

THE SUNDANCER

Sundance MHP
www.zephyrhillssundancehoa.org

Volume 1 Issue 5

February 2026



Sundance Homeowners Association

6336 Santa Fe Drive, Zephyrhills, Florida 33542
info@zephyrhillssundancehoa.org



Board of Directors

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marilyn@zephyrhillssundancehoa.org

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kim@zephyrhillssundancehoa.org

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sally@zephyrhillssundancehoa.org

Director: Sandy Smith 815-546-4352
sandy@zephyrhillssundancehoa.org

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april@zephyrhillssundancehoa.org

Website: www.zephyrhillssundancehoa.org

Editor: Kathy Oliver 810-358-8806
sundancenewslettereditor@yahoo.com



Sundance Mobile Home Community Office:

Office Hours: Monday thru Friday 8:00 am til 4:00 pm

Community Mgr: Deidra Shelley 813-779-3214
sundance@legacymhc.com

Admin. Asst: Monica Sanders 813-779-3214
msanders@legacymhc.com

After Hours: 813-779-3214

Website: www.legacymhc.com

Emergency Care/Urgent Care

Pasco County Sheriff's Office (non-emergency) opt 7 727-847-8102

Hospital: Florida Hospital ER 7050 Gall Blvd, Zephyrhills 813-788-0411

24 hour ER 7050 Gall Blvd., Zephyrhills 813-783-6112

Zephyrhills VA Clinic 37827 Eiland Blvd. M-F, 0700 - 1630 813-780-2550

Caring Physicians Medical Clinic 6755 Gall Blvd 813-782-4439



Activities

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Kim Dornheim

Secretary



Kathy Oliver

Director



Sandy Smith

Director



April Blackman

Director



Sally Defina

info@zephyrhillssundancehoa.org
www.zephyrhillssundancehoa.org

FYI

The office needs updated, current and correct Emergency Contacts for EVERYONE.

If you've already done it, Thank you. If, you're not sure, stop in the office and make sure.

Office hours are Monday - Friday 8 am - 4 pm
Or call 813-779-3214



Happy Valentine's Day!

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Sunshine Club

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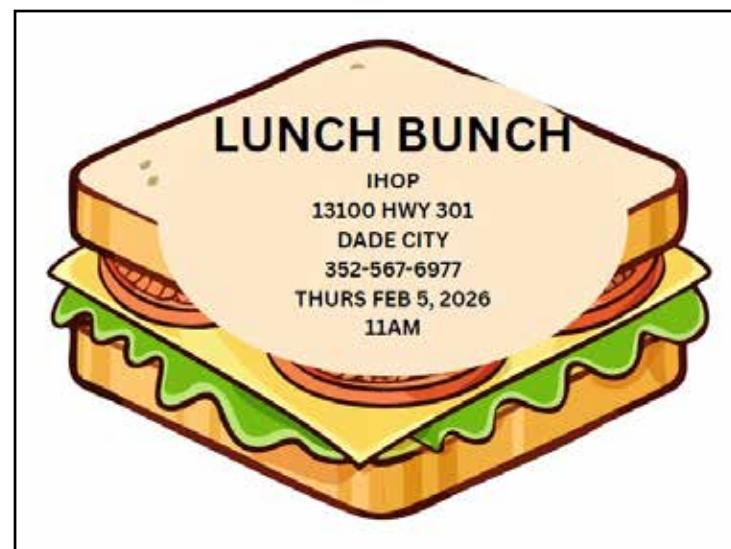
Ann Filip, Marilyn Custer, MaryHelen Ball, Donna Perkins, Dawn Lessor, Joan Griffiths, Chuck Klayer, Charlie Hall, Deb Kato, Bonnie Tate, Pam Smith, Dee Treanor, Jim Durney, Bev Fick, Kevin Dionne, Ann Sterling.



Sympathy:

Shannon Everroad on the passing of his Mother.

The Sunshine Club would like to send a card if you know of a friend or neighbor that has been ill, in the hospital, or lost a loved one, please contact Ann Krauss 813-783-7860



get,
YOUR
TICKETS

Need tickets for events?

