



Published by

Holiday Ranch HOA

Holiday Ranch Community
4300 E Bay Dr.
Clearwater, FL 33764

July 2026

I am always looking for new articles for our newsletter.

Let me know if there's something you'd like me to post in the next newsletter!

Editor, Donna Morin, dlmorin1275@gmail.com

UPCOMING EVENTS

Donna #214

I just want to let you know of a few events happening in July. Archwell Health is having a Health talk on Tuesday July 7th @ 11:00. It will be about foods that are healthy for your mind. There will be foods to sample.

We will also be having our annual July 4th Cookout on July 4th @ 1:00. We will be having chicken and hotdogs. If the corn is good we will also be having corn on the cob. I look forward to seeing you there!



Pet Photos of the Month:

If you would like to email me a picture of your PET @ dlmorin1275@gmail.com I can add it to next month's newsletter.

Online version available at www.cmnewsletters.com

**SOFT
OR
SAGGING
FLOORS?**



WE FIX MOBILE HOME SUBFLOORS RIGHT.
floridaanchorandbarrier.com

BEFORE - Soft, Unsafe, Damaged

AFTER - Solid, Level, Safe



Spongy floors aren't **normal** — they're a **WARNING SIGN**.

YOUR FLOOR SHOULD NOT FEEL LIKE THIS:

- Soft or "spongy" when walking
- Sagging or dipping areas
- Squeaking or shifting
- Weak spots near bathrooms or kitchens
- Flooring separating or bubbling
- Musty smells coming from floor
- Floors can eventually collapse

FLORIDA MOBILE HOME SPECIALISTS

- Crawlspace & vapor barrier experts
- Clean, professional work
- Honest, no-pressure assessments
- We also do carports & AC Ducts

SMALL SOFT SPOTS TURN INTO BIG SOFT SPOTS

Moisture destroys subfloors from underneath
Floors can eventually collapse
Repairs become more expensive over time

DON'T WAIT UNTIL YOUR FLOOR FAILS

We replace entire rooms for guaranteed subfloor integrity.

Call 800-681-3772
Call 727-237-6772

FREE ESTIMATES
FAST TURNAROUND
TRUSTED & INSURED

CCGC004138 | IH/1025429

Holiday Ranch Contacts

HOLIDAY RANCH 2026 BOARD OF DIRECTORS

President..... Ann Allison #208
 Vice President Gayle Duplissie #217
 Secretary Agnes Arensman #118
 Treasurer Donna Morin #214
 Director Virginia Venable #405

*Office hours are Monday - Friday 8:00-4:00.
 Maintenance hours are Monday thru Friday 7:30 - 4:00.*

Community Manager/Sales.....
 Maintenance.....**Steve Conner**
 Maintenance phone number..... 727-430-8450
 Office Phone..... 727-531-7939
 Office Fax..... 727-531-6746
After Hours Emergency..... 727-430-8450

COMMITTEES & CHAIRPERSONS

Acquisition..... Board of Directors
 Audit Laurie Hall
 Bingo..... Laurie Hall
 Bowling..... Chris Evans
 Bulletin Board..... Donna Morin
 Comm. Watch..... Lisa Adams
 Entertainment..... Denise Cady
 Equipment.....
 FMO Rep
 Fun Shuffle..... Jim Coons
 Golf Jim Crawford
 Kitchen Supply..... Gayle Duplissie
 Newsletter Donna Morin/Community Media
 Nominating Laurie Hall
 Poker/TX Hold'em..... Dave Jardine
 Red Hat Ladies.....
 Share the Wealth Donna Morin
 Social Comm..... Laurie Hall, Donna Morin,
 Ann Allison, Gayle Duplissie
 Sunshine..... Lisa Figler
 Welcome..... Cheryl Smith

HOLIDAY RANCH ASSOCIATES, INC. A
 CORPORATION NOT FOR PROFIT
 BOARD OF DIRECTORS MEETINGS AND
 HOME OWNERS ASSOCIATION MEETINGS
Board of Directors **HOA Association Meeting**

