attention now. Past annual meetings were long because of ballots for board members and IRS revenue ruling, amendments to Bylaws, and amendments to Rules and Regulations, Section A. During the tally process, the members at the meeting heard reports from all the Board members and many of the committees. The minutes from the previous year were also READ.

Now, come in person on February 13, have coffee or tea  and a cinnamon roll,  visit with your neighbors, see what we have to fill the short voting time frame and enjoy 2024 Annual Meeting because it may be the shortest one ever! 

Stick around to learn how the new board selects its officers. 

CU on February 13 WITH YOUR NAME BADGE

and thanks for being a part of Florence Gardens. 

Judy Parsons, Chair, Annual Meeting Committee 2023-24

Election Committee

Welcome back Winter visitors. If you have arrived at your winter home and have not changed your address with the office, please do so. You will need to fill out a quick form for the office staff. This helps everyone. When information needs to be mailed to you from Florence Gardens, it will be mailed to your address here in the park rather than take a trip to your home state/country, and hope the postal service gets it to you here in Florence Gardens. (Sorry postal service).

Our Annual Election will be here before you know it. Some reminders to all of us, at election time. On the ballot envelope that needs to be returned with your ballot there is important information on the front of that envelope that needs to be completed for the Election Committee to register your vote.

#1. Sign your name. #2. Print your name. #3. Your Lot #.

Three very important pieces of information needed for your vote to be registered and counted. If your ballot envelope cannot be registered, it is considered a spoiled ballot and will not be able to be counted.

If you do not remember your lot number, please call the office at 520-868-4770.

They will be more than happy to help you with that. Once you get it, please put it on a card or anything, tape it to the inside of a cabinet door, anywhere so you have access to remember to put that number on your ballot envelope.

Again, welcome back and enjoy your winter.

Respectfully

Ginny Kriigel

Election Committee-Chair



Welcome to February. This month we have four new crafts for you to try. We will be participating in the Quilt and Craft Show so please stop by and see the crafts we have done this season.

Feb. 7th Cloth Valentine Heart \$3

Feb. 14th Floral Arrangement \$3

Feb. 21st Silhouette on Canvas \$3n

Feb. 28th Glass Painting \$3

Rossann Sodon 253-370-8502

KNITTING, CROCHET, AND EMBROIDERY

The knitting group is meeting every Thursday afternoon from 12:30 to 3:00 in the Craft room in the Clubhouse and we would love to have you join us. We are not limited to knitting; any hand work can be done. We enjoy showing off our work and lively conversation. We are not a structured group and we do not teach classes. But we are friendly and willing to help you through a difficult portion of your project. New friends are always welcome.

Kris Williams

406-660-1261





Flight 2024 Instructions:

Good afternoon and welcome to Flight 2024. We are prepared to take off into the New Year.

*Please make sure your Positive Attitude and Gratitude are secured and locked in the upright position.

All self-destruct devices: pity, anger, selfishness, pride, and resentment should be turned off at this time. All negativity, hurt, and discouragement should be put away.

*Should you lose your Positive Attitude under pressure during this flight, reach up and pull down a prayer. Prayers will automatically be activated by Faith. Once your Faith is activated, you can assist other passengers who are of little faith.

*There will be NO BAGGAGE allowed on this flight.

*God, our Captain, has cleared us for take-off. Destination—GREATNESS!

*Wishing you a safe landing in a 2024 filled with new HOPE, new Joy, and new BEGINNINGS! Be Safe!!!!

Material Girls Presents

Annual Quilt Show & Craft Displays



Thursday March 14th
9 am–2:30 pm

Florence Gardens Club House

MATERIAL GIRLS QUILTING



Feb – March 2023 Activities

Please register for these classes directly with the instructor.
Phone numbers are provided below to text or call.

Sign up sheet for Quilt Show (March 13-14) workers is on the bulletin board
in the craft room. Please take a shift or two – we NEED you!

**Crafters- if you are interested in showing your treasures at the show,
contact Billie Harnden at 307/436-8108**

Open Sew every Wed & Thurs. 8:00 to Noon Fri. and Sat 8:00 to 3:00 no sign up required

**2024 Quilt Challenge: Because many stores are eliminating bags, our challenge this year is to
create a tote bag and incorporating a 6" polka dot strip of fabric supplied by Alvina
somewhere in the bag. Questions: Contact Alvina 651/216-8606**

Thursday, Feb 8 8:30 – noon 16" Pillow Class, Instructor Kaye Lehman 715/790-1947

Thurs-2/15 8:30 – noon Fri -Sat 2/16, 17 8:30 - 3 Panel Quilt Class Instructor Billie Harnden 307/436-8108

Thurs 2/22 8:30 - noon Lemon Squeezy Table Topper Instructor Jo Davig 608/606-0926

Thurs 2/29 8:30 – noon Fri -Sat 3/1 - 3/2 8:30 – 3 Mystery Quilt Class - Instructor Alvina Schmidt
(NOTE: rescheduled from January) 651/216-8606

