



HICKORY HILLS HAPPENINGS

1601 JOSEPHINE ST. LAKELAND, FLORIDA 33815

JANUARY, 2026



JANUARY

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HICKORY HILLS MANOR

1601 Josephine Street, Lakeland FL 33815

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Isabelle Dumontier Leluc & John Gosz, Managers

HOA BOARD OF DIRECTORS

President.....Angel Owen978-514-5685

Vice PresidentKathy Viens.....315-868-3021

SecretaryKathe Whitt937-657-1205

TreasurerScott Cupps813-763-6405

NOTICE OF SIX (6) REGULAR MEETINGS
OF THE BOARD OF DIRECTORS AND
COMMITTEES WILL BE POSTED

SHUFFLEBOARD CLUB

President.....Billy Hampton....757-894-5284

Vice PresidentRichard Paquin...401-302-0385

TreasurerBill Landen.....630-247-9588

COMMITTEE MEMBERS

NewsletterAngel Owen978-514-5685

Sunshine Committee ...Chyrl Grubaugh .989-820-5711

Welcome Committee...Chyrl Grubaugh .989-820-5711

**JANUARY BIRTHDAYS**

2	Steve Carasia	23	Valerie Sobrack
3	James Tidd	24	Arlene Hendricks
4	Gloria Espinosa	25	Dick Pask
5	Gail Newsome	27	Ronald (Patrick) Barger
	Robin Clements		
6	Angel Owen	29	Al Sobrack
7	Juanita Green		Kevin Abbey
8	Beth Woolworth		Ronald Vallee
10	Lisa Snow	30	Ammie Platt
11	Juan Santiago	31	Thomas Flanders
12	Betsy Bermudez		
13	Marion McClelland		
	Patrick McGrail		
15	Holly Forcier		
	Sarah Moreno		
16	Sandra Garlitz		
18	Scott Wolfe		
20	Jimmy Worrell		
21	Ede James		
22	Wendy Warbritton		

**HOA MEETING –**

HAPPY NEW YEAR!!!!

Out with the old and in with the new.

January 14, 2026 will be the handover from the old
HOA committee to the new HOA board.

Please be there in case you will need to vote on
positions of those interested.

If you would like to make a late request to join the new
board, please get your letter of intent in asap!

YARD SALE

Our spring yard sale will be in March. If you have
any items you wish to donate, please contact Scott Cupps
813-763-6405

**JANUARY ANNIVERSARIES**

- 12 Jim & Judy Holbrook
- 18 Scott & Jane Wolfe
- 19 Paul & Holly Forcier

GET WELL

Ken Keller
Laura Merki
Nan Bridges
Lloyd Lyall
Billy Hampton

**SYMPATHY'S**

Joe Bixby (mom passed)
Mark Cassey (mom passed)
Penny Groom (husband David)
Wendy Warbritton (sister Jude)



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Beginning January 2026, these positions will be completed with the 2 year term, and will be open for new candidates. Scott Cupps will continue his role as Treasurer.

HOA OPENINGS

- PRESIDENT
- VICE PRESIDENT
- SECRETARY
- CHAIR

What is the purpose of the HOA and why do we need one?

- Represent homeowners with the property owners using 723 laws. Including rent increases, improvements, maintenance and other problems.
- Events that bring us all together as a community to socialize and enjoy our life.
- Gather opinions/problems/needs from community and brainstorm ways to resolve issues.
- HOA functions as a body to vote on park improvements for a better place to live.
- HOA helps to maintain and increase property values.
- Helping residents in need.

1. Loss of Legal Protection as a 55+ (HOPA) Community

To maintain 55+ status, communities must follow specific federal rules (HOPA), such as:

- Maintaining age-verification records
- Consistently enforcing age-related occupancy rules

An HOA typically manages these compliance requirements.

If the HOA dissolves, **your 55+ designation could be at risk**, which may allow younger residents to move in legally.



✓ 2. No Representation Against the Park Owner / Landlord

When you pay *lot rent*, the land is owned by a park or landlord.