2026 CALENDAR

JANUARY 12, 2026 JANUARY 14, 2026 6:00 PM
 FEBRUARY 09, 2026 FEBRUARY 11, 2026 9:45 AM
 MARCH 09, 2026 MARCH 11, 2026 6:00 PM
 APRIL 06, 2026 APRIL 08, 2026 9:45 AM

NO MEETINGS MAY – OCTOBER

NOVEMBER 09, 2026 NOVEMBER 11, 2026 6:00 PM
 DECEMBER 07, 2026 DECEMBER 09, 2026 9:45 AM

HOA MEETINGS ARE ALWAYS HELD THE 2nd
 WEDNESDAY OF THE MONTH. MEETINGS ARE
 IN THE HOLIDAY RANCH CLUBHOUSE.

ATTENTION TO ALL HOMEOWNERS:

Board of Directors Meeting: Board of Directors
 meetings are held on Mondays prior to the 2nd
 Wednesday of the month. No meetings May - October

Homeowners Association: Homeowners
 meeting are held on the 2nd Wednesday of the month.
 No meetings May – October.

HOA dues for 2026 are due. Remain a member in
 good standing and attend monthly meetings. If you
 need to pay your dues see Donna @ Lot 214.



UPDATES

Alicia Miller is no longer our Office Manager. Dawn from another park is filling in Part time on Tuesdays & Thursdays for now. Thank you for being patient while they find a replacement!

FOR YOUR SAFETY

Please make sure that early in the morning and from dusk to dark that if you are out walking, riding a bike or using a walker that you use a flashlight so that everyone can see you! Your flashlight can also be used as a weapon.

It has been brought to my attention that people are leaving regular food and cat food in yards, roads and sidewalks. By doing this you are inviting other dangerous animals in the park. No food should be left outside for any reason. Besides, owners walking their animals don't want their special pets to get sick. Thank you everyone for obeying this request.

Make sure to leave a light on at night to protect your property.

FROM THE OFFICE: Property Manager

1. The large roll off dumpster in the maintenance compound is for yard debris. Do not put these items in dumpster/or around dumpster: Appliances, Electronics, Batteries, Liquid Chemicals & Tires. These items shall be the resident's responsibility to dispose. There is a list on the dumpster advising what items can be placed into the dumpster.
2. Please contact Gene "The" Junk Ma- Sheen at 727-204-5697. To schedule a pickup of appliances and metal from your home.

FOOD PANTRY

Donna #214

We had a great Food Pantry in June with so many residents attending. Our next Food Pantry will be July 8th @ 12:00. If you want to volunteer with emptying the truck, setting up or take down, please see myself, Bob Rizzo or Coe, or just show up around 11:00. Thank you everyone we could not do this without everyone's help!



*****PLEASE REMEMBER*****

YOU MUST SIGN UP IN THE HALL FOR ALL EVENTS (THE SHEET IS ALWAYS ON THE BULLETIN BOARD). THE DIFFERENT COMMITTEES THAT PUT ON THESE EVENTS NEED TO KNOW HOW MUCH FOOD TO ORDER. THANK YOU FOR YOUR UNDERSTANDING!

NEIGHBORHOOD WATCH

Lisa Adams #420

The other day there was a young man riding his bicycle through the park. Too young to live here and as he passed our homes, he was looking in carports.



This is one of the ways some crooks scope out areas to later target. It was broad daylight but easily dismissed as "just riding around." Reporting his description only went so far.

Reiterating the need to make sure important items are locked up if they are left outside. Cars are locked and doors to sheds or home are locked.

If you have to leave something outside like an e-bike or bicycle, lock it up but also maybe make it difficult to steal like removing a front tire or positioning it so a person makes noise if it is messed with. Outside lights always help if possible, or better yet a camera. Don't make it an easy target.

MOBILE HOME DEPOT

YOUR MOBILE HOME PARTS WAREHOUSE!