Thurs-Sat, March 7-8-9 NO QUILTING – space will be used for Variety Show

Wednesday, March 13 Quilt Show intake and setup

Thursday, March 14 Quilt and Craft Show 9 am – 2:30 pm FG Clubhouse

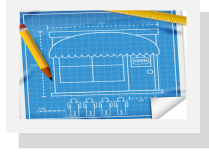
Activities Committee

February 14th @
10am in the Conference Room



Architectural Committee

February 5th, 12th, 19th &
26th
@ 8:45 am in the
Conference Room



Building Operations Committee

February 16 @ 9am
in the Conference Room



Documents Committee

Wednesdays 9-11am in
the Conference Room
February 7, 14, 21, & 28
All members are welcome
to attend
Judy Parsons
520-975-4120

Florence Gardens COMMITTEES

All members are invited to attend

Decorating Committee

To Be Announced



Elections Committee

February 1, 2024
@
10am in the Conference
Room



Finance Committee

February 19 @ 10:30 am in
the Conference Room



Gardening & Landscaping Committee

February 2, 2024
@
1pm in the Annex



Kitchen Committee Meeting

February 6, 2024
9:00 AM in the
Clubhouse



Welcoming Committee

Friday February 2 @ 9-10am
in the Conference Room



AARP Tax-Aide Tax Preparation – Florence Area

Florence Senior Center

- Monday & Wednesday
- Start Monday, February 5, and end Monday, April 8
- Closed Monday, February 19, for the Presidents' Day holiday
- Appointments are required

Florence Gardens Club House

- Thursday only
- Start February 8 and end April 4
- Closed Thursday, March 14 & 21, for a Florence Gardens function.
- Appointments are required

Appointments: Starting on Friday, January 19, appointments can be made as follows:

- 1) Go to www.aztax-aid.org
- 2) Click on the "Locations" tab at the top of the screen. Depending on the browser you use, you may have to open a "menu" (three horizontal bars in the upper right- or left-hand corner of your screen) then click "Locations".
- 3) Scroll down the page and click on "Pinal County."
- 4) Finally click on Florence Senior Center or Florence Gardens Club House which will open the appointment scheduler for that site.

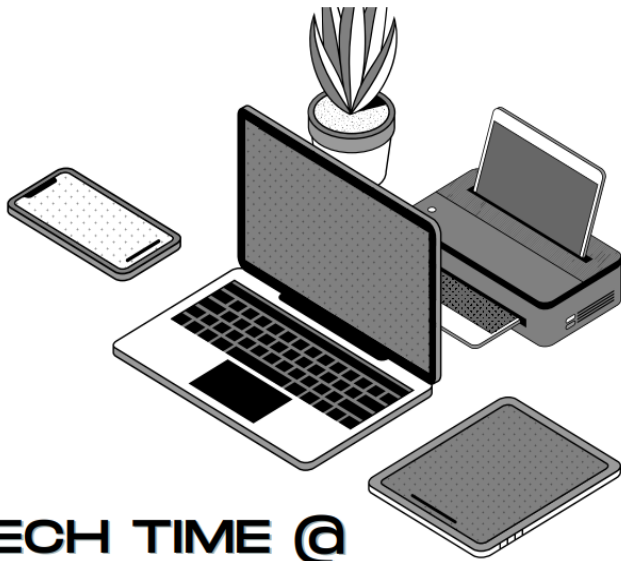
Be sure you pick a day when you will have all your tax documents available.

Intake Form: AARP Tax-Aide uses an Intake Form which must be completed before your scheduled appointment. Tentatively, an Intake Form may be picked up at the Florence Senior Center, the Florence Gardens Club House, or the Coolidge Senior Center.

AARP Tax-Aide is limited in scope by the IRS and AARP Foundation. Some typical situations that would make a return out-of-scope for Tax-Aide are – complicated self-employment income, rental income from houses/buildings (land-only rentals is allowable), home solar installation tax credits, and electrical vehicle tax credits. Call for clarification if you have questions about your return.

Federal and Arizona state tax returns are the only returns our groups are allowed to prepare. We are not allowed to prepare returns from any other state. We will gladly prepare your federal return if you are able to prepare your own (non-Arizona) state return.

If you need further information or assistance in making an appointment, please call 763-486-5730, on Tuesday or Friday between 9:00 AM and NOON. Leave a Voice Mail if needed.



TECH TIME @ FLORENCE GARDENS

HAVE A QUESTION ABOUT EMAIL, INTERNET, USING YOUR PHONE, USING LIBRARY EBOOKS ETC.? BOOK A 30-MINUTE INDIVIDUAL APPOINTMENT WITH RACHEL FROM THE FLORENCE COMMUNITY LIBRARY STAFF WHO CAN HELP YOU WITH YOUR TECH QUESTIONS. THIS INDIVIDUAL APPOINTMENT WILL BE IN-DOORS AND IN-PERSON. PLEASE SIGN UP BY VISITING THE FLORENCE GARDENS OFFICE.

THE FIRST FRIDAY OF THE MONTH FROM 1-3 PM
REGISTER AT THE FLORENCE GARDENS OFFICE
FOR A 30 MIN. APPOINTMENT.

Fee: FREE



FOOD AND FUN EVENT

Dance-Eat-Enjoy

At the Annex

Starts Tuesday, February 13, 5:00 gather and eat at 5:30.

Bring a large dish to pass and your own table service.

Entertainment will start around 6:00 PM.

NANCY SWIER

Great Variety of Music

You are welcome to come to just enjoy the music.

Coffee will be provided. There will be a tip jar.