Be sure to see our ticketmaster
Gloria Connell for any and all
events requiring a ticket and she
will help you out!

813-610-3527



Find us on:
facebook®



Don't miss out on events,
activities, and information!

We now have our own Facebook Group and if
you are a HOA Member you can join. Look for
the Sundance Logo and request to join today!



Introducing...
kind hearts.♥

Kind Hearts can help with
5 minute tasks. Examples
are:

- ◆ Change a Light Bulb
- ◆ Check your Batteries
- ◆ Carry in a Heavy Items
- ◆ Vacuum a Small Area
- ◆ Put Air in your Tires
- ◆ Turn a Mattress

Need a light bulb changed
and can't reach it?
Don't know how to check
your golf cart batteries?
Have a heavy box you
need moved inside?
The Sunshine Committee
is adding to our list of
"Helping Hands."

If you need help with 5 minute tasks

-or-

would like to volunteer to help your neighbor
Please contact: April Blackman 810.348.2368

*Kind-hearted:
Someone having a naturally
kind and caring nature,
always looking out for the
well-being of others.*

Bloodmobile Dates

All are Wednesdays
February 11, 2026
April 8, 2026



SAFETY PATROL

Tues, February 17, @ 1 pm

From your Safety Patrol: traffic in the park has picked up with the returning snowbirds. There are more cars, carts and bikes. Please be careful, and remember, always lock your house and your car.



U.S. VETERAN'S BOARD

We are gathering information to update our Veteran's Board, located in the clubhouse. If you became a Sundance resident between 2019-2026, or do not have a U.S. Veteran's Plaque on the board, please fill out this form & drop it in the clear plastic pocket on the clubhouse bulletin board. Questions?

Call Mark Jurgens (317) 409-8749

Name_____

Branch of service_____

Years served_____

Phone#_____

If you are interested in joining our Veteran's Group. We meet the last Tuesday of the month @ 9 am, in the clubhouse.



Monthly Activities

Shuffleboard
Monday – Wednesday – Friday @ 10 am

Coffee n' Donuts
Wednesday @ 8 am, in the Clubhouse
Donuts \$1.25 each

Euchre
Tuesday & Friday @ 6 pm in the library

Board Games
Tuesday & Thursday from 1 pm – 4 pm, in the Clubhouse
Contact: Jim Durney @ 813-838-0611

Indoor Cornhole
Tuesday & Thursday @ 10 am, in the Clubhouse
9:45 am set up

Hand, Foot & Elbow
Monday @ 6 pm, in the Clubhouse

Water Aerobics
Monday – Wednesday – Friday @ 9 am
Contacts: Bev Fick 330-754-7041 or Sue Naugle 813-355-4594

Sundance Veterans Group
Last Tuesday of Each Month @ 9 am, in the Clubhouse
Coffee & Donuts

Romeo Club
(Retired Old Men Eating Out)
First & Third Tuesday of Every Month
@ 8:30 am at the Village Inn
Contact: Dennis Dutkiewicz 860-944-1190

Good Grief
3rd Thursday of each month @ 3pm



SUNDANCE EVENTS:

LUNCH BUNCH

February 5th @ IHOP, Hwy 301, Dade City. Meet in the clubhouse parking lot to carpool at 11 am



NFL CHAMPIONSHIP PARTY

February 8th @ 5 pm Come ready to root for your team!



HOA MEETING February 10th @ 6:30 pm, preceeded by The Grill @ 4:30 pm, hamburgers, hotdogs, chips & drink



with

Kris Pierce

February 23 @ 6:00 PM

Food from



Burgers, Dogs & Sides
All items are ala carte

There will be NO Cash Prizes



FRIENDSHIP BREAKFAST BUFFET February 14th @ 10 am \$15pp



ICE CREAM SOCIAL February 16th @ 1 pm Strawberry Shortcake 4\$

BIKE CLINIC February 18 @ 9 am in the clubhouse parking lot. Spruce up your ride.



