

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

Office Hours

Monday-Friday

9:00 am—4:00 pm

Main Office:

520-868-4770

Fax:

520-253-3034



**Deadline for submitting
Newsletter items is**

July 23rd

***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 by email to
info@fgmha.org**

Garden Whisper



**Board Meeting will be on
July 28th, 2021 @ 10:00 am.**

Florence Gardens Mobile Home Association

Manager

Yasmin Rodriguez

yrodriguez@hoamco.com

Admin. Assistant

Kathy Dunkel

kdunkel@hoamco.com

Admin. Assistant

Lindsea McKinley

lmckinley@hoamco.com

Office Number

520-868-4770

Fax Number

520-253-3034

Board of Directors

President

Sharon Lee

208-841-0544

sharon.l@fgmha.org

Vice President

Nick Treinen

208-941-6035

njtreinen@gmail.com

Treasurer

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Director

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Director

Cherylle Arends

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Director

Claudia Keller

316-250-1267

claudia.k@fgmha.org



July President's Letter

Dear Members,

Are you warm enough????!!!!??? It's now July; however, June brought unseasonably warm weather around the country, but especially in Arizona. Even our mountain retreat in Eagar, AZ has been way too warm. As I write this, we're all looking forward to actually experiencing the monsoonal season, especially the badly needed rain. Please keep rain in your prayers. Unfortunately, the heat has brought some horrific wildfires. Please be careful!

Members remaining in residence in Florence Gardens have been making use of our lovely pools. We appreciate everyone striving to comply with the rules. However, we continue to have a problem, and we need your help with this. A few years ago, our insurance carrier and our attorneys advised us to cease offering social memberships to individuals in surrounding communities as this causes liability for our association, and we run the risk that our pool could be considered a public pool. If this were to happen, we would be faced with great expense to make the pool completely ADA compliant, a cost that could result in a special assessment to members. Discontinuation of social memberships was a disappointment to those who purchased them, and to our members who are friends with those who held the social memberships. As a result, there have been individuals in other communities who have "cheated" in order to use our pool facilities. The cheating involves getting members to say that they rent their homes to them in order to get the individual a key to the pool; asking members to invite them to be their guest at the pool so that they can use it as they wish; and finally to ask members to sell them a vacant lot at a ridiculously low price with the caveat that when they no longer wish to use the pool or move, they will sell the property back to the former owner at the same price. As a result, your board has been forced to tighten our rules. Renters must physically occupy the residence that they "say they are renting." If a member says that they are renting their property to another, they must have a rental agreement. Once that agreement is executed, the renter then has access to our common area, and the homeowners relinquishes their ability to use the common areas for that address (this is not a new rule). Guests generally visit at your home for a limited span of time, and our association is happy to allow your guests to register at the office and receive a guest pass and identification badge that will grant them access to our common areas. We're aware, that Individuals from other communities have asked our members to get them a guest pass in order to use our pools. Non-resident "guests" can be issued a pass, and an identification badge, for two weeks; however, members are responsible for the actions of their guest(s). It has been reported that at least one "renter/guest" has been accused of bullying and disrespectful behavior to actual residents who wish to use our pool. If you are a member who is helping a non-resident to gain regular access to our pools by getting them a guest pass, you run the risk that your access card could be deactivated if the "guest" does not comply with our rules and regulations or who is disrespectful to others. Guest passes from multiple owners for the same individual, in order to circumvent the rules, will not be granted.

Our liability continues when we condone these action, and you may also be liable if you help a non-resident to gain non-sanctioned access to our facilities. Of course, it is none of our business if you choose to sell your vacant lot to another at a very low price so that they can access the pool. However, it is worth noting, current market value of FGMHA lots is in the \$20,000 - \$25,000 range. Please remember, our common areas are for the use of our members—not for the regular use of others who have not made an investment in our community. We trust that you understand the predicament that is placed on our association and on our staff by these types of actions, and that you won't help non-members of our association to circumvent the system. Thank you for understanding, and for helping with this problem.

Last month, I asked you not to use rafts in our pools as we have had a significant number of complaints from other pool users who say that they have been bumped or that they don't have space to move about in. At this point, the board has deferred any action, pending further investigation and definition of the floaties (rafts). We are aware that there are strong feelings on both sides of this issue. At this time, I respectfully urge all to use common sense and courtesy to others. If the pool is busy, perhaps it would be best to not use your raft out of courtesy to others.

On a lighter note, the Veteran's Wall is now complete with photos, service flags and a missing person's table. Thanks to Kathy Dunkel, David Donohew, FGMHA staff, and to all of the volunteers who worked to make our Veteran's Wall a source of pride. The front entry way has been re-painted and decorated, and it looks inviting and wonderful.

At the June board meeting, the FGMHA Board approved the following in addition to conducting routine business: purchase of a new snooker table for the pool room; initiation of an Ad Hoc Committee to evaluate the need to repaint the club house, evaluate the lighting, and consider replacing the stage curtains or propose an alternative; and the sale of the extra rock saw for \$1500.00.

The board approved extending pool hours to 11:00 PM all year round. Prior hours were 8:00 AM to 10:00 PM in the summer and 8:00 AM to 9:00 in the summer. Some members asked us to open the pool at 7:00 AM. We denied that request as there needs to be a specific period of time after the pool has been treated until individuals can safely enter the pool.

We have been conducting our board meetings in a dual format with board and FGMHA members attending in person or on ZOOM. Since ZOOM was designed to host meetings virtually, we've had problems merging the two, specifically related to sound. I've heard members say that our new sound systems isn't working. I assure you that the system works well in the clubhouse; however, we continue to get echoing and distorted sound when we try to use it with ZOOM. We're looking for solutions to the problems, and have made a tiny bit of progress. We will continue to search for solutions so that all attendees, regardless of whether attending in person or via ZOOM are able to adequately hear what is being said. I respectfully ask for your patience and support until the problem can be resolved.

I wish you a safe and happy Fourth of July Holiday!

Sharon Lee
President, FGMHA Board of Directors



A MESSAGE FROM YOUR MANAGER

This is a friendly reminder that you are obligated to be in compliance with the FGMHA CC&R's regardless of whether you are in residence or away. Compliance rounds throughout the community are conducted regularly as directed by our community documents, and your board of directors for purposes of ensuring that property values within our community are maintained at an optimal level. I appreciate every single of you for working together as a community to make Florence Gardens such a beautiful community to be a part of.

The governing documents are more than the ones listed below; however these are the most frequent violations. Any section in the CC&Rs being violated results in a violation. The first letter received is a courtesy notice. If you have any questions I can be reached at 520-868-4770 or yrodriguez@hoamco.com.