Questions? Call Al or Linda 715-267-6521

Art Studio



Tuesdays 9-11:30am
Find your hidden talent!!
(some supplies available)
Main Clubhouse
Facilitator: Darlene Reider
970-430-2469

Stitches For Kids

The Stitches For Kids sewing group will begin on Monday January at 12:30 in the craft room.

For more information. you may call Shirley Callahan at 907-223-5199

Wisconsin Dinner

To all Wisconsinites and those wishing they were:

The 2024 **Wisconsin Dinner** is Tuesday, February 20, at **Florence Gardens Club House.**

4:00 Happy Time 5:00 Dinner

Door Prizes and Short Program to Follow

Please bring a dish to pass of significant proportion.
BYOB.

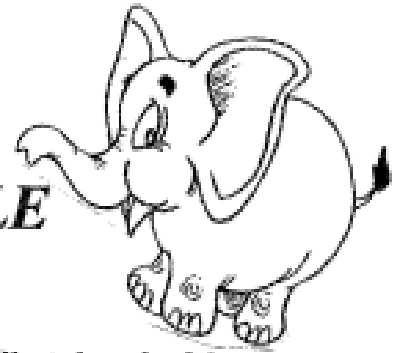
Cost: \$2.00

Please contact us if you have any **items unique to Wisconsin** that you would like to donate for door prizes.

Questions, call or see Al and Linda Dallman (715)267-6521,
3802 Wisconsin Ave., Florence. AZ

OUR ANNUAL WHITE ELEPHANT SALE

Saturday, January 13, 2024



We want to give a **Hugh Thank You** to all the **Volunteers**. If it wasn't for the dedicated work of the volunteers, this event would not succeed.

We would also like to **thanks everyone** for their donations throughout the year and to our customers for coming out and supporting us.

This Sale generated \$6,277.32 and the White Elephant Christmas Sale generated \$578.06 for a grand total of \$6,855.43. The money raised in the events goes into the General Activities/RV Storage Fund.

A big thank you goes to the **Volunteers** that stay up late to set up the tables after Wednesday night dinner.

A big thank you to the haulers, without them bringing items from storage, there would be no sale. Coordinated by **Lew Dawley** and assisted by **Shirley Callahan, Dale Dugan, Denny Dugan, the Hermans, the Hoghtowers, the Hodnefield, Jerry Kruse, Bob Larson, Lee Olson, Jerry Page, Russell Rice, Mike Case, Tom Shaffer, Craig Wearmouth, Kent Bressler, the Tiffanys, the Amense, the Custers, Don Koehler, Dave Larson, Glen Bills, Ken Woodley, and anyone I missed.**

Equally important were the volunteers who help unload the items, placed them in their respective area, price all the items, monitor during the 5 hour sale, cashiers and those who assisted in packing the left overs and distributing the items to some charities. The **Dallmans, Chris Brotche, Cherylle Arends, the Hendricksons, Dayna Steger, Bud Barten, Marilyn Dawley, Barb Remier, the Reins, Bonnie McNeely, Dale Neuhalfen, the Wearmouths, Diane Chepulis, Joanne Treinen, the Weavers, Linda Stewart, the Rohlfs, Rose Cannon, Cathy McCormick, the Baiers, Kerry Lamb, Nancy Weibel, Cathy Loseke, Lynn Brooks, Barry Stewart, Cleo O'Brien, Cleo O'Brien, Dee Dee Wiener, Anna Hanna, Loretta Daigle, Sheridan Sternquist, Beth Harmon, Holli Richardson, Jollen Moon, the Jones, Dawn Meier, Allison Polzin, Claryce Burt, Sue Oslowski, Viv Schroeder, and all that I missed or misspelled.**

We are happy to say that all that was left over after the sale went to charities. This year we donated to the Purple Heart Association and the local Indian Reservation.

Give a special Thank You to the boys and girl and their Coach from Florence High School football team for the good work helping the loading and unloading of the items in the White Elephant Sale on Thursday.

Thank You Again For A successful Sale and see you again on February 1, 2025

The White Elephant Committee

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.



Yoga In The Annex

Yoga with Gwen Bradley will re-start in December on Sundays at 11AM in the Florence Gardens Annex

Anything that we do on the mat can be adapted to a chair.

For any questions call:

Alice Kerr 515-201-0558

Or

Gwen Bradley 587-837-8756

Gourders!

The Florence Gardens Gourders meet every Wednesday starting November 1 at 9am in the Annex. Beginners welcome.

For information, call Peggy Waterman (208)301-1066



Think you may have an alcohol problem? AA may be your answer. Only requirement for membership is a desire to stop drinking. Newcomers and "Old-timers" welcome. Meetings are Monday mornings from 11:00am to 12:00 noon, Florence Gardens Annex, Craft Room. Seasonal October 16th to April 15th, 2024.



Point of Contact is "Bill" at (520)709-8021

Ceramics

I will be starting ceramics classes on November the 1st at 9 am and it will last until 1pm.

Class is \$2:00 and includes use of all the paints that we have. Hope to see you there.

Mary, any questions you can call me at 520-424-6064

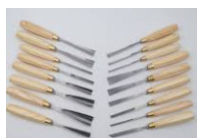


Woodcarvers

Woodcarvers meet Tuesdays and Thursdays from 8am-12 noon in the Annex.

Beginners welcome.