The HOA provides:

- A unified voice
- Negotiating power
- A legal entity to dispute rent increases or rule changes

Without the HOA, you lose organized representation and bargaining strength.

✓ 3. Loss of Control Over Community Rules & Maintenance

If the HOA disappears:

- The **park owner gets more authority**
- Residents lose influence over rules, common-area upkeep, or amenities
- You may have **no say** in decisions affecting daily life

In many 55+ manufactured home communities, the HOA acts as the only resident-controlled body. Without it, residents often have less control, not more.

✓ 4. Difficulty Managing Common Areas or Amenities

Even if residents don't own the land, HOAs may manage:

- Clubhouses
- Pools
- Activity centers
- Social programs

Dissolving the HOA could:

- Cause amenities to fall into disrepair
- Shift maintenance costs or control to the park owner
- End community activities or events

✓ 5. Liability and Financial Risks

An HOA is a legal entity that:

- Holds insurance
- Manages community funds
- Handles disputes
- Limits individual liability

Once dissolved, residents may lose insurance coverage or face personal liability in disputes or accidents related to community property.

If you care about your community or where you live, please help out the HOA and become a Voice on the board! APPLY NOW!

NOTES FROM STATUTORY

On March 1, 2023 r 20, 2025 a letter was sent out to all the residents from the Hickory Hills Manor owners and reads as follows/

Pursuant to Section 723,037, Florida statutes and Rule 61B-32,002, Florida Administration code (FAC) this serves as 90-day notice of lot rental amount increase for Hickory Hills Manor MHP. The lot rental amount increase will be effective March 1, 2026. On that date, the lot rental amount will increase as follows;

Base rent \$670/\$675 amount of increase \$18.00 New lot rental amount will be \$688/\$693.

All homeowners of the mobile home park are receiving this notice. If you wish to determine the names of the individuals who are receiving notices of lot rental increases in addition to you, the park office maintains such a list for your review.

**CLUBHOUSE**

Drywall has been installed and is starting to come along. No completion date is scheduled as of yet. LOOKING GOOD!!!





AIRPORT RUNS, ERRANDS AND MEDICAL APPTS

Angel Owen 978-514-5685

Any time between 6am-10pm; No holidays, please

AVON

Mary Atkins 603-515-6461

BEAUTICIAN

Kathee Whitt 937-657-1205

Haircuts, perms, color

BICYCLE REPAIR

Luis Santiago 863-450-7200

Seniors & Veterans receive 15% discount

CAKES/COOKIES

Valerie Sobrack 218-360-1180

CARPENTRY

Gerry Herschbach 218-256-7997

HANDYPERSON

Scott Dammeyer 937-216-3890

Luis Santiago 863-450-7200

LAWN CARE

Scott Cupps 813-763-6405

Jerry Pollard 508-857-6676

MARY KAY COSMETICS

Isabelle Leluc 863-662-2046

MASSAGE THERAPIST

Kandi Pearsall 863-853-0201

5950 Imperial Lakes Blvd., Mulberry

MANICURES

Jennifer King 413-885-0282

PAINTING

Mike Hineline 419-360-0513

PHOTOGRAPHY

Dru Welch. 863-440-1574

druphotography@aol.com

PLUMBING

Ty Lucia 863-669-6611

PRESSURE WASHING

Mike Hineline 419-360-0513

Ty Lucia 863-669-6611

Jerry Pollard 508-857-6676

Joe Bixby 352-467-4027

John Morrow 863-205-1692

NOTARY PUBLIC

Nan Nita Green 813-598-5328

Luis Santiago 863-450-7200

Mariah Moraquez 813-836-0318

Sarah Galland 585-729-5732

SEWING/EMBROIDERY

Valerie Sobrack 218-360-1180

Karen Swanson 812-208-0376

Lorelei Woelfel 714-336-5182

TATTOO ARTIST

Rick Chopper Carter 359-8269

If you would like to add your name to this list, please contact Angel Owen at 978-514-5685, and include the type of service you provide and a contact phone number. **DISCLAIMER: The information contained here is by submission, and the HOA makes no guarantee of service availability, quality, or pricing. Use services at your own risk.**