Please make sure weeds, debris from your trees, pick up fallen fruit, and trash are all removed from your property.

Section 4.5 in CC&Rs: Maintenance, Responsibility of Lot Owners. Each lot Owner shall maintain, repair, replace, and restore, at his own expense, all portions of his lot. Each lot Owner shall take all necessary action to keep his lot and improvements thereon clean and free from unsightly accumulation of trash, weeds, litter, and other items in weathered or poor condition. If a lot Owner fails to maintain his lot in good condition and repair, the Board of Directors shall notify the lot Owner in writing of the noncompliance. In the event the lot Owner fails to perform the obligations hereunder, the Association may give notice, that unless specified corrective action is taken within a specified time period, the Association may take whatever action is necessary to compel compliance, including pursuing legal action, and shall have the right, but not the obligation, to cause the required maintenance, repair or replacement to be performed. Any associated costs and attorney's fees incurred as a result, whether or not a lawsuit is filed, shall be charged to the non-performing lot Owner.

Please make sure to trim your trees, shrubs, palm trees, etc. Also, if you have dead vegetation it must be removed.

Section 6.6.1 in CC&Rs: Vegetation. Any landscaping shall be done in such a manner as to maintain the local flora and fauna native to the Arizona area or is now generally used in Florence Gardens. Landscaping plants and trees shall be placed and maintained by the lot Owner so as not to encroach on an adjoining lot. Dead shrubs and trees shall be removed by lot Owner so as to not create a fire hazard to nearby lots or the Common Areas. In addition, all dead vegetation shall be removed by the lot Owner.

Trash pick-up – If you need bulk pick up please be sure to contact the Town of Florence in regards to bulk pick up. You must go online and schedule it otherwise they will not take it. Also, please be sure to put trash containers away.

Section 7.5 in CC&Rs: Trash Containers and Collection. No household garbage shall be placed or kept on any lot or the Common Areas, except in covered containers provided by the Town of Florence. Containers for trash and for recycling shall be stored on the Owner's lot. Bulk trash shall be placed for pick up in accordance with requirements of the Town of Florence. Trash containers should be removed from the street no later than the day following pick-up. Trash containers should be stored as inconspicuously as possible.

Please make sure any items stored in visible areas must be removed and put away. No indoor furniture is allowed to be stored outside. All carports, awning, driveways, side yards, anything visible from street must be maintained in neat condition.

Section 7.7 in CC&Rs: Outside Storage. Stockpiling or placing of scraps of construction materials or objects designed for interior usage (all items so placed but not meant for immediate trash removal) shall be prohibited on the ground, in the carport or on a patio or around the manufactured home or any structure on the lot.

Section 7.10 in CC&Rs: Nuisances and Offensive Activity. No lot shall be used in whole or in part for the storage of rubbish of any character or for any activity that causes unreasonable odor or noise or that will be otherwise obnoxious. No lot Owner shall engage in any activity or permit any activity to occur on the properties which shall result in unusual, loud or obtrusive noises or sounds. All lots should be maintained in a clean and tidy condition.

Personal vehicles must be in good state of repair and appearance. Parking an RV, boat, campers, utility trailers, camp trailers, etc. is not allowed. We have RV storage lots available. Please come into the office and get your 10 day permit if needed.

Section 7.3.1 in CC&Rs: Personal Vehicles. Personal vehicles shall mean automobiles, pickup trucks, golf carts, off road vehicles and motorcycles belonging to the resident. Any one such vehicle shall not be so large that it will not fit into a standard-sized parking space. All personal cars, pickup trucks, and motorcycles must have a current license and registration, be operable, and be kept in a good state of repair and appearance.

Section 7.3.5 in CC&Rs: Prohibited Parking. Motor homes, campers, camp trailers, boats and boat trailers, utility trailers and similar equipment and vehicles are prohibited from being parked in Florence Gardens on lots except for the purpose of loading, unloading, maintenance and cleaning. Parking for any of these reasons requires a permit that will not exceed 10 days at any one time or a total of 30 days in a calendar year. Permits issued by the FGMHA office will be logged in and out to provide information to enforce time restrictions.

Section 7.4 in CC&Rs: Motor Vehicle Repair and Towing of Vehicles. Other than temporary emergency repairs or routine maintenance, no vehicle shall be constructed or reconstructed except in a garage. No inoperable vehicle may be stored on any portion of Florence Gardens except in a garage. The Board of Directors shall have the right to have any equipment or vehicle that is parked, kept, constructed, or reconstructed in violation of the Community Documents towed away at the sole cost and expense of the owner of the equipment or vehicle.

Architectural Summary:

June 2021
4 Approved Applications
Concrete – 1
Shed – 1
Exterior – 1
Roof – 1



Compliance Summary:

Report from May 20 – June 14
Open Violations - 58
48 courtesy notices (1 arc. control, 2 weeds, 4 storage, 38 landscaping, 3 utility trailer)
8 1st non-compliance notices with \$25.00 fine (3 storage, 5 landscaping)
0 2nd non-compliance notices with \$50.00 fine
0 3rd non-compliance notices with \$100.00 fine
2 4th non-compliance notices with \$100.00 fine (2 landscaping)
Closed out – 21.
12 – Landscaping
5 – Storage
1 – Trash
1 – Utility Trailer
2 – Weeds

INCOME STATEMENT - Operating

5/1/2021 - 5/31/2021

5/1/2021 - 5/31/2021

1/1/2021 - 5/31/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>OWNER INCOME</u>	\$53,215.30	\$51,395.83	\$1,819.47	\$269,572.47	\$256,979.15	\$12,593.32	\$616,750.00
BUSINESS OFFICE ACTIVITY							
<u>BUSINESS OFFICE ACTIVITY</u>	\$768.10	\$708.33	\$59.77	\$4,444.20	\$3,541.65	\$902.55	\$8,500.00
<u>OTHER INCOME</u>	\$49.25	\$291.67	(\$242.42)	\$746.83	\$1,458.35	(\$711.52)	\$3,500.00
TRANSFER BETWEEN FUNDS							
<u>TRANSFER BETWEEN FUNDS</u>	\$0.00	\$0.00	\$0.00	(\$130,000.00)	(\$130,000.00)	\$0.00	(\$130,000.00)
Total Income	\$54,032.65	\$52,395.83	\$1,636.82	\$144,763.50	\$131,979.15	\$12,784.35	\$498,750.00
Expense							
<u>ADMINISTRATIVE</u>	\$13,005.69	\$11,848.07	(\$1,157.62)	\$72,936.98	\$74,740.35	\$1,803.37	\$158,677.00
<u>EMPLOYEE EXPENSES</u>	\$18,612.61	\$19,875.00	\$1,262.39	\$90,575.21	\$99,375.00	\$8,799.79	\$238,500.00
<u>COMMON AREA</u>	\$3,057.98	\$3,049.99	(\$7.99)	\$11,925.35	\$15,649.95	\$3,724.60	\$37,000.00
<u>UTILITIES</u>	\$5,073.21	\$5,099.99	\$26.78	\$26,258.85	\$25,499.95	(\$758.90)	\$61,200.00
<u>EXPENSES</u>	\$7,023.44	\$5,745.83	(\$1,277.61)	\$32,543.74	\$28,729.15	(\$3,814.59)	\$68,950.00
Total Expense	\$46,772.93	\$45,618.88	(\$1,154.05)	\$234,240.13	\$243,994.40	\$9,754.27	\$564,327.00
Operating Net Income	\$7,259.72	\$6,776.95	\$482.77	(\$89,476.63)	(\$112,015.25)	\$22,538.62	(\$65,577.00)