Call Clyde Waterman for information (208)310-1128



Recycles Friends UTV/ATV

We would like to invite any UTV/ATV riders to join us for our meeting and/or for our rides. The rides meet on Mondays and Thursdays, at the Caliente parking lot on the south side. Meet at 9:00 where a leader will tell you where the ride will go for the day. Bring your lunch and drinks. The Recycles UTV Friends next meeting will be February 6th, 2024, hosted by Craig and Sue Wearmouth and Russell and Lana Rice. The meetings are always the 1st Tuesday of the month. It will be in the Florence Garden's Club House. Bring a potluck dish, your table settings and drinks. Meet at 4:00 for a Happy Hour, the meeting will be about 4:45 and eat at 5:00. There will be a reminder just before the day of the meeting if you are on our friend's list. There are no dues, but possibly a donation for planned events that we have occasionally. You do not have to go to the meetings to ride with the group. Welcome back and please come to the meeting for information about our group and the rides. We will be doing a ride for Veterans Wednesday, March 6th, so if you know a veteran who would like a ride into the desert please call Jan Quade 608 751 7188. We need helmets for them so let Jan know if you have one we can use. Thank you to those who have signed up to drive them. They will see many things that are amazing. Maureen Baier 319 230 5898 e-mail maureenbaier@yahoo.com



Pickleball News

We welcome new people from all five parks to come play and there are players that will make time to teach you the game and the scoring. There are Skills classes taught by Al Brotche starting 1/23/2024 Tuesdays and Fridays 11:00 a.m. to 12:30 p.m. which are a benefit for all players. A donation of \$20 for the year are welcome from players. There is a Bulletin board on the fence that will give you information and you may sign up for times to play. 8 to 10 a.m. are open play, meaning anyone can show up and play. You may also talk to anyone at the court for more information. Playing Pickleball means meeting new friends and a lot of health benefits with sunshine, fresh air and exercise. Maureen Baier Ph. 319 230 5898 or e-mail maureenbaier@yahoo.com



DIANA'S COLLECTIC CLASS

STARTING FEBRUARY 8TH

IN THE CERAMIC / POTTERY ROOM

9 A.M. - 12 P.M.

\$2.00 A CLASS TO COVER SUPPLIES

QUESTIONS, CALL

DIANA KOHLERMAN

541-660-2807

The Rock Club

The Rock Club is at it again! Several members went to the East desert in search of ancient coral. Many nice specimens were found. It was a great day, and several of our members took advantage of the sights for photos.

The group saw, and some photographed, a fumaral on the way home. It is very picturesque land form off of Price Highway on the gravel road to Box Canyon.

Our rock trip in January was with Jon Fleischer on Friday January 19th. We carpoled to the site in search of serpentine, agate, jasper and quartz. It was a great trip.

Our monthly meeting is Thursday February 1st at 3:00 in the clubhouse. Our Rock Stars meeting is the next day, Friday, February 2nd at 10:00 AM in the Lapidary Room.

This is a rocking group—please come and ROCK ON with us.



Margo Sievers 712-299-3501

HIKING CLUB SCHEDULE*

2023-2024

Fridays	Difficulty	Round Trip Hike Length	One Way Driving Distance***	
February 2	Big Desert Loop/Poston Butte	moderate	5-6	0
February 9	Willow Spring Loop	moderate	4.4	37
February 16	Hawes Trial Loop	moderate	6.9	45
February 23	Garden Valley	moderate	5.4	40
March 1	Devils Canyon Trial	moderate	6.3	33
March 8	Haunted Canyon	moderate	7.0	48
March 15	AZ Trial @ Kelvin Hwy	moderate	4.0	36
March 19	Final Get Together Barrios Pizza Hunt Hwy			



Contacts:

Teresa Allen 206-498-6057

Eleanor Vance 607-267-2675

*Schedule subject change depending on road, weather and other conditions.

**Share park fees

***Donations for rides (miles as listed above):
1-25 miles \$5.00, 26-49 miles \$7.00, 50+ miles \$9.00

Meet at Caliente Clubhouse by 8:00 FRIDAY am. Bring lunch or snack and plenty of water. Wear comfortable sturdy shoes or boots and clothing. Trekking poles recommended.

Note: Hiking, climbing and all outdoor activities are inherently dangerous. It is the participant's responsibility to obtain the skills and abilities to pursue our hikes.



FIVE PARKS TRAVEL CLUB

It is not too late to sign up for our 7-day cruise to Alaska! For only \$1,500 per person, you could have an inside cabin, port fees, tips, and insurance. \$2,400 per person will get you a balcony with port fees, tips, & insurance included. The 5 ports of call are Juneau, Skagway, Ketchikan, Victoria, Canada, and Tracy Arm Fjord. The cruise will leave from Seattle on July 16, 2024. Rooms are selling quickly so don't wait. Come join us and cross Alaska off your bucket list.

On January 3, 2025, our group will be leaving Miami for a 14-day Caribbean cruise. \$2,500 per person will get you an inside cabin that includes port fees, tips, insurance, unlimited drinks, and a specialty dinner. \$3,900 per person will get you a balcony cabin for 2 weeks, tips, port fees & taxes, insurance, unlimited drinks, and 2 specialty meals. The 11 ports of call will be at the Dominican Republic, Great Stirrup Cay, St. Maarten, St. Lucia, Grenada, Bridgetown, Antigua, Basseterre, St. Thomas, Tortola, and Puerto Plata. So much sun, so many beaches, and unlimited drinks too! Come soak up the sun with us while touring the Caribbean.