NEW RESIDENCE

Sandra Pitts
Robin Dibenedetto
Jami Berardi

Eldorado
Spruce
Colt

**Welcome to
The Community**

RIDE SHARING ASSISTANCE

This ride sharing service is available to all residents of Polk County and provides accessible ways to ride for those with limited mobility. Riders simply need to call 855-POLKBUS, or 855-765-5287 to schedule a ride. You can also schedule rides online at Ridecitrus.com or by using their app on your mobile phone. The app is available at both Google Play and the Apple App Store. You must pre-register once to be able to ride the bus. Seniors and disabled persons ride for only a \$2 for allday pass. Buses do not run on holidays.

CHURCH SERVICES

Be sure to join Pastor Dennis each Sunday morning will be held at Adult Pool at 10:30 a.m. for an uplifting church service with your fellow residents. Bring your Bible!!

**OWNER CONTACT INFORMATION**

CHRIS GARRIS CG INVESTMENTS 850 SW MARTIN DOWNS BLVD PALM CITY FL 34990 (772)287-1844

PHONE NUMBERS

Police (non-emergency) 834-6966
County Code Enforcement 534-6054
Animal Control 499-2600
Streetlight Out 834-1240
Power Outage (from corded phone) 834-4248
City of Lakeland (Street Maintenance) 834-3300
City Right of Way (Corral Dr.)
Parcel 834-6230
DMV (Division of Motor Vehicles) 499-2322 TAG Agency 298-7577
Lakeland Electric (Customer Service) 834-9535
Neighborhood Vet (Privileged Critters) 816-5815
SPCA Animal Shelter 646-7722
LRMC Hospital 687-1100
Street Light or Power Outage: Call for a light out @ 834-1240 with the pole number and location address; call 834-4248 for a power outage (can only be made from a corded land line) or www.lakelandelectric.com

TRASH AND RECYCLING

A reminder from the office regarding pickup schedules for trash and recycling:



The Recycling dumpster is emptied twice per week on Tuesdays and Fridays.

The office must call when the Trash Compactor is full – it is not on a scheduled pickup.

The Construction Dumpster cannot be transported to be emptied if the contents are over the top. If you find the dumpster full, you must take your load back home until the dumpster is available. You are not allowed to place it on the ground next to the dumpster.

Residents who violate trash policies and leave their garbage on the ground when dumpsters are full will be subject to fines.

Courtesy trash pickup on Tuesday is ONLY for residents with signed agreements at the office. Any resident who continues to leave trash out on Tuesdays will be in violation of the park rules. Rent does NOT include valet trash and maintenance does not have the time to provide this service. Please govern yourself accordingly. *PLEASE DO NOT LEAVE OUT OVERNIGHT as it will attract strays. Thanks Nicole

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TRIPS*by Carol Douglas***Bus Trip Opportunities**

January 20th
8 :30 AM-6PM

Gadabout:\$ 99

Sponsor: Beacon Terrace

Stop at Russell Stover, Howey in the Hills with lunch at the Mission Inn . Visit an authentic German Bakery and Lakeridge Winery.

Includes : R/T transportation, lunch & tip, chocolate ouHet, wine tour, loaf of bread and driver gratuities .

Must book by January 1 •1 , call Jan Trask 863-660-1741

February 5 th: 9 AM- 4: 30 PM

Early Bird Dinner Theater \$99

Where you Are

Sponsor: Beacon Terrace

A comedy that involves two sisters enjoying their retirement.

Includes: R/T transportation , lunch and gratuities, reserved seating and driver gratuities.

Must book by January 22, call Jan Trask at 863-660-1741

February 13th: 10 AM - 4 :30 PM

Tampa Bay Downs : \$85

Sponsor: Highland Fairways

A fun afternoon of food and live horse racing .