INCOME STATEMENT - Reserve

5/1/2021 - 5/31/2021

1/1/2021 - 5/31/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>OTHER INCOME</u>	\$379.07	\$0.00	\$379.07	\$2,431.99	\$0.00	\$2,431.99	\$0.00
TRANSFER BETWEEN FUNDS							
<u>TRANSFER BETWEEN FUNDS</u>	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00
Total Reserve Income	\$379.07	\$0.00	\$379.07	\$102,431.99	\$100,000.00	\$2,431.99	\$100,000.00
Reserve Expense							
<u>COMMON AREA</u>	\$3,929.55	\$0.00	(\$3,929.55)	\$7,138.45	\$0.00	(\$7,138.45)	\$0.00
Total Reserve Expense	\$3,929.55	\$0.00	(\$3,929.55)	\$7,138.45	\$0.00	(\$7,138.45)	\$0.00
Reserve Net Income	(\$3,550.48)	\$0.00	(\$3,550.48)	\$95,293.54	\$100,000.00	(\$4,706.46)	\$100,000.00

INCOME STATEMENT - RV/Kitchen Activities

5/1/2021 - 5/31/2021

1/1/2021 - 5/31/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
CLUBHOUSE/KITCHEN							
<u>ACTIVITY</u>	\$155.37	\$208.33	(\$52.96)	\$328.84	\$11,541.65	(\$11,212.81)	\$22,600.00
<u>RV STORAGE</u>	\$720.00	\$0.00	\$720.00	\$2,815.00	\$0.00	\$2,815.00	\$54,000.00
<u>BINGO</u>	\$1,356.00	\$833.33	\$522.67	\$2,051.00	\$4,166.65	(\$2,115.65)	\$10,000.00
<u>VENDING MACHINE</u>	\$162.60	\$291.66	(\$129.06)	\$1,647.20	\$1,458.30	\$188.90	\$3,500.00
<u>OTHER INCOME</u>	\$2.06	\$0.00	\$2.06	\$11.27	\$0.00	\$11.27	\$0.00
Total Income	\$2,396.03	\$1,333.32	\$1,062.71	\$6,853.31	\$17,166.60	(\$10,313.29)	\$90,100.00
Expense							
CLUBHOUSE/KITCHEN							
<u>ACTIVITY</u>	\$40.00	\$389.59	\$349.59	\$160.38	\$9,047.95	\$8,887.57	\$20,025.00
<u>RV STORAGE</u>	\$593.33	\$687.50	\$94.17	\$3,517.03	\$3,497.50	(\$19.53)	\$23,490.00
<u>BINGO</u>	\$1,147.82	\$500.00	(\$647.82)	\$1,703.82	\$2,500.00	\$796.18	\$6,045.00
<u>VENDING MACHINE</u>	\$34.00	\$87.50	\$53.50	\$391.27	\$437.50	\$46.23	\$1,050.00
<u>EMPLOYEE EXPENSES</u>	\$1,813.87	\$2,608.33	\$794.46	\$11,093.54	\$16,429.65	\$5,336.11	\$38,072.00
Total Expense	\$3,629.02	\$4,272.92	\$643.90	\$16,866.04	\$31,912.60	\$15,046.56	\$88,682.00
RV/Kitchen Activities Net Income	(\$1,232.99)	(\$2,939.60)	\$1,706.61	(\$10,012.73)	(\$14,746.00)	\$4,733.27	\$1,418.00

INCOME STATEMENT - Capital Improvement

5/1/2021 - 5/31/2021

1/1/2021 - 5/31/2021

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
Total Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>OTHER INCOME</u>	\$2.72	\$0.00	\$2.72	\$8.72	\$0.00	\$8.72	\$0.00
<u>TRANSFER BETWEEN FUNDS</u>	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
Total Reserve Income	\$2.72	\$0.00	\$2.72	\$30,008.72	\$30,000.00	\$8.72	\$30,000.00
Expense							
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Improvement Net Income	\$2.72	\$0.00	\$2.72	\$30,008.72	\$30,000.00	\$8.72	\$30,000.00

BALANCE SHEET

5/31/2021

	Operating	Reserve	RV/Kitchen Activities	Capital Improve- ment	Total
Assets					
OPERATING CASH					
1007 - NBA General Fund #8645	\$7,313.77		\$3,267.90		\$10,581.67
1008 - NBA Debit Card Activities #4715	\$7,610.08		\$1,223.07		\$8,833.15
1009 - NBA Bingo Fund #6615			\$4,576.86		\$4,576.86
1010 - Alliance Operating Checking - 3066	\$19,601.95		\$13,044.61		\$32,646.56
1011 - Alliance Insurance Deductible Fund-210	\$15,022.83				\$15,022.83
1012 - Alliance Legal Fees Fund-760			\$20,027.94		\$20,027.94
1014 - CIT Op CD- 683(3/12/23).80%	\$250,000.00				\$250,000.00
1015 - Alliance Operating ICS-488	\$279,043.25				\$279,043.25
1090 - Petty Cash	\$17.03				\$17.03
1091 - Change Fund - Office	\$200.00				\$200.00
1092 - Change Fund - Activities			\$735.00		\$735.00
1093 - Change Fund - Bingo			\$50.00		\$50.00
Total OPERATING CASH	\$578,808.91	\$0.00	\$42,925.38		\$621,734.29
RESERVE CASH					
1050 - Alliance Reserve MM- 9838		\$47,884.04			\$47,884.04
1051 - Alliance Res CDARS- 355(6/9/22)2.71%		\$105,483.22			\$105,483.22
1052 - Alliance Res CDARS- 347(6/10/21)2.57%		\$52,596.37			\$52,596.37
1054 - Metro Reserve CD- 987(3/4/23).60%		\$152,414.43			\$152,414.43
1055 - Alliance Reserve ICS- 087		\$120,131.83			\$120,131.83
1056 - Alliance Capital Imprv MM-674				\$32,010.38	\$32,010.38
Total RESERVE CASH	\$0.00	\$478,509.89	\$0.00	\$32,010.38	\$510,520.27

WELCOMING COMMITTEE
Submitted by Judy Parsons, Committee Chair

Verizon cell: 520-975-4120
3815 N. Kansas
e-mail: judydennisp@gmail.com

July 2021 Garden Whisper. Only three of our members actually live here year round.