Let our travel club take the worry out of traveling by helping you book a cruise, find a great hotel, line up shuttles, understand the fees and taxes, and find transportation to the airport. It is more fun to travel with friends, and a cruise is a fantastic way to make your neighbors your friends!

Contact Linda Hurley bossdeh@aol.com-----480-577-7835

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.



GILA RIVER COMMUNITY CHAPEL

PLEASE JOIN US AT THE
CALIENTE CLUBHOUSE

SUNDAY'S AT 9:00 AM

We are a nondenominational church

Everyone is welcome



Committee Members Needed!!

Calling all Florence Gardens Members:

We are needing members for several of our committees.

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

Help make a difference in your community.



Florence Gardens Crafts and More Show

February 17th from 8am till 12pm

At the Florence Gardens Club House

3830 N. Florence Blvd, Florence

Come out and shop for that

Special Gift

**One Hot Mess Food Truck will
Be Available**

For Your Food Craving

Other Show Dates, March 16th

An our las show for the Season

April 20th

500 PLAYERS



500 card games will be

On Sunday evenings at 6:30

At the Annex.

Please call Al or Linda Dallman at 715-267-6521
(and leave a voicemail) if you questions or wish to
brush up on your game.

We hope to see you soon!

Tatting

Any “tatters” in the area? I would like you to join me— —maybe trade ideas and tat together?

I have tatting examples in the display case in the Florence Gardens Annex

Phyllis Page 520-431-1797



Join us for Share A Dish
Wednesdays in the
Clubhouse
4pm to 6pm
BYOB Rules Apply



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.

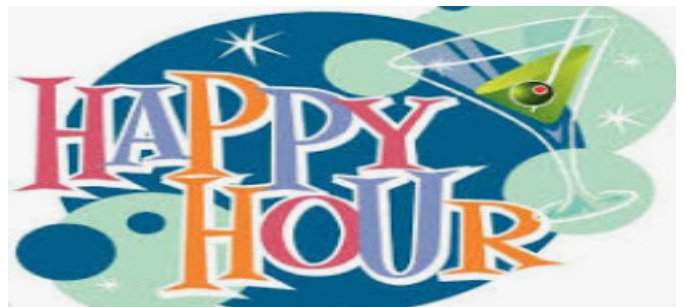


FLORENCE GARDENS
SATURDAY MORNING

**COFFEE
AND DONUTS**



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



**MONDAYS In the CLUBHOUSE
from 4PM to 6PM**

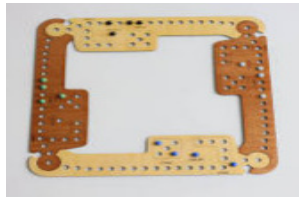
Please bring a snack to Share

**BYOB Rules: 40oz of beer, 750ml of wine or
4oz distilled spirits**



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



Everyone Welcome

Cribbage

Florence Gardens Annex

Monday 6:30 PM Tuesday 12:30 PM

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



Euchre card game will resume on Saturday, Nov 11th in the annex.

Sign in 6:30 and play start 6:45 p m.

Questions call Linda at 218-838-8791.



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 @

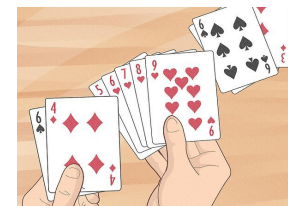
701-367-0572 for more info.