Doors • Low-E Windows • A/C Units

Screen Rooms • 54"x27" Tubs & Showers

**Largo:
13777 66th St. N
727.535.1100**

**New Pt. Richey:
7118 U.S. Hwy 19
727.849.4900**

www.mobilehomedepot.net

VISITOR PARKING PASSES

HOA Board

For those of you who have overnight visitors, come in on weekends or when the office is closed, you can now get a visitor's parking pass from Lisa at Lot #420 phone number 908-451-7039 or Dana at Lot #336 phone number 727-520-5652 up until **10:00 pm**. If you know ahead of time you can get your pass early

**BOWLING**

Chris Evans #411 (UPDATE)

Bowling will end for the season on Tuesday April 7th! We will start again in November. We bowl every Tuesday morning at 9:00 at Liberty Lanes 11401 Starkey Rd., Largo. It is not too late, we are always looking for more bowlers to come and have fun. We go out to lunch after bowling each week.

TEXAS HOLD'EM

Laurie Hall #324 & Dave Jardine #401

TEXAS HOLD'EM has ended for now! I will keep you updated for when it will start again.

Are you interested in playing Texas Hold'em?? We play on Friday evenings, at 6 p.m. sharp in the clubhouse-no pressure, only fun!! There is no sign up, just show up!! The buy in is only \$6.00. The payouts are for high hand and for 1-4 players left standing (depending on how many play). We will be starting back up for the season either Sept. 26 or Oct. 3. See Dave Jardine or myself for details.

7s FROM HELL

Are you bored in the evenings? Looking for something to do? Come and join the 7's From Hell card players! We meet Monday, Wednesday, and Friday evenings starting at 6:00 and ending about 8:00 at the clubhouse. We would love to see you. Don't worry if you don't know how to play we will teach you!

AllWeatherRoofing

Your #1 Mobile Home Roofing Company Since 1984

**Seasonal &
Military Discounts**

- A+ Better Business Bureau Rating
- People's Choice Award Winner
- Celebrating 40+ years in business

1-800-297-3758

www.yourbestroof.com

**Energy Efficient • Hurricane Rated
Lifetime Warranty • Financing Available**

**FREE
Estimates**

Free video roof inspection



CCC-058045
CCC-1330500

When the skies turn DARK...

CALL BISMARCK!

SUMMER ROOF SALE



Free Estimates

Easy Financing

MANUFACTURED HOME SPECIALISTS



Expert Installation of All Types of Roofs

Install TPO • Shingle • Metal • Repairs

Deal direct with Owner/Operator - Call Today!

866-800-8557

www.bismarckroofs.com

Bonded & Insured | License # CCC1336896

Florida Grown - Family Owned

SLOT CAR RACING

Cheryl Roberge #445 & Bob Rizzo #447

Come see what Slot Car Racing is all about. We meet on Thursday nights from 7:00 to 9:00. Every other week we do Shuffle Board same time. Everyone is invited!

MAINTENANCE NOTES

Maintenance Department

PLEASE, when you leave for the summer or short vacation, do not flush the toilet and leave. Please run water down the drain in the tubs or sink for at least 10 min. This helps clean main sewer and your line so there is no build up and less problems when you return. THANKS.

JUST A REMINDER:

1. Please do not put items around your home that will block the landscapers from mowing your lot.
2. With it being warm, I am sure you will be having little people visit you. Please remember the pool hours for children are 10am to 2pm and between 5pm and 6pm.
3. It has been noted that the **10-mph speed** limit is being ignored. Please slow down and ask your guests to do so too.

The speed limit is not just cars! It includes Electric Bikes, regular bikes and golf carts too!

Also on your bikes & golf carts please don't cut the corners as others might not see you. THANK YOU!

4. **Please pick up after your Dogs & Cats!**

HOW TO RESERVE THE HOLIDAY RANCH HALL FOR PRIVATE FUNCTIONS?

