

COUNTRYSIDE AT VERO BEACH HOA NEWSLETTER December 2024



Hello Countryside Residents,

I would like to start out by saying welcome to our new residents and homeowners. Also, I would like to welcome back all the snow birds that have started to return for the winter season.

I would like to encourage everyone to get involved in some capacity with either planning, decorating or setting up and breaking down at our events-the more people we have the easier it is on everyone.

As we all know there are many issues that residents are concerned about including the lot rent negotiations, that we feel have broken down. This led us to go down the path toward mediation. With the combined efforts of committee members and board members that went the extra mile we got the necessary signatures required to start this process. We will keep you posted on the next steps as we move forward.

Sincerely
Steve Sheehan
HOA President

2024 HOA Board Members

President, Steve Sheehan	603-312-6991	Director, Tom Carboni	610-357-5511
Vice President, Keith Manley	239-537-4160	Director, Richard Muentener	201-349-4216
Secretary, Jeanette Lynn	805-428-9260	Director, Mary Muentener	201-286-3610
Treasurer, Cheryl Clark	864-245-2646	Director, Vickie Sheehan	603-312-6990
		Director, William Hubert Jr.	860-402-9628



SCOOP:

Boots Scoop has not been included in this months newsletter so that we can publish the attached biographies of residents interested in running for the HOA Board in February's elections.

Steve Sheehan

My name is Steve Sheehan Lot # 18,

I am asking for your vote to be on the HOA Board,

I feel that with my past experience I would be an asset to the board and the HOA as well as the community!

I have served as the President on the board of directors for a community that went from privately owned to resident owned, this community had just under 100 homes.

I also served as the Operations Manager in a park with just under 500 homes this park also went from private ownership to resident owned!

I have also served as President of our HOA for the past 2 years

I feel it is very important for a board member to attend all meetings and to be an active volunteer for community events!

with that I would appreciate your vote on election day!

Thank You Very Much
Steve Sheehan

Tom Carboni

To the election committee;

I Tom carboni wish to run for the HOA Board of Directors at Countryside.

Cheryl Clark:

My name is Cheryl Clark. My husband, Gary, and I have lived in Countryside since Nov 2021. We met in South Carolina in 2011, married in 2013, then moved back to his hometown of Presque Isle, Maine to be closer to his parents and so he could continue his career as a Critical Care Flight Medic. I have always lived in warmer climates, so winter was a huge change for me, but I learned to enjoy it. We have always vacationed in Florida and knew we would end up here eventually. We planned a 2 week trip for August 2021 and as it grew closer, we made the decision to spend that time finding a place to call home. We were extremely fortunate to find our new home in Countryside on the lake.

Our first day here, we emptied the house of all the existing furniture and belongings. This was a great way to meet a lot of residents as they came by to choose what they wanted. Everyone has been very friendly, welcoming, and helpful as we navigated things we needed to do to become Florida residents.

I try to keep up on the events and news of the Countryside community and have wanted to find ways to be more involved. When I read that the HOA was seeking a Treasurer, I knew this was my opportunity and a position right up my alley. I have 20+ years of banking experience as a Loan Officer, Teller, Personal Banker & Assistant Manager. I was the Trustee and responsible for my Grandma's finances in her later years and now I am responsible for assisting my Mom with her financial transactions and other needs. I have learned a lot and have become more organized to assist with everything that is needed. I currently work full time from home for an insurance agency based out of Maine as a Training Coordinator in the Customer Service Department.

During this interim period as treasurer, I am learning the workflow of what is necessary to keep an accurate accounting of all the transactions and events in our community. This has definitely been a learning period, but I feel confident that I can get up to speed, keep organized, and keep accurate accounting records of everything necessary, while continuing efforts to reduce costs in areas like our Liability Insurance.

I humbly look forward to serving as the treasurer for Countryside.