Party Bridge @ Annex on Tuesdays at 12:30pm

This is a year round event

Contact Lori Peterson for more information (715)245-6633



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: Mon/Tues/Wed/Thurs/Fri

Time: 10am to 11am

Where: Florence Gardens 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

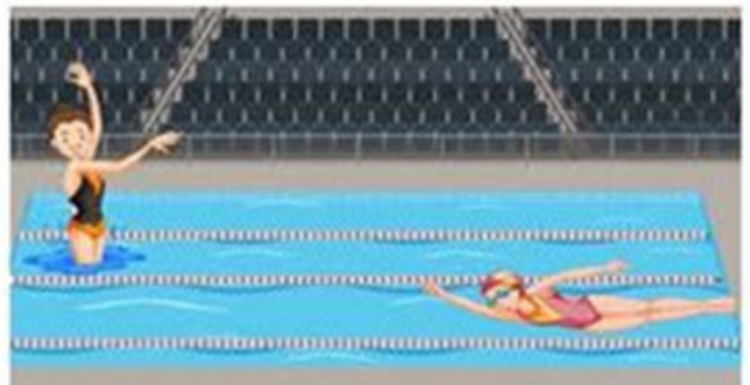
8:00am - 9:00am

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

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

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

Mosaic Church of the Nazarene

5431 W Merrill Ranch Pkwy Florence Anthem

Pastor John Menkveld

Sunday Services 8:30 and 10:30am

mosaicnazarene.org

Assumption of the Blessed Virgin Mary Roman Catholic Parish

221 E. 8th St., Florence (520)868-5940 Tues to Fri 9am to 2pm

Rev. Fr. Callistus Iyorembor Saturday Mass 5:00 pm

Sunday Mass 7:30 am and 9:30 am

Weekday Masses Wednesday thru Friday 7:30am

Tuesdays 5pm

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

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

Harvest Church At Anthem

Meeting at Anthem K-8, Sunday School 9am, Sunday Worship 10am

2700 N Anthem Way

Florence, AZ 85132

Pastor: Mike Bishop

info@harvestchurchanthem.com

520-723-7932

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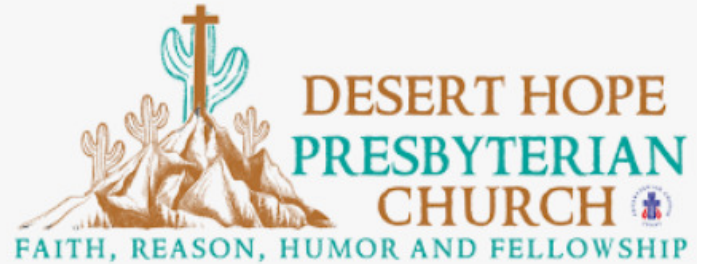
PO Box 302

Florence, AZ 85132

Phone: (520)251-3315

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225 E. Butte Ave. Sundays 10:00am



The LutherAnn's Bible Study is a Bible Study for women. We meet the 2nd Wednesday of every month at 9:15 in the front Office in Caliente Casa de Sol, rooms 1 and 2. Everyone is welcome. Our Bible Study this year is from the Golden Fruit by Julie Hale Maschhoff and is living the fruit of the Spirit through the best times of your life. Any questions please call Rita Kicherer at 641-210-5644

BIBLE STUDY



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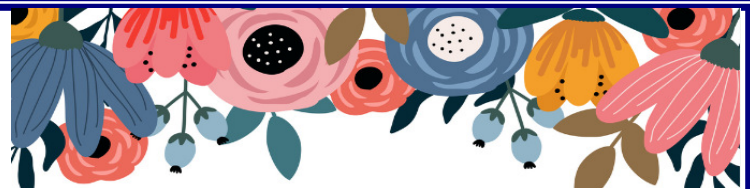
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Easystreethomemaint@yahoo.com

SAVE THE DATE

**5 PARKS SEASON FAREWELL PARTY!
WEDNESDAY, MARCH 13TH**

Sponsored by the Caliente Pickleball Club.
Location: Caliente

Look for more details in the March Issue.



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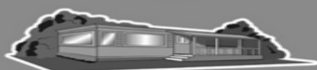
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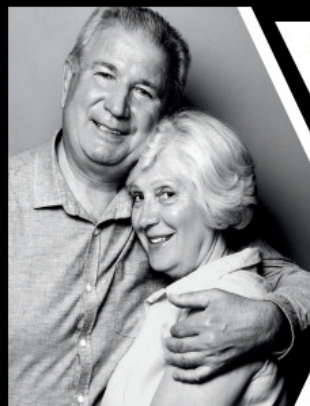
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SAVE THE DATE

KANSAS CONNECTION SNOWBIRDS

Native Kansans, living in or have lived in Kansas.

You are invited to join us on our patio for

“Happy Hour”

At the home of Ken & Carolyn Culbertson

3809 North Kansas Avenue

Please ring a snack to share, your choice of beverage,

Non-alcoholic beverages will be served.

Please wear your name tag.

RSVP (text or call)

785-341-4075 (Carolyn)

or

620-506-8819 (Ken)

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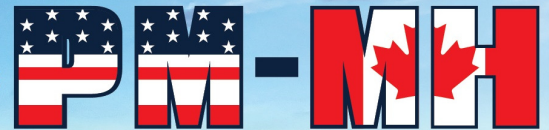
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Mike 509-280-1040 Patty 509-850-2670

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RECENT TESTIMONIALS

Rating - FIVE STARS

Patty was (& still is!) very helpful, professional, & accommodating, & she went out of her way to get bids from vendors for required jobs. We could not have asked for an easier close...& would definitely recommend her! Cory & Pamela Paulson 3/10/23

Rating - FIVE STARS

"Mike was exceptional throughout the entire process of selling our place. He kept us up to date on everything. It was such a pleasure working with someone with his knowledge and experience. He guided us through all the forms and paperwork. We are so grateful to him for everything!" David & Carol Dineen 219 E Palo Verde Sale

Rating - FIVE STARS

"This is not the first time that I have had this couple as my realtors and both times I was not disappointed. They have my business for the rest of my life" Timothy & Kimberly Smoke (Sellers 909 E California Blvd)

Rating - FIVE STARS

"Mike is the best! He went above and beyond to meet our needs! We truly appreciated it!" Steven & Roxann Soine (Buyers-207 & 209 E Gila Dr.)





LEWIS
Real Estate Team

www.teamlewisrealty.com
info@teamlewisrealty.com

Lewis Real Estate Team

Meet, Lewis Real Estate Team

With over 35 years combined experience between our agents, Manara Properties, LLC has been through it all! We've found in today's world; it takes a team! As a result, we joined forces to create an exemplary Real Estate Team as your Go To Team! Our team has the knowledge and resources to help you buy or sell your home.

What we Do!

Our services include; Buyers, Sellers, Investors, Home Evaluations, A.I. Marketing, Negotiating, expert knowledge in FIRPTA (Foreign Investment in Real Property Tax Act) and much more! We pride ourselves in helping our clients from beginning to end, and beyond.

Contact a team member today to find out what Manara Properties, LLC can do for you!