We are actively recruiting two to three new members so we can be ready by November to continue contacting newer residents.

If you are interested in giving this committee a try, NOW is the time. During the season from November to April, we typically meet twice a month, starting with the 3rd Friday in October and ending with the 1st Friday in May.

If I have found the Application for Committee Membership, please fill it out so I can get it on the July Board Meeting Agenda. IF you already have left and this appeals to you, please e-mail me or text me.

Thank you for thinking about joining the Welcoming Committee. Again, stay happy, healthy and safe throughout this summer. We are looking forward to a much more active normal 2021-2022 season.

DOCUMENTS COMMITTEE REQUESTS NEW MEMBERS

July 2021 Garden Whisper: The Documents Committee normally meets on Thursdays from 9 a.m. to 11 a.m. That schedule for using the conference room has been turned in to the office. Again, one meeting has been scheduled for July and it is Wednesday, July 7 at 9 a.m. There MAY BE another meeting in July depending on members time schedule and work load. STAY TUNED The July 7 meeting agenda will be posted first part of July.

IF you are thinking about joining this Committee, fill out an Application for Committee Membership form which is in the office lobby, leave it at the office or drop it off at my house. The standing committee members are reappointed every year after the Annual Meeting, and additional members may be added at any time. We need more input from members.

Will YOU accept the challenge at least through February or March 2022?

Current members are: Walt Blum, Mary Ann Keaveney, Bob Larson, Betty Sayne and Judy Parsons.

Submitted by Judy Parsons, Committee Chair and Secretary
3815 N Kansas; Email: judydennisp@gmail.com, Verizon cell 520-975-4120

Town of Florence Ordinance No. 04-11-11
PET/ANIMAL WASTE

SECTION I. PURPOSE:

An ordinance to establish requirements for the proper disposal of pet solid waste in the Town of Florence, Florence County, Wisconsin so as to protect public health, safety and welfare, and to prescribe penalties for failure to comply.

SECTION II. DEFINITIONS:

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

- a. Immediate – shall mean that the pet solid waste is removed at once, without delay.
- b. Owner/Keeper – any person who shall possess, maintain, house or harbor any pet or otherwise have custody of any pet, whether or not the owner of such pet.
- c. Person – any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.
- d. Pet - a domesticated animal (other than a disability assistance animal) kept for amusement or companionship.
- e. Pet solid waste – waste matter expelled from the bowels of the pet; excrement
- f. Proper disposal – placement in a designated waste receptacle, or other suitable container, and discarded in a refuse container which is regularly emptied by the municipality or some other refuse collector; or disposal into a system designed to convey domestic sewage for proper treatment and disposal.

SECTION III. REQUIREMENT FOR DISPOSAL:

All pet owners and keepers are required to immediately and properly dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person.

SECTION IV. EXEMPTIONS:

Any owner or keeper who requires the use of a disability assistance animal shall be exempt from the provisions of this section while such animal is being used for that purpose.

SECTION V. ENFORCEMENT:

Any person, including town officers and employees, may report a violation of this ordinance to the Town Office. Appropriate documentation will be required with the

report in order to proceed with sending a citation. Appropriate documentation is considered to be a photograph with indication of the date it was taken.

Upon receiving the appropriate documentation in the clerk's office, the clerk shall send a citation to the dog owner following the Town of Florence Citation Procedure (Wisconsin Statute 66.0113)—including copies of the documentation.

SECTION VI. VIOLATIONS AND PENALTY:

Any person, partnership, corporation, or other legal entity that fails to comply with the provisions of this ordinance shall, upon conviction, pay a forfeiture of not less than \$25.00 nor more than \$100.00 for the first offense and not less than \$50.00 nor more than \$200.00 for the second offense, plus the applicable surcharges, assessments, and costs for each violation. Each day a violation exists or continues constitutes a separate offense under this ordinance. In addition, the town board may seek injunctive relief from a court of record to enjoin further violations.

Any penalties that are assessed and not paid will be added, as a special charge to the tax bill (when applicable) for the following year.

SECTION VII. SEVERABILITY CLAUSE:

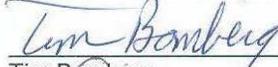
If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

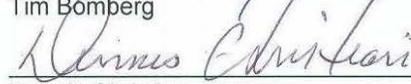
SECTION VIII. EFFECTIVE DATE:

This ordinance is effective up on publication.

The town clerk shall properly publish this ordinance as required under s.60.80, Wis. Stats.

ADOPTED this 11 day of April, 2011.



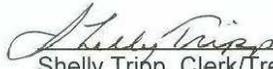
Tim Bomberg


Dennis Christian



John Holbrook

Attest to:



Shelly Tripp, Clerk/Treasurer



Veteran's Wall of Honor

As many of you know, the Veteran's wall was once in the lobby of the clubhouse. The pictures over time, began to drop and the sound of broken glass filled the lobby. The thought was put into action that we should build a new Veteran's wall display. A Veteran's Wall Ad-Hock committee was formed and they diligently worked hard together to come up with a display for all the Veteran's pictures with some room for growth as the community of Florence Gardens has grown. We've moved it into the main clubhouse for all to see, that visit Florence Gardens. We would like to give special thanks to all the committee members, staff, and volunteers that dedicated their time and efforts to our beautiful display that honors those that served on our behalf.



The Missing Man Table



Volunteers putting up the Veteran's Wall



One frame at a time the Veteran's Wall comes to life.



Florence Gardens Veteran's Wall

Board of Directors Meeting Dates

2021-2022

July 28

August 25

September 22

October 13 & 27

November 10 & 22

December 8 & 20

January 12 & 26, 2022

February 4 & 18, 2022

Annual Meeting is February 8, 2022



**Thursdays at 1:00 pm
In the Annex**

Questions Please Call:

Sandy Burrow: 480-688-6732

Nancy Stanton: 206-979-7175

Or Dana Jefferson: 520-631-0208



***Come join us for the card
Game "65"***

***We meet every Wednesday at
1:00 pm in the Annex
Bring \$1.30 in Quarters,
Dimes, & Nickels***

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

Shared Dish

July 5th 4-6 pm

July 14th 4-6 pm

July 21st 4-6 pm

July 28th 4-6 pm

Come on out to shared dish and join in on the fun and meet new people & mingle with friends. Please be sure to bring your own utensils, plates, and a dish to share for 8 to 10 people. We meet in the clubhouse.