MOVIE NIGHT February 19th @ 6 pm
FREE Movie tonight is AVATAR: The Way of Water, part 2 of a 3 part trilogy.

NOT SO NEWLYWED GAME

February 20th @ 7 pm Free Event with an Intermission featuring sweet treats and a 50/50 drawing. Your host: Wayne Sprague **BISTRO/**



MUSIC BINGO

February 23rd Bistro at 4:30pm ala carte followed by Music Bingo @ 6 pm. Music by Kris Pierce

VENDOR FAIR February 25th @ 9 am – 11 am
Door prizes

Upcoming
COMMUNITY EVENTS



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FREE EVENT COMING SOON !

**FEBRUARY 20TH, 2026 AT 7:00 PM
IN THE CLUBHOUSE.**

THE SUNDANCE PARK,

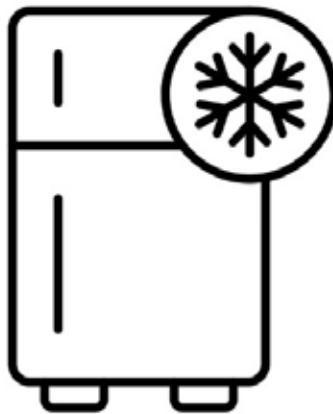


FEATURING FOUR COUPLES FROM YOUR PARK !

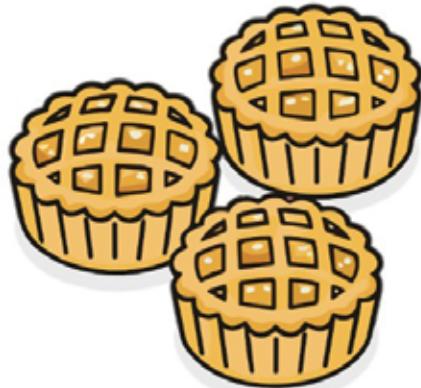
COME FOR AN EVENING OF FUN & LAUGHTER.

**SPONSORED BY, THE VINTAGE BEATS
THERE WILL BE INTERMISSION, WITH
SWEET TREATS AND A 50/50 DRAWING**

YOUR HOST, WAYNE SPRAGUE



NO BAKE PEANUT BUTTER PIE
1 1/2 c graham cracker crumbs
1/3 c melted butter
1 C creamy peanut butter
8 oz. softened cream cheese
1 c powdered sugar
1 1/2 c heavy whipping cream
1 tsp. vanilla



CRUST: In a bowl combine graham crackers & melted butter. Press into a 9" pie pan, Set aside.

FILLING: In another bowl, beat peanut butter, cream cheese, powdered sugar, & vanilla. Set aside

Whip the whipping cream & fold into the peanut butter mixture. Pour into the prepared crust. Refrigerate 2-3 hours until set. Garnish before serving.



This 'n' That

- Bike Clinic
February 18
9 am - noon
- Bay Area Renaissance
Weekends only
February 14 - March 29
- Florida St. Fair
February 5 - 16
11 am - 9 pm
- Farm Fest. & Quilt Show
15602 Pioneer Museum Rd
Dade City, 33523
February 7, 2026
10 am - 4 pm
- Florida Strawberry Festival
February 26 - March 8
- BBQ & Blues Festival
February 28
9 am - 5 pm
Downtown Zephyrhills





Helping Hands

Informational Seminar

Tuesday, February 17
6:00 PM

Let's discuss the benefits of the FMO
Designation of Homestead
Declaration of Domicile

- ◆ How do I prepare?
- ◆ What do I take with me?
- ◆ Where do I go?
- ◆ How much is this going to cost me?
- ◆ If I own my home jointly should both be present?
- ◆ Individual help
- ◆ Notary on site