Includes : R/T transportation, Club House Buffet lunch, reserved seating , racing programs and all gratuities .

Must Book by January 13, call Betsy Layton at 502-550-4547

February 22nd: 9:30 AM - ?

Neil Diamond Tribute at Ruth Eckerd Hall \$99

Sponsor: Highland Fairways

Hear the mu sic of Neil Diamond through 5 decades .

Price includes: R/T transportation, show and buffet, all gratuities, taxes and fees. Fully escorted.

Must book by January 30111, call Besty Layton at 502-550-4547

March 5th : 2PM-9PM

Polynesian Fire Luau \$119

Sponsor: Beacon Terrace

Authentic Polynesian dinner show in

Daytona Beach . Ethnic dancing and performances. Dinner buffet.

Must book by February 19111 , call Jan Trask at 863-660-1741

March 28th 2:30 - ?

Titanic Dinner Experience \$127

Sponsor: Highland Fairways

Board the "Ship of Dreams" and be a guest at one of the most famous dinner parties on board Titanic.

Price Includes: Rrr transportation , tour of titanic with grand staircase, Captain Smith's cocktail party and dinner, artifact exhibit, reenactments of the fateful night, gratuities, taxes and fees. Fully escorted.

Must book by February 20, call Marie Kalista at 863-899-2117.

April 17th, 8 AM - 6 PM

Tarpon Springs \$119

Sponsor: Beacon Terrace

Sightseeing cruise down the Anclote River, authentic Greek cuisine lunch at Mama's Restaurant. Wander the afternoon away in the downtown area. Visit the sponge factory and museum and end the day at Parksdale Market.

Price Includes: Rrr transportation, sponge museum, sightseeing cruise, Lunch, tax and gratuity, the stop at Parksdale and driver gratuity.

Sign up by April 4th, call Jan Trask at 863-660-1741

April 25th, 5:30 PM -

River Ranch Rodeo

Sponsor: Highland Fairways

Saddle up and head to Westgate River Ranch & Rodeo fora night of family fun.

Watch trick riding, barrel racing.and bull riding.

Price Includes: Rrr Transportation, admission to ranch and rodeo, gratuity taxes and fees. Fully escorted.

Must book by March 31 st, call Marie Kalista at 863-899-2117

EZ Bus Tours offers many day trip opportunities. Log onto their website, www.ezbustourstravel.com and click on the bus tours banner at the top of the page. On the left-hand side of the page is a drop-down box called booking status, click the arrow and choose "open to all". You can then narrow the search down by sponsoring community or leave the default to all commuties. Scroll through your options to see what is available. It's as easy as



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DECEMBER 2025						
S	M	T	W	T	F	S
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JANUAR

Sunday	Monday	Tuesday	Wedn
4 Church 10;30am Karaoke 6pm	5 Corn Hole 10am Canasta 12:45pm	6 Shuffle board 10am Epiphany	
11 Church 10;30am Karaoke 6pm	12 Corn Hole 10am Canasta 12:45pm	13 Shuffle board 10am	HOA ME 4pm
18 Church 10;30am Karaoke 6pm	19 Corn Hole 10am Canasta 12:45pm Martin Luther King Jr's Birthday	20 Veterans Breakfast Freds 7:30am Shuffle board 10am	
25 Church 10;30am Karaoke 6pm	26 Corn Hole 10am Canasta 12:45pm	27 Shuffle board 10am	

FEBRUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Wednesday	Thursday	Friday	Saturday
	1 New Year's Day	2 Coffee 9am (65° min.) Shuffleboard 10am Happy Hour 4pm Dominoes 6pm	3
7	8 CLIC Meeting 8:30am @Twin Palms	9 Coffee 9am (65° min.) Shuffleboard 10am Happy Hour 4pm Dominoes 6pm	10
14 MEETING	15 FMO Meeting 8:30am @Four Lakes	16 Coffee 9am (65° min.) Shuffleboard 10am Happy Hour 4pm Dominoes 6pm	17
21	22	23 Coffee 9am (65° min.) Shuffleboard 10am Happy Hour 4pm Dominoes 6pm	24
28	29	30 Coffee 9am (65° min.) Shuffleboard 10am Happy Hour 4pm Dominoes 6pm	31