MEMBER GUESTS

ARE

WELCOME TO ATTEND!

Exercise



We meet for 30 minutes 5 days a week at 7:30 am. in the Annex. Everyone is welcome.

SLOW DOWN

There have been many complaints in regards to speeding, not coming to a complete stop at stop signs, not stopping and looking both ways before backing out of driveways. The speed limit throughout the community is 25 mph.

Please do not exceed the speed limit, make sure to a complete stop at stop signs, watch for walkers, cyclists, golf carts & pets.



Name Badge

Members and renters are encouraged to wear their name badges when using the clubhouse, other recreation facilities, and at all group functions.

All persons using the pool area are required to have their FGMHA name badge or guest badge in their possession. Blue badges indicate renters/residents. White badges indicate owners. If you have not registered, please come into the office, to register. Name badges can be purchased in the office.

Thank you,
Management



JERRY'S YARD BRIGADE

**ASK NOT WHAT YOUR ASSOCIATION CAN DO FOR YOU
BUT WHAT YOU CAN DO FOR YOUR ASSOCIATION!**

Join your fellow association volunteers. We are cleaning up neglected and abandoned properties. We are looking for more folks who want to help. Meet new friends and join old ones. We only take volunteers, no one will come by and ask you to join this elite Brigade.

We rake, weed, trim, bag and haul away junk. We cannot be hired for your own yard and we do not work for anyone on any schedule. We are on call by our commander and work when we can. Please consider joining us. No uniform required. anything we need.* Tools optional as we have most



INTERESTED? EMAIL BOB AT mthlc@3rivers.net OR CALL 406-660-2668 AND LEAVE A MESSAGE. WE WILL GET BACK TO YOU.



P.S. Want to help in another way? We take donations (**any amount**) to support paying for professional weed spray and pay for debris and trash removal.

* Except YOU!



FLORENCE FOOD BANK
SERVING OUR COMMUNITY IN NEED

FRIDAY, JULY 30th

7:00 AM – UNTIL FOOD IS GONE (LAST FRIDAY OF EACH MONTH)

**HERITAGE PARK
600 N. MAIN STREET
FLORENCE AZ 85132**

**QUESTIONS?
CONTACT BRUCE WALLS
BRUCE.WALLS@FLORENCEAZ.GOV**

**SAFETY PROTOCOLS IN PLACE
DRIVE THROUGH NO CONTACT PICK-UP**



Freedom makes a huge requirement of every human being. With freedom comes responsibility.” — Eleanor Roosevelt

NEIGHBORS AVAILABLE TO LIFT THINGS OR DO WHATEVER

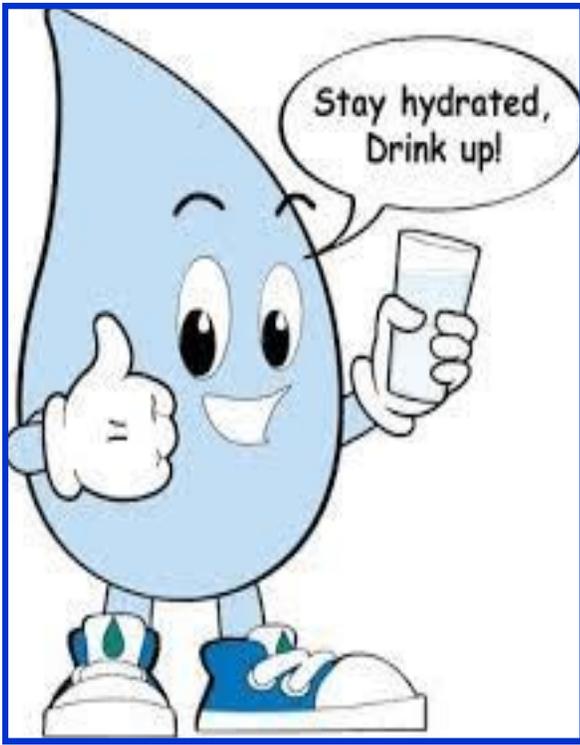
Some returning neighbors might not be aware of the unofficial initiative that kicked off a few months ago, ‘Neighbors Helping Neighbors’. If any resident needs help lifting or moving something, you can call Mike Shevock at 603-531-3320. This is not a service of the HOA. The volunteers are not insured, bonded, trained, skilled or compensated. They are not carpenters or handymen; they just lift things. This is just a convenient method of getting a couple friends to show up at your door to provide hands that pick things up and put them down. The initial response has been better than expected, and we hope to keep it going.

We’d like to expand the concept of Neighbors Helping Neighbors to form an informal support group for neighbors who have suffered a loss. Anyone who might be interested in participating in such a group is invited to call Mike at the number listed above.

Florence Gardens Office Holiday Schedule 2021

The Florence Gardens office will be closed the following dates in observance of the holidays in 2021.

- Monday July 5, 2021—Independence Day**
- Monday September 6, 2021– Labor Day**
- Thursday November 25, 2021 & Friday November 26, 2021—Thanksgiving**
- Friday December 24, 2021—Christmas**
- Friday December 31, 2021—New Years**





Come on out and join us for
Bunco on Monday's @ 6:30.

If you are interested in
playing please call Mary
James at 360-790-7971.

Here's an easy way to help those in
need! Just bring your clean used grocery
bags to Jan at 3600 N Florence Blvd and
volunteers will be crocheting them into
sleeping mats for the homeless.

Churches in the Apache Junction area will
be distributing the mats. If you would like
to learn how to make the mats yourself,
please call Candi at
480-216-0565.



"Good, better, best. Never let it rest. 'Til
your good is better and your better is best."

~ St. Jerome

**COFFEE AND DONUTS
WITH THE MANAGER
JULY 15TH @ 9:00 AM**

**MAIN TOPIC OF
DISCUSSION
"QUESTIONS &
ANSWERS"**



\$1.00

WIZARD

Come and join us, Thursday
Nights at 6:30 p.m. in the
Annex to play Wizard.

This is a card game that is
easy to learn.

Cost is \$.50

Let's Celebrate!

Happy Birthday

Wishing all those with a July Birthday a very Happy Birthday from the Florence Gardens Community.