Helping Hands

Informational Seminar

February 20 @ 10:00



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Band Practice

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Birthdays



Feb 1	Susan Nowicki
	Sandra Wyman
Feb 2nd	Tom Unangst
Feb 3rd	Brian Stump
Feb 4th	Jim Rockwood
Feb 8th	Sandra Eckles
Feb 10th	Darlene Mack
Feb 11th	Maggie Ward
Feb 14th	Dennis Dutkiewicz
Feb 15th	Nancy Taylor
Feb 16th	Don Keeley
	Karen Hagenbach
Feb 19th	Bert Minneti
Feb 20th	Dewayne Wilcox
Feb 21st	Carolyn Fletcher
Feb 23rd	Shay Turner
Feb 24th	Carol Teslsa
Feb 25th	Carlo DeRosby
	Paul Tate
Feb 26th	Sally Defina
	Gina Rose
Feb 28th	Jean Basler
	Kathy Jucius
	Marge Luttrell

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Anniversaries

Joe & Marie Gordon	February 7th
Ken & Kathryn Oliver	February 11th
Steve & Connie Soule	February 14th



HOA Meeting Date



Feb 10 @ 4:30 THE GRILL
SERVING HOT DOGS & BURGERS



Feb 10 @ 6:30 PM - MONTHLY HOA MEETING



FREE TAX PREPARATION SERVICES

All tax returns are done by IRS trained and certified volunteers

Now offering free tax preparation services
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Locations: Dade City, Holiday,
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Wesley Chapel & Zephyrhills

BY APPOINTMENT ONLY



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[www.unitedwaypasco.org
/vita-tax-prep](http://www.unitedwaypasco.org/vita-tax-prep)

Appointments from February - April 15

Must have a valid ID and Social Security Card

SCAN TO REGISTER



IT'S NOT TOO EARLY TO
SIGN UP FOR YOUR
2026-2027
HOA MEMBERSHIP

Membership is \$15 per person

Membership is \$10 for age 80 - 89

Membership is FREE for 90 & Up

*Applications can be obtained
from any HOA Officer*



Cleaning.....	Laurie	813-766-2558
Computers	Doug	352-999-1196
Handyman	Robert	775-389-6993
Florist.....	Marion	813-782-1106
Lawn Care	Robbie....	813-484-0751
Massage & Skin Care...	Jill.....	248-880-6808

Are you new to SUNDANCE?



Are you new to SUNDANCE? Our Hospitality Greeter is Andy & Betty Ludwick, and they would like to connect with you!

They have information on our next Meet n' Greet and can answer any questions you may have.

Please let Andy & Betty Ludwick know you're here! 813.715.2385

We all look forward to meeting you soon!!



WATCHDOG

Guarding manufactured/mobile home owner rights

ACTION NEEDED — SUPPORT Senate Bill 594!!

ISSUE: Florida is home to hundreds of thousands who have chosen the lifestyle found in manufactured/mobile home communities and parks. Many live on fixed incomes without the ability to increase their income. In many cases our mobile home residents are forced to choose between paying lot rent or buying food and medicine.

Senate Bill 594:

- Amends Chapter 420, Part VII, of Florida law to assist eligible mobile homeowners who own their homes that are placed on leased land with lot rent payments.
- Assistance will be based on the homeowner's financial need, specifically for persons of very low income, low income, or moderate income.
- The program will assist persons and households having annual incomes of not more than 140 percent of area median income.
- Require proof of income, tax returns, Social Security benefits, or unemployment status to determine the level of assistance.
- An eligible homeowner will apply to the county or eligible municipality to participate in the Local Housing Assistance Plan to assist with lot rent payments specifically.
- The Florida Housing Finance Corporation, (FHFC), must monitor local governments to determine compliance with program requirements. FMO supports homeowner's concerns about lot rent increases.

FMO supports home owner's concerns about lot rent increases. We must eliminate the discrimination that exists against mobile home owners within the larger conversation about affordable housing.

FMO PEOPLE POWER!! THANK YOU...THANK YOU...THANK YOU...THANK YOU

Nancy Stewart, FMO Legislative Counsel

Example of email:

Attention: (Representative Name)

Florida is home to thousands of mobile home owners