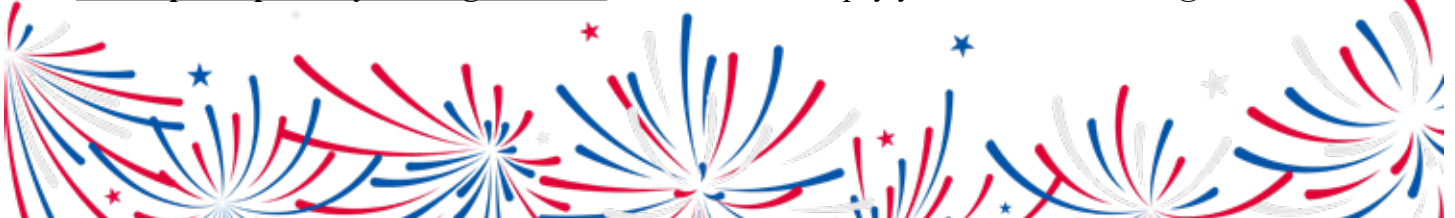
Residents may reserve the hall for private functions on a first-come, first-served basis. If there is nothing else planned (card games, bingo, coffee hour, etc.), residents can use it for their personal functions such as a bridal shower, birthday party, etc.. There is a calendar hanging on the bulletin board near the door by the Shuffle Boards courts. As soon as you know the date of your function, put your name and function information on the appropriate date on the calendar. At least 2 days before the event, place an announcement on the club house doors stating that there is a private function happening and again, include the date and function information (date/ time/ etc.). Also, please remember, that if you are using the hall for a private function, you are responsible for supplying ALL of the items and food that you will be using. Please make sure you clean the tables, pick up any messes on the floor, and make sure the kitchen is clean if you use it. That's all there is to it!

ATTENTION TO ALL HOMEOWNERS:

Board of Directors Meeting: Board of Directors meetings are held on Mondays prior to the 2nd Wednesday of the month. No meetings May - October.

Homeowners Association: Homeowners meeting are held on the 2nd Wednesday of the month. No meetings May – October.

HOA dues for 2026 are due. Remain a member in good standing and attend monthly meetings. If you need to pay your dues see Donna @ Lot 214.



HOLIDAY RANCH ASSOCIATES, INC. A CORPORATION NOT FOR PROFIT**BOARD OF DIRECTORS MEETINGS AND HOME OWNERS ASSOCIATION MEETINGS****BOARD OF DIRECTORS****HOA ASSOCIATION MEETING****2026 CALENDAR**

JANUARY 12, 2026

JANUARY 14, 2026**6:00 PM**

FEBRUARY 09, 2026

FEBRUARY 11, 2026

9:45 AM

MARCH 09, 2026

MARCH 11, 2026**6:00 PM**

APRIL 06, 2026

APRIL 08, 2026

9:45 AM

NO MEETINGS MAY – OCTOBER

NOVEMBER 09, 2026

NOVEMBER 11, 2026**6:00 PM**

DECEMBER 07, 2026

DECEMBER 09, 2026

9:45 AM

HOA MEETINGS ARE ALWAYS HELD THE 2nd WEDNESDAY OF THE MONTH. MEETINGS ARE IN THE HOLIDAY RANCH CLUBHOUSE.



AMS

Family Owned & Operated Since 1977

WC INC.

NOW Serving
You From
Largo, FL!

Call Today!
800-282-3572
727-471-0820

SERVING:

- Manatee
- Pinellas
- Pasco
- Hillsborough
- Hernando

The Very Best In: Window Replacement, Aluminum Roofers, & Enclosures

Window Replacements
Built for Florida's Climate

FREE E-Max Plus



"Our new energy efficient windows installed by AMS are beautiful. Everything from start to finish was great."

C. Wallace
Pinellas County

Aluminum Roofers
Energy Star Compliant

We Now Offer TPO Roofs!



"This is simply the best roof over system available. We love our new roof. Thanks you and your staff."

J. Howard
Pinellas County

Glass & Acrylic Enclosures
Turn your screen room into a livable lanai

10% Discount



"My husband and I now spend most of our time in our lovely lanai. No more rain or dirt. The workmanship is fabulous."

M. Lowery
Tampa

We also Specialize in Vinyl Siding • Carports • Sheds • Screen Rooms




FREE ESTIMATES
Evening & Weekend
Appointments Available

Serving your community for over 35 years.
Great Price • Great Products • Great Workmanship
Your neighbors have used us. How About You?
Visit www.AMSOFFLA.com and view our informative video

FL State Certified • Licensed & Insured
 General Contractor CG1515749 • Roofing Contractor CC C1329853

MADE IN THE USA





100% FINANCING AVAILABLE
(with approved credit)

SAVE TIME AND MONEY BY CALLING US TODAY TO GET YOUR PROJECT STARTED!