Cheryl Clark

Bobbi Spencer (aka Barbara)

137 Whippoorwill Dr -- bobbispencer@bellsouth.net -- 772/528-8900

I would like to serve on Countryside's Homeowners Association. I strongly believe there are many more activities that our year-round residents would enjoy as well as additional activities for our part-time residents. Many improvements need to be made to make our living here more enjoyable. I would like to help implement some of those changes with your help and support.

I purchased my home in Countryside September 2020. My parents lived her for many years (Bob & Ruby Combs).

I post a lot of humor on the Facebook page.

Originally from Dunbar, WV but moved to Florida when I was sixteen. Vero Beach is my permanent year-round home.

BACKGROUND

Dollar Tree – Work part-time

Treasure Coast Rare Fruit Club - Founder (2006) & Past President

Also have served as Secretary & Treasurer

UF/St. Lucie Co. – Master Gardener 15 years

Indian River State College – Adjunct Professor & Asst. to VP Student Affairs

Graduated AS Business Administration & Computer Science

United Way St. Lucie County – served on Budget & Allocation Committee

Girl Scouts of USA – Lifetime Member, Served two terms on GS Board; Leader Junior & Cadette Levels; Outdoor Trainer

Camp Hidden Hammock – Site Manger 20 years

CHH Board of Directors - Served as Secretary before becoming Site Mgr.

Graybar Electric Co. Inc. – Retired – Manager of Customer Service after 20 years

Fort Pierce Branch & Chicago Branch

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To HOA Members,

Letter from Jeanette Lynn

Running for the HOA Board for 2025

I'm pretty sure everyone knows me or should. I have taken my job as Secretary very seriously. Everyone knows that the HOA office is mine and I share it with the Treasurer and the rest of the Board Ha, Ha. Everyone is always welcome to stop in and visit when I'm there It's my home away from Home.

It's been an interesting two years on the Board. Being on board has been a huge experience. There is so much to learn about being responsible and overseeing the HOA Board responsibilities to the members of the community. I have loved meeting new people and being an advocate for the community. We are truly a village here.

Being a part of the board Has given me the opportunity to work with ELS management to make a difference in the community and help others get their voice heard. I have taken my job as Secretary very seriously and have learned a lot about the job. Hopefully I will be able to continue being Madame Secretary and making the HOA Board and the community an awesome place for all.

For those who don't know me, I was a pre-k Head teacher for many, many years and have owned my own daycare.

My Husband (Sheldon) and I have Three grown children and one new Grand baby.

We moved here 6 years ago after retiring.

We moved to Florida to be close to family living in Florida and Our kids living in the Virgin Islands.

Being part of a diverse community was important to us. And we found it here.



BIOGRAPHY
NORMA FRANCY

Hello Countryside neighbors,

My name is Norma Francy and I'm running for the HOA Board of Directors.

To share a little bit of background, I am a retired Army Veteran and retired nurse. I am a current member of the American Legion and lifetime member of The Veterans of Foreign Wars, I have held offices in both of these organizations.

I have been a Countryside homeowner for the past 7 years. I love Countryside and have developed many great friendships here.

I am interested in joining the HOA board to help fight for what we're paying for. I know there is no magic wand and simple solution to make things better, but I am willing to roll up my sleeves, learn the process, do the hard work and be a part of the solution.

I am committed to learning the ins/outs of Florida Statute 723 and will advocate for the board to use whatever tools there are to address our needs.

I want to create an atmosphere where every homeowner in Countryside has a voice and feels welcome to participate in all of our activities. Countryside is a neighborhood and we are neighbors!

I hope I can count on your support, let's work together to make Countryside the best community in the world to live in.

Respectfully submitted,

Norma Francy

Lot #146 – Countryside | 772-999-8976
You're welcome to call or stop by to chat.