David Donohew—July 3rd

Lindsea McKinley—July 15th

Amy Bumpass—July 5th

Earl Kilgore—July 22nd



Frank Larson,
longtime winter
resident of
Florence Gardens,

passed away on June 16, 2021 in
Minnesota. Frank was known for making
the boards for the marble game.

Condolences may be sent to his wife

Marian Larson—23829 Farm to Market
Road, Sturgeon Lake, Minnesota 55783.



John Bishop, a resident here at Florence
Gardens, passed away on June 19, 2021, he
lived at 3711 N. North Dakota Ave.

Condolences maybe sent to his wife

Debra Bishop

3711 N North Dakota Ave.

Florence, AZ 85132.

Congratulations!
Volunteer of the
Month

We would like to announce that our July Volunteer of the Month is, Mary Ann Keaveney. She was nominated by Judy Parsons, and we couldn't agree more that she is the perfect candidate for this months Volunteer of the Month.

She took on the job of upgrading the room divider near the media and conference rooms. It had been utilized for committee charters and committee member listings as well as other announcements for several years.

It was a wood structure so items had to be taped and it looked bad. Because of Covid 19 during 2020, she was not able to work on the divider in the building. She purchased the cork background and other materials and refurbished it at her home. David took it back to the clubhouse and the color background and Committee Charters and Coordinator Job Descriptions were put in place. Other items were added to encourage people to look at the area. In the hopes that someone would read a description of a committee or coordinator activity and decide to help, a space was included for the "Application for Committee Membership" form.

Mary Ann helps in many areas at Florence Gardens and spends many hours volunteering of her time and ideas. We are delighted to have her as a volunteer for the Florence Gardens Community. Special thanks Mary Ann for your time, your talents, your knowledge and hard work. We sure do appreciate you!

Have you seen someone out there, go above and beyond to help another person by volunteering themselves? No task is too big or too small to get recognized. We invite you to nominate next months, Volunteer of the Month, by submitting a nomination form, which can be picked up at the office or emailed to you by request. Help us show appreciation towards our volunteers, as they work hard to contribute to Florence Gardens.

AMERICAN LEGION

POST 9 — FLORENCE, AZ

JULY 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Karaoke 1800	2 Son's Dinner	3 Auxiliary Meeting 1100
4 Independence Day Celebration OPEN TO THE PUBLIC	5 General Meeting at 1730, Bar Closed during	6 Riders Meeting 1830	7 Poker 1800	8 Karaoke 1800	9 Auxiliary Dinner	10
11	12	13	14 Poker 1800	15 Karaoke 1800	16 Auxiliary? Dinner	17
18	19	20	21 Poker 1800	22 Karaoke 1800	23 Son's Dinner	24
25	26 Exec Committee Meeting 1730 Son's Meeting 1700	27	28 Poker 1800	29 Karaoke 1800	30 Dinner ?	31

Come join us (men and women) for

Water Aerobics

Using Billy Jo's "Wet and Wonderful" CD.

M/T/Th/F

10:00 - 11:-00 AM

Lap Pool

Call Nancy Stanton 206-979-7175



Making a change to your property? Please be sure to get approval from the architectural committee to ensure the changes conform to the standards set by the CC&Rs and Section A of the Rules and Regulations.

**Please pick up after your dog—
even small dogs leave messes!**

**Dogs must be on a leash when
off your property. If your dog
can't be trusted to stay on your
property, then it must be on a
leash.**

Thank you!



Florence Schools

At the front office there is a small blue drop bin at the window counter for old Box Tops, new scannable Box Tops with receipts, Coke product plastic caps, & the flaps on 12 and 24 packs of **COKE** products for Florence K-8 School & Soda Can Tabs for the Vets. These are extra fun and activity funds for the kids that aren't in the school budget.

If you have any of these you'd like to donate please come down and drop them in!

THEY ARE NO LONGER COLLECTING CAMPBELL'S LABELS



Architectural Committee Meetings Schedule

2021-2022:

July 19

August 16

September 20

October 4, 11, 18, 25

November 1, 8, 15, 22, 29

December 6, 13, 20, 27

January 3, 10, 17, 24, 31

February 7, 14, 21, 28

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

Calvary Chapel

2060 E.Coolidge Ave, Coolidge 723-7047

Pastor Eric Kluth

Sunday Service 10:00 am

6 pm only in Spanish

Wednesday Service 7:00 pm

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 Dale Storm

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

First Presbyterian Church

225 E Butte Ave., Florence 868-5634

Rev. John Johnson

Worship Services 9:00 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: Joe Coffey 775-443-7413

First Counselor: David Cluff 520-518-0609

Second Counselor: Ben Cook 480-202-2180

Sunday Sacrament Meeting 10:30 am

Sunday School & Primary Meeting 11:30 am

Assumption of Mary Catholic Community

221 E. 8th St., Florence 868-5940

Rev. Jose Maria Corvera Saturday Mass 5:00 pm

Sunday Mass 7:30 am and 9:30 am

(Dec. - Apr.) 7:30 am, 9:30 am, and 11:00 am

(May - Nov.) 7:30 am and 9:30 am

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 William Carney

Service at 9:00 am Sunday

Gila River Chapel Church

Services in Caliente Clubhouse

Begin Sunday—November 3rd, 8:45 am

Spirit of Joy United Methodist Church

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

Rev. 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: 9:00-9:30 coffee and donuts Bible Study

Sunday School 10:15 am

Sunday: 9 am Traditional Services & 11:15 Contemporary Service

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 Bruce Lerum Phone: 520-723-4220

Email: christthevictor.net

Fairhaven Baptist Church

7886 E. Highway 287, Coolidge

Pastor Jeff Gatten 723-1837

Classes for all ages @10:00 am

Morning Service @ 11:00 am

Evening Service @ 5:30 pm

Wednesday Evening Service @ 7:00 pm

July 2021



Mitzi Van Meter,
REALTOR®



480-570-2052

Mitzi_vanmeter@yahoo.com

Happy 4th of July!

- #2 in volume of transactions for 2019!
- Awarded by RE/MAX International for the State of Arizona
- ★ 13th in total sales for all agents in the State of Arizona!

3% COMMISSION!

When you list with me! Ask me for more details

Recent Home Sales by Mitzi

- MY BUYERS BOUGHT 3606 N Florence Blvd!
- MY BUYERS BOUGHT 3607 N. South Dakota Ave!
- MY BUYERS BOUGHT 3818 N Wisconsin!
- MY BUYERS BOUGHT 3922 N Colorado!
- MY BUYERS BOUGHT 808 E Pennsylvania!
- MY BUYERS BOUGHT 3701 N South Dakota!