Gaye Lewis, Realtor
Team Leader
480-993-8757

gaye@teamlewisrealty.com



Christine Hastings
Realtor
520-237-3505

christine@teamlewisrealty.com



Patrick Smolke
Realtor
520-431-8603

patrick@teamlewisrealty.com

2024

Happy Valentines Day



LEWIS
Real Estate Team



SOLD

225 E Hedge
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3549 N Vista Del Sol
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3801 N South Dakota
405-407 E Cholla
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221 E Hedge

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Buyers Purchased

*Denotes Dual Agency

- *3705 N Minnesota
- *423 Barrel Catus
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*Whether you are buying or selling, call us today!
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HOME VALUE	STORAGE SHED	PERSONAL PROPERTY	LOSS OF USE	PERSONAL LIABILITY	MEDICAL PAYMENTS	DEDUCTIBLE PER EVENT	ANNUAL PREMIUM
\$25,000	\$2,500	\$12,500	\$5,000	\$100,000	\$1,000	\$1,000	\$210
\$35,000	\$3,500	\$17,500	\$7,000	\$100,000	\$1,000	\$1,000	\$240
\$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
\$95,000	\$9,500	\$47,500	\$19,000	\$100,000	\$1,000	\$1,000	\$425

*** prices are subject to change

Get a quote! 833.807.7753

The Arizona rates listed above are based on the following assumptions: Insured's age is 64 years old, no mortgage, no claims for three years and the unit is built in 1990 or newer. Home values are based on a \$85 square foot replacement cost with a deductible of \$1000. Visa/Mastercard/Discover/American Express Accepted!



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HAPPY Valentine's Day

February Garden Talk

Mitzi Ranks in the **Top 1%** of Arizona Real Estate

Agents by sales volume! Ranked 98 out of nearly 77,000 licensed agents based on ARMLS stats 2020 to present.

To all my clients,

With all the recent sales, we are low in inventory on homes. I am actively looking for new listings and would love to help you sell your home when you are ready. I offer competitive commission rates and a **FREE** home evaluation!

Thank you,

Mitzi - Your FLORENCE GARDEN Agent since 2003!
















MITZI VAN METER
REALTOR®

480.570.2052

mitzi_vanmeter@yahoo.com



 ACTIVE	3707 N IOWA AVE	\$265,000	Beautiful 3 bedroom, 2 bath home on 2 lots! Gorgeous landscaping, split floorplan, furnished, large shop!
 ACTIVE	3709 N KANSAS AVE	\$334,900	Brand new build - 2023 Champion home. 3 bedroom 2 baths, Absolutely beautiful!
 REDUCED	3721 N OHIO AVE	\$219,900	Beautiful 2 bedroom, 2 bath, furnished home. Pergola in back.
 REDUCED	3713 N MONTANA AVE	\$239,000	Furnished 2 bedrooms, 2 bath home, 1344 sf, plus Arizona room, New flooring, wood laminate.
 REDUCED	3611 N ILLINOIS	\$229,900	Beautiful 3 bedroom, 2 bath, 1905 sf partially furnished large shop or \$245,900 with extra lot
 REDUCED	3807 N OHIO AVE	\$163,900	2 bedrooms, 2 baths, AZ room partially furnished.
 REDUCED	512 E PLAZA DEL SOL	\$158,900	Furnished park model- gorgeous, with Arizona room, New appliances.
 REDUCED	3612 N IOWA AVE	\$238,900	Large 3 bedroom plus den, Arizona Room, fully furnished.
 NEW LISTING	3731 N KANSAS AVE	\$230,000	3 bedrooms, 2 bath with Arizona Room. Great corner lot, lots of parking.
 NEW LISTING	3812 N NORTH DAKOTA	\$216,500	Great 2 bedrooms, 2 bath home. All appliances stay! Recently painted o inside and some furniture convey.
 NEW LISTING	3707 N MICHIGAN AVE	\$47,900	Vacant lot! All utilities.
 NEW LISTING	3802 N IOWA AVE	\$299,000	2 Lots with Large Garage, Beautiful Partially Furnished Home.
 NEW LISTING	812, 814, 816 E CALIFORNIA	\$52,500 EACH	3 lots at top of the hill, great views!

 NEW LISTING	3726 N KANSAS AVE	\$44,500	Great lot and ready for your home plans!
 NEW LISTING	705 E PINAL WAY	\$349,900	Absolutely beautiful 3 bedroom, 2 bath home, gorgeous back patio, close to clubhouse.
 NEW LISTING	3823 N NORTH DAKOTA AVE	\$229,900	2 Bath furnished home, new flooring, new metal roof, large patio.
 NEW LISTING	3706 N IOWA AVE	\$239,900	Absolutely beautiful remodeled 3 bed, 2 bath home with Arizona room. Furnished & Exquisite!
 NEW LISTING	420 E FIESTO DEL SOL	\$164,900	Furnished park model, 2021 model, beautiful! Large shed/man cave, patio.
 NEW LISTING	811 E WASHINGTON ST	\$260,000	Gorgeous home on the golf course. Fully furnished. 2 bedroom plus den, 2 baths, fenced yard!
 NEW LISTING	3600 N NORTH DAKOTA	\$44,500	Lot on corner, all utilities to the lot! Owner will carry loan.
 NEW LISTING	3816 N MONTANA AVE	\$239,900	Absolutely exquisite fully furnished home. Granite counters, new cabinets!
 NEW LISTING	3613 N ILLINOIS	\$30,000	Vacant lot with all utilities to property line.
 NEW LISTING	510 E PLAZA DEL SOL	\$78,900	Vacant lot with large shed with laundry and covered awning.
 NEW LISTING	3827 N WISCONSIN AVE	\$179,900	Fully Furnished, 2 bedrooms, 2 bath with Arizona room.
 NEW LISTING	3730 N MINNESOTA AVE	\$219,900	Fully Furnished, 2 bedrooms, 2 bath home with large shop and lots of storage.
 NEW LISTING	3919 N LANCASTER CIR	\$349,900	Absolutely gorgeous home on 2 lots with 2.5 car garage. 3 bedrooms plus den, 2 ½ baths. Granite countertops partially furnished.