Bridget Tierney

for Countryside HOA Board of Directors



Countryside Neighbors,

My name is Bridget Tierney, and I'd like to become the next new member of the Countryside HOA BOD. My main goal is to **REJUVENATE AND UNIFY THE COMMUNITY!**

I moved from Charleston, WV to Countryside in June 2023. I attended Marshall University and retired from Charleston Area Medical Center with 43 years of service, 25 of those years being an administrative secretary. I am now a part time caregiver.

My experience included planning corporate events for large groups, and a skill set that I think will be extremely useful as part of the HOA board. Countryside is full of great people with great ideas about fun and interesting activities to do and I believe we can and should be doing them. I've heard there used to be activities like comedy shows, dances, etc., let's bring those back and add other exciting activities.

I believe that every homeowner in Countryside should have a voice, so as a board member, I will encourage an open line of communication and interaction between the board and the homeowners and that includes full transparency.

Together, we can rebuild, revive, and rejuvenate Countryside. Can I count on your support?

Thank you in advance and I'm here to answer any questions and hear any ideas you may have.

Bridget Tierney

Larry Johnson
Countryside at Vero Beach
HOA Board Candidate



My name is Larry Johnson and I have been residing in Countryside for the past 13 years.

I retired from the military after serving over 20+years and I also retired from US Sugar/Westway Holdings. I am a father to 8 children, grandfather to 11 and great grandfather to 4.

I am very active within the community. I regularly help my fellow neighbors with odd jobs. My hobbies are shooting pool and swimming in our pool.

I want to help get Countryside back to what it was when I first moved in here.

All I want is for Countryside/ELS to hold up their part of the bargain and provide the services that we pay for.

You can find me in the pool room most evenings, please feel free to stop and say hello and ask me to help with anything, I'll do my best.

Respectfully

A handwritten signature in cursive that reads "Larry Johnson". The signature is written in black ink and is positioned above the printed name.

Larry Johnson
For the Board

COMMITTEE CHAIRS & OTHER CONTACTS

BENEVOLENCE – Diane Metzinger

BINGO – Bill Hubert, Jr.

Community Posting (by laundry) – Vickie Sheehan

Decorations – Vickie Sheehan

Flea Market – Donna Peck

Kitchen/Café – Tom Carboni

Membership Cards – Jeannette Lynn

Poster Display Cases – Kathy Carboni

Bingo Café – Carol R. Tessier

Social Committee – Vickie Sheehan

Ticket Sales – Vickie Sheehan

Website/Email Blasts – Steve Sheehan

Welcome Committee – Joanne Huffman-Hagge

Newsletter/Calendar – Mary Muentener

Phone Book – Keith Manley

SPECIAL NOTICE

There is now a bulk pickup on the third Saturday of every month. If you need a pickup at any other time you will need to call Waste Management at 772-569-1776 to schedule service.

There will NOT be a Board or General Meeting in the month of December so that we can focus on the upcoming mediation with ELS.

EVENTS FOR DECEMBER

- **_ Sunday December 8th-Golf Cart Parade-6pm**
- **Saturday December 14th-Christmas Party 7pm-10pm, \$12 per person**
- **Tuesday December 31st-New Years Eve Party 8pm-1pm, \$15 per person**



TICKET SALES

Tuesdays - 4:30-6:00 PM

Thursdays – 10:30- 12:00

All ticket prices are the same for everyone. **NO**
TICKET SALES AT THE DOOR. If you have a problem
getting tickets, contact Vicki Sheehan at 603-312-
6990



MEETINGS

Social Committee Meetings – Wednesday,
December 4th at 10:00 AM in the card room.
Please come!!

HOA Board Meeting – **Monday December 2nd** at
6:00 PM in the card room-****CANCELLED****

HOA General Meeting – **Friday December 6th**
at 10:00 AM in the main hall.-****CANCELLED****

2025 Annual HOA Membership Cards

Membership fee to join the Countryside HOA (\$42.00). Annual HOA dues (\$5.00) should be renewed by January 1st of each year. HOA members in good standing (those who are current on their dues) maintain their voting rights. The Welcome Committee is at the monthly meetings, and they will be happy to sign you up or collect your dues. You can also join or pay your dues by contacting Jeanette Lynn at 805-428-9260.