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PO BOX 896

Brooksville, fl 346050

List to qualify: (all required at time of app)

- Verification of income for all last 12 months, award letter from social security
- Proof of disability if claimed
- Proof of home ownership; registration, deed or certificate of title.
- Most recent electric bill (all pages)
- Copy of social security card and photo id for all household members.

*There is a long wait list but will be contacted

Department of Health

Medical: 3241 Lakeland Hills Blvd. PH: 863-413-

2620 Dental: 863-413-2636

Online Help with Bills: www.needhelppayingbills.com

FOOD BANKS

- **Lakes Church** 1010 E Memorial Blvd. Lakeland 33801 863-682-0163

Tuesday and Wednesday 9am to 12pm. ID Required

- **St. Joseph Catholic Church** 118 W. Lemon St. Lakeland 33815

Every Tuesday from 9am to 11am. Polk County ID required

- **Blessings & Hope** 4730 Lakeland Highlands Rd 33813

Every Tuesday from 10 am to Noon. Register at 4730 Lakelands Highlands, first then pickup food at 2150 E Edgewood Dr Lakeland.

- **Resurrection Catholic Church** 3855 S. Florida Ave, Lakeland 33813

Every Tuesday & Thursday 8:30 – 11:30 am Drive Through. Polk ID required

- **Crystal Lake Elementary** 700 Galvin Dr, Lakeland 33801

Every 1st & 3rd Wednesday @5pm

- **St. Athony Catholic Church** 820 Marcum Rd. Lakeland 33809

Every Saturday 10am to noon. ID required.

NEIGHBORHOOD WATCH

Those interested in forming a Neighborhood watch during the night hours, please see Angel. We need to get the word out that we are patrolling to defer people from coming into the park and also dumping junk in our trash bins. Once I have a list we will be calling Angie from LAPD to teach us how to handle these situations. I will also post a sign up sheet on the bulletin board next to the mail shed.





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Hickory Hills Happenings
THANKSGIVING DINNER



SCOTT CUPPS, CATHY MAC DONALD, SUZIE WALDON



A LOOK INTO 2025

4TH OF JULY CELEBRATION



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FLORIDA ANCHOR AND BARRIER COMPANY

HICKORY HILLS MANOR HOA MEMBERSHIP APPLICATION**2025-2026**☐**New Member**☐**Renewal**

Name _____ Lot Number _____

Address _____ Phone Number(s) _____

*Email Address _____

*Although rarely used, we ask for your email address in the event we need to notify you of important HOA issues or notifications.

You must be a homeowner to qualify for membership as per Florida Statute 723. To ensure complete and accurate records, please submit the names as they appear in the title of your home.

The membership year runs from April 1 through March 31 of each year. Dues are \$15/person and must be paid to be eligible to vote in the annual election. Make checks payable to: HICKORY HILLS HOA

Please complete the form and return it to the HOA mailbox in the office. If you are unable to get to the office, simply contact any Board member or Street Captain and they will be happy to pick up.

☐ **Please check here if you would like to be included in the Resident Directory. If there is any information you DO NOT WANT included in the Directory, PLEASE PLACE AN ASTERISK NEXT TO THAT ITEM.**

If you have not yet had your picture taken, please contact a member of the HOA Board and we'll gladly stop by!

Birthdays _____

Anniversary _____

REMEMBER—ALL PERSONAL INFORMATION IS STRICTLY VOLUNTARY. JUST LEAVE A LINE ITEM BLANK IF YOU DO NOT WISH TO HAVE THAT INFORMATION IN THE RESIDENT DIRECTORY.

WELCOME TO HICKORY HILLS MANOR HOA**“We’re in this Together!!”**



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