My custom marketing plan will get your home, worldwide exposure,
to ensure you receive TOP DOLLAR!

I've also helped dozens of buyers find their new home!

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ALL YOUR REAL ESTATE NEEDS**

Keto Peanut Butter Fudge

Super creamy and rich, this keto peanut butter fudge recipe is the ultimate low carb and sugar-free treat for peanut butter lovers. It's so easy to make, with only a few basic ingredients. Only 3g carbs per serving!



PREP TIME	5 minutes
COOK TIME	5 minutes
TOTAL TIME	10 minutes
SERVINGS	15 bites

INGREDIENTS

- 1 cup unsweetened creamy peanut butter (add a pinch of salt if it's unsalted)
- ½ cup butter
- ½ teaspoon vanilla extract
- ¾ cup powdered Swerve Sweetener
- ⅓ cup collagen peptides (see notes)

INSTRUCTIONS

1. Line a loaf pan (8x4 inch or 5x9 inch) with waxed paper.
2. In a medium saucepan over low heat, combine the peanut butter and butter. Stir until melted, then stir in the vanilla extract.
3. Whisk in the sweetener and collagen until well combined and smooth. Pour the mixture into the prepared pan and refrigerate until set, about 1 hour.
4. Lift the waxed paper out by the edges and cut the fudge into 15 pieces.



Mitzi Van Meter

REALTOR®

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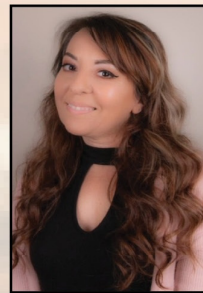
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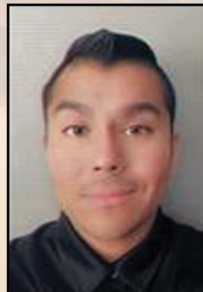
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ANNUAL SOUTHWEST SPRING FLING IMAC EVENT
FEBRUARY 3-4, 2024



LOCATION: BOHN FIELD
- RV PARKING & OVERNIGHT CAMPING AVAILABLE
(NO ELECTRICAL HOOKUPS PROVIDED)

KAM AERO

PILOTS MEETING: 8:00 AM

ENTRY FEE:

\$40 FOR IMAC MEMBERS

\$60 FOR NON MEMBERS

ALT SEQUENCES WILL BE FLOWN

TO REGISTER, VISIT:

MINI-TAG.ORG AND CLICK ON SOUTHWEST REGION

DON'T MISS THIS THRILLING IMAC EXPERIENCE AT BOHN FIELD!
PREPARE FOR A WEEKEND OF SPECTACULAR AEROBATICS,
CAMARADERIE, AND UNFORGETTABLE MEMORIES.

SEE YOU THERE!





SPONSORED BY:

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BOHN FIELD



February Activities

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 Tech Time 1pm CR Bingo 7pm CH 	3 Saturday Morning Coffee & Donuts 7am CH
4	5 Happy Hour 4pm CH 	6	7 FG Prime Rib Dinner 5pm	8	9 Bingo 7pm CH 	10 Saturday Morning Coffee & Donuts 7am CH 
11	12 Happy Hour 4pm CH 	13	14 Share-A-Dish 4pm CH Valentines Day!!	15	16 Bingo 7pm CH 	17 Saturday Morning Coffee & Donuts 7am CH  Crafts & More in the CH 8am
18 Movie Night 6pm in CH	19 Happy Hour 4pm CH 	20	21 FG Meatloaf Dinner 5pm \$6	22	23 Bingo 7pm CH 	24 Saturday Morning Coffee & Donuts 7am CH 
25	26 Happy Hour 4pm CH 	27	28 Share-A-Dish 4pm CH	29		

February 2024

Sun

Mon

Tue

Wed

Thu

Fri

Sat

				1 Election Committee Training 10am CR	2 Welcoming Committee Meeting 9-10am	3
4	5 ARC 9am in CR	6	7 Documents Committee Meeting 9-11am CR	8 Golf Cart Inspection 7am CH parking lot	9 Board Meeting 10am in the CH	10
11	12 ARC 9am in CR Last day for ballots 4pm	13 Annual Meeting of Members 10am CH	14 Documents Committee Meeting 9-11am CR	15	16 BOC Committee Meeting 9am CR	17
18	19 ARC 9am in CR Finance Comm Meeting 10:30 CH	20	21 Documents Committee Meeting 9-11am CR	22	23 Board Meeting 10am in the CH	24
25	26 ARC 9am in CR	27	28 Documents Committee Meeting 9-11am CR	29		