A RE/MAX AGENT
CLOSES A DEAL
 EVERY :30 SECONDS



- 3701 N SOUTH DAKOTA AVE
- 3916 N COLORADO
- 3805 N COLORADO
- 3606 N IOWA AVE
- 3922 N COLORADO AVE
- 3820 N IOWA
- 114 E GILA DR
- 3809 N MONTANA
- 805 E MCFARLAND AVE
- 223 E NEBRASKA ST
- 811 E LANCASTER CIR
- 3612 N KANSAS AVE
- 3724 N KANSAS AVE
- 201 E MARICOPA BLVD
- 3705 N IOWA AVE
- 3828 N ILLINIOS AVE
- 3719 N MONTANA AVE
- 3820 N MONTANA AVE
- 3723 N OHIO
- 809 E. LANCASTER CIR
- 3607 N OHIO AVE
- 308 LANCASTER
- 3731 N FLORENCE
- 3617 MICHIGAN
- 3814 N KANSAS

RE/MAX SOLUTIONS

3170 S Gilbert Rd., Ste. 2
Chandler, AZ 85286



Mitzi's New Listings

Status	Address	List Price	Property Description
NEW LISTING	3811 N SOUTH DAKOTA	\$21,900	Single wide with 2 bedrooms and 2 bath. Garage & shed. As is condition for \$104,000. AVAILABLE- Extra lot next door for \$21,900!
NEW LISTING	3813 N SOUTH DAKOTA	\$21,900	Level lot with utilities to property line.

MORE of Mitzi's Current Activity in Florence Gardens

Status	Address	List Price	Property Description
SOLD!	3731 N NORTH DAKOTA AVE	\$147,900	Beautiful corner lot home. Fully furnished 2 bedroom, 2 baths. Arizona room, shop & screened in porch that has a full door that can be opened up for a garage for a small car or golf cart.
SOLD!	3809 & 3807 N MONTARA	\$189,000	Remodeled 2 bedrooms, 2 baths home with an extra lot! Beautiful colors!
SOLD!	3701 N SOUTH DAKOTA AVE	\$23,500	Level corner lot, ready for your new manufactured home!
SOLD!	3712 N MONTANA AVE	\$192,900	Beautiful 3 bedroom, 2 bath, Cavco home with 2 car garage. Partially furnished
SOLD!	3807 N COLORADO	\$ 164,900	2 bedrooms, 2 baths with screened in patio. Beautiful!
SOLD!	3607 N COLORADO	\$205,900	Gorgeous remodeled home on 2 lots! Amazing home!
SOLD!	303 E WASHINGTON ST	\$115,900	2 bedrooms, 1 bath condo with a view!
SOLD!	107 E CHOLLA LN	\$59,900	Fully furnished, 1998 with vaulted ceilings, shed
SOLD!	3916 N COLORADO	\$33,900	1.5 lots up on the hill! Beautiful lot and view!

A Note For You From Mitzi

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!

Thank you,

Mitzi

Mitzi Van Meter -RE/MAX Solutions

Here's Something New!

To better serve my senior clients I have joined a team of great relocation/transition partners!

If you, a friend or family member is in need of a relocation service, give me a call at 480-570-2052.

From helping find you a new living situation to liquidating your current estate, our team is a One Stop Shop and we are here to help!

Mitzi Van Meter, Associate

480-570-2052

Mitzi_vanmeter@yahoo.com



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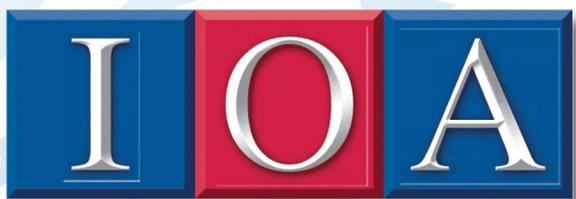
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The insurance company reserves the right to accept or reject applications for insurance upon review of all underwriting information. Rates may vary due to age of customer, age or location of home.



MAIN OFFICE, at the entrance to Florence Gardens * 750 E. Gila Blvd, Suite A, Florence Gardens

Hello from your local husband and wife Real-Estate Team, Mike & Patty Bowers! We live in Florence Gardens year-round so just give us a call on our cell and we can meet at the office or be on your door-step in minutes, seven days a week. Starting November 1, we staff the Briggs office on Wednesdays & Fridays but can meet you there any day.



**AZ Real Estate Numbers are
in for 2020**

- ✓ **Michael J Bowers** in the top 1.7% in number of transactions in 2020.
- ✓ **Patricia J Bowers** in the top 3.8% in number of transactions in 2020

Out of 38,426 Agents in Arizona

Patricia J. Bowers
Realtor - Briggs Realty, LLC.
Mobile: 509-850-2670
bowerspatriciaazre@gmail.com
briggsrealtyLLC.com

Michael J. Bowers
Realtor - Briggs Realty LLC
Mobile: 509-280-1040
MichaelJBmba@gmail.com
briggsrealtyLLC.com

Testimonials:

- ❖ We want to thank you for the great service with our recent sale in Caliente del Sol. Being Canadian and out of the country when we listed our place Michael efficiently took care of every detail starting with the photos and marketing to the completion of the sale. We appreciated how we were kept informed during the process as well. Ed and Susie Schier SOLD 418 E Barrel Cactus Ln.
- ❖ Patty, I would recommend you to everyone. It was comforting to know you were showing the house often and representing our interests well. Thanks again. Chuck and Carol, Sold 3800 N South Dakota
- ❖ Thank you, Mike and Patty Bowers, for helping us find our forever home in FG and getting us thru the paperwork. Very personal, treated like friends. Kept us informed. Would highly recommend Mike and Patty again and again! Gordon Bullene and Connie Jakey, 3723 N South Dakota
- ❖ Our sincere thank you for finding us a wonderful place to live in Florence Gardens! Your persistence and dedication in what we needed and was very much appreciated. Being from out of State, you made everything go smoothly from the purchase and sale to the closing. In addition, sending us all the contact information and forms needed to start our utilities, water, etc. That was so helpful! Thank you for your professionalism, knowledge, and character in working for the benefit of your client! Darwin and Rita McKibbin, 3820 N Montana Ave.
- ❖ Thank you for all your help in selling my unit in Caliente. Not only were you professional in the handling of my sale but you made the whole process easy. I would highly recommend your services to anyone needing to sell or buy in the Florence area. Again, thank you so much! Jeanne Riley, 223 E Maricopa Blvd.





Located at the Entrance to Florence Gardens
750 E. Gila Blvd., Florence, AZ 85132
480-233-3348
Sara Lucas-Briggs, Designated Broker

Available Briggs Realty, LLC Listings as of 06/22/2021

FLORENCE GARDENS HOMES

\$199,000 3814 N Wisconsin Ave
More Coming Soon!