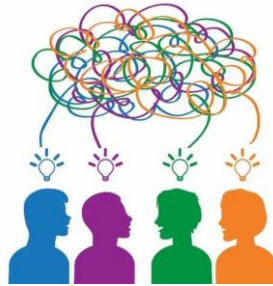
WELCOME NEW RESIDENTS

If you know of a new resident in the community who would like to receive information on functions in our community or would like information on joining the HOA along with a phone book or other valuable information, please contact Joanne Huffman at 239-848-6609

PHONE BOOKS

New Residents, be sure to contact Keith Manley at 239-537-4160 if you want to be in the next phone book. Current Residents, make sure all your information in the phone book is correct. The new books come out around October.

**JOIN US ON THE SOCIAL COMMITTEE
MEETINGS NOW ON
1ST WEDNESDAY OF THE MONTH
AT 10:00 AM**



Bring your ideas
Help us to brainstorm
Chair an Event
Any questions, contact Vicki Sheehan
603-312-6990



Thursday Night Bingo – Doors open at 4:30 PM and Bingo starts at 6:00 PM –
Any questions, contact Bill Hubert 860-402-9628
The café is open with a limited menu before bingo from 4:30-6:00pm

**PLEASE REGISTER ON OUR WEBSITE COUNTRYSIDE8775.COM
TO RECEIVE EMAIL BLASTS AND TO GET MORE INFORMATION**

If you have any problems getting on, contact Steve Sheehan at 603-312-6991

Celebrations in the Park:



DECEMBER

Barbara Lang-1st
Steve Sheehan-8th
Donna Peck-12th
Keith Manley-21st
Marney Manley-24th
Gene Blair-25th



DECEMBER

Gene & Barbara Blair-17th

Please let us know your birthdays or anniversaries so we can list them.

Library

Our library is located in the Club House and has more than just books and magazines! We have an excellent selection of CD'S and DVD'S! Come check us out, you'll be glad you did!

Please return any borrowed items to the library when you are through with them so that others may enjoy them as well. Thanks!

Benevolence:

Cards sent in April to:

Get Well:

Robert Reese
Collene McGrath
Tina Simson
Jo-Ann Arel
Karl Kleinpaste

Sympathy:

Val Head
Linda Davis
Kathy Pezzola
Barbara Park



Be sure to let Diane Metzinger (570-590-0148) know if you know of anyone who should be getting a card.

FYI:

CLUB HOUSE RESERVATIONS:

Please contact the Countryside Office: For those residents wanting to reserve the clubhouse for an inhouse event will be required to leave a \$250.00 damage/cleaning deposit. This is for resident only events that does not include outside guests. If you are having a private event with outside guests invited a contract, insurance and deposit is required. The use of the kitchen is NOT included in the clubhouse rental.

Use of club house tables and chairs:

Some residents are removing tables and chairs from the clubhouse for personal use at home parties or events. Joyce said she will only allow chairs and tables to be taken from the hall under special circumstances on a case by case basis. Please contact the Countryside office before borrowing any chairs or tables.

Clubhouse Hours are 8:30 AM to 10:00 PM.

The By-Laws, approved Minutes, and Treasurer's Report of the HOA General Meetings are published on our website under HOA Documents." Anyone registered on the site has access.

If you have damage to your trash bins and need new ones, you will need to contact **Waste Management** at 866-909-4458. The local number is Waste Management is 772-569-1776.

If you see something say something! In an emergency call 911. In case of non-emergency call 772-569-6700.

Anyone wishing to have anything put in the next copy of the newsletter, please contact Mary Muentener at 201-286-3610 or Maryboots02@gmail.com The Newsletter is printed just before the first of the month.