**Quality Workmanship
Honest Pricing**

10 Yrs Experience

Vapor / Moisture Barrier

- Underhome Encapsulated Insulation
- Hurricane Tie-Down Anchors

BEFORE



AFTER



Are your Floors Soft?

- Sub-Floor Repair/Replace
- New Laminate Flooring Install

BEFORE



AFTER



(727) 282-2045 or (800) 377-7885

**FAMILY OPERATED
ESTIMATES & SMILES ALWAYS FREE**

**FL State Licensed Mobile Home Installer # IH-1152514
FL State General Contractor License #1531303**

**Mobile Home
2nd
Generation
Specialist**



Holiday Ranch

July 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 BOB & ANN ALLISON 6:00 7s from Hell	2 7-9:00 Slot Car Racing	3 6:00 7s from Hell	4 July 4th Cookout 1:00
5	6 6:00 7s from Hell	7 Archwell Health Presentation 11:00	8 GAYLE DUPLISSIE Food Pantry 12:00 6:00 7s from Hell	9 7-9:00 Slot Car Racing	10 Newsletter Articles Due 6:00 7s from Hell	11
12	13 DIEDRE WYNN 6:00 7s from Hell	14	15	16	17	18 DENISE GILMET
19	20 6:00 7s from Hell	21	22	23 VIRGINIA VENABLE 7-9:00 Slot Car Racing	24 6:00 7s from Hell	25 NETTIE TYLER
26	27 6:00 7s from Hell	28	29	30 7-9:00 Slot Car Racing	31 6:00 7s from Hell	

**DO YOU HAVE
MOISTURE
UNDER YOUR
MOBILE HOME?**



FloridaAnchorAndBarrier.com

VAPOR BARRIERS • A/C DUCTS • CARPORTS • HURRICANE ANCHORS

Most homeowners don't realize **what's happening underneath their home...**

Rotting subfloors
Mold and musty odors
High A/C bills
Deteriorating AC ducts

BEFORE



**YOUR CRAWLSPACE
SHOULD BE CLEAN,
DRY, AND PROTECTED**

AFTER



Signs you have moisture issues:

Musty smell inside your home
Floors feel soft & spongy
High energy bills
Visible moisture or standing water

FLORIDA MOBILE HOME SPECIALISTS

Vapor barrier installation & replacement
A/C duct repair & full replacement
Hurricane anchors & tie-down systems

Leveling, Skirting, and Windows

It gets worse over time

It spreads damage throughout your home



DON'T WAIT UNTIL DAMAGE GETS WORSE

**Call 800-681-3772
Call 727-237-6772**

We protect your home from the ground up.

**FREE ESTIMATES
FAST TURNAROUND
TRUSTED & INSURED**

C6C004138 • IH/1025429

250 Years Of Freedom
God Bless America



Call To Schedule Your Free Skin Cancer Screening!

New Patients Only | Offer Expires 10/31/26 | Code - HR

Florida  dermatology
AND SKIN CANCER CENTERS
EXPERIENCE THE MOHS' FELLOWSHIP DIFFERENCE

Trust is more than skin deep
www.FLDSCC.com

Belleair

727.446.6217

609 Indian Rocks Rd.,
Belleair, FL 33756


COMFORT COVERSYSTEMS

Proudly roofing since 1985



Mobile/Manufactured Home Roofing System

- Insulated Energy Star Rated Roof
- Manufacturer's Backed **Warranty**
- Financing Available
- **STOP** Roof Leaks

Single-ply roofing membrane toughened with
Elvaloy resin modifiers from Du Pont.

Visit our website at comfortcover.org

FREE ESTIMATES

1-800-226-0955

FL LIC. #CCC 057091

COMMUNITY

ROOFING OF FLORIDA, INC.

Free Estimates



Lic# CCC1330642

"Proudly Serving Your Community"

100% Maintenance Free Roofs!

We Do All

**Roof Overs, Roof Coatings
Roof Repairs & Inspections
on all Manufactured Homes
including Shingle!**

800-511-2517

727-536-9999

www.CommunityRoof.com

Lifetime Warranty on Labor & Materials!



facebook

5 Star Rated