FLORENCE GARDENS LOTS

More Coming Soon!

CALIENTE CASA DE SOL

\$85,000 205 E Mesa Dr
More Coming Soon!

VISTA HERMOSA CONDOS

More Coming Soon!

TIERRA DEL SOL

\$119,900 511 E Fiesta del Sol
More Coming Soon!

FLORENCE

\$124,900 0 Mayfield Rd (16 Ac)
\$274,900 0 N Deadman's Gulch (10 Ac)
More Coming Soon!

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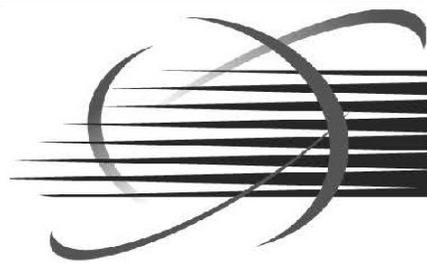


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James Williams
(602)-684-4168**

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Ron Escott

Contractor

(520) 251-6105

ROC# 258286

P.O. Box 2927

Florence, AZ 85132

New-Tech-Electric.com



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Fences**

**Ceramic, Wood &
Vinyl Tile
Flooring**



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Bathrooms**

**Painting : Interior
& Exterior**

**Repair/Replace Windows
and Doors**

Storage area Construction

**Garage Doors &
Openers**



**Licensed, Bonded & Insured
ROC #315827**

Joe Ciochon

Phone : 972-523-9795
Resident of Florence Gardens



COPPER CANYON LAW

WILLS - ESTATE PLANNING - TRUSTS - TAX PLANNING - DISPUTE RESOLUTION

Attorney C.J. Eagar is a native of Arizona and a founding member of Copper Canyon Law LLC. His practice focuses on estate planning issues, trusts, wills, probate avoidance, asset protection, special needs protections, powers of attorney, and various real estate matters.

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C.J. has personally drafted thousands of wills and trusts for clients throughout Arizona, from Phoenix, Mesa, Flagstaff, and Prescott, to Payson, Yuma, Safford, Florence and San Tan Valley. Give him a call, sit back, relax, and enjoy a stress-free visit about your estate plan. Even if you are looking for a second opinion, he will review your documents at no cost.



Attorney C.J. Eagar

HEADQUARTERS

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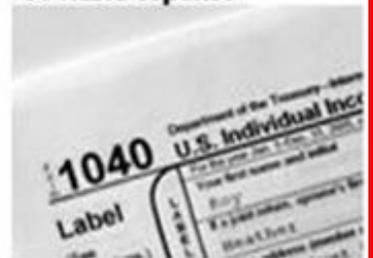
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\$25,000	\$2,500	\$12,500	\$5,000	\$100,000	\$1,000	\$1,000	\$172
\$35,000	\$3,500	\$17,500	\$7,000	\$100,000	\$1,000	\$1,000	\$201
\$45,000	\$4,500	\$22,500	\$9,000	\$100,000	\$1,000	\$1,000	\$232
\$55,000	\$5,500	\$27,500	\$11,000	\$100,000	\$1,000	\$1,000	\$264
\$65,000	\$6,500	\$32,500	\$13,000	\$100,000	\$1,000	\$1,000	\$294
\$75,000	\$7,500	\$37,500	\$15,000	\$100,000	\$1,000	\$1,000	\$321
\$85,000	\$8,500	\$42,500	\$17,000	\$100,000	\$1,000	\$1,000	\$347
\$95,000	\$9,500	\$47,500	\$19,000	\$100,000	\$1,000	\$1,000	\$380

*** prices subject to change

\$20K minimum value; older mobiles ok; lower & higher valued homes acceptable.

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These rates are based on the following assumptions: The insured's age is 64 • no mortgage • owned and claim free for three (3) years • Home values based on \$55 s.f. replacement cost/ \$85 s.f. park models. \$500 ded. Add \$30 • 1989 or newer unit. Manufactured home rates vary by state • Arizona rates listed above • Visa/Mastercard/Discover/American Express accepted

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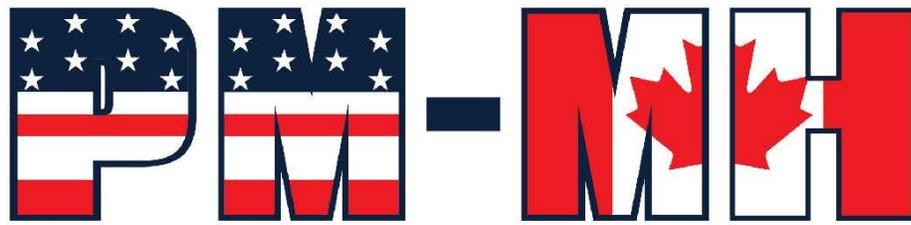
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Adjacent Structures (if needed)	\$3,000	\$3,000	\$3,000	\$3,000
Personal Contents	\$15,000	\$20,000	\$25,000	\$25,000
Additional Living Expenses	\$11,000	\$17,000	\$21,000	\$24,000
Personal Liability	\$100,000	\$100,000	\$300,000	\$300,000

Premium Per Year	\$295	\$366	\$447	\$485
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Above is a brief illustration of current rates for a 2000 park model or manufactured home located in a +55 Senior Park. Rates may vary due to age of customer, age or location of home. Annual premiums for newer homes may be lower and homes older than 2000 can still be insured at a slightly higher rate.

CAZ-2021



July



Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Happy Birthday Canada 	2 BINGO 7-9 PM	3 Saturday Coffee 7 am Announcements 8 am
4 	5 Share-A-Dish 4-6 pm. Office Closed!	6	7 Docs Committee Meeting 9 - 11 am	8 	9 BINGO 7-9 PM	10 Saturday Coffee 7 am Announcements 8 am
11	12 Happy Hour 4-6 pm.	13 	14 Share-A-Dish 4-6 pm.	15 Donuts with the Manager 9am 	16 BINGO 7-9 PM	17 Saturday Coffee 7 am Announcements 8 am
18 	19 Happy Hour 4-6 pm. Arch. Committee Mtg. 9am	20	21 Strategic Planning Via Zoom @ 10:30 am Share-A-Dish 4-6 pm.	22	23 BINGO 7-9 PM	24 Saturday Coffee 7 am Announcements 8 am
25	26 Happy Hour 4-6 pm. Finance Mtg. 11 am.	27 	28 Share-A-Dish 4-6 pm. Board Mtg 10:00 am.	29 	30 BINGO 7-9 PM	31 Saturday Coffee 7 am Announcements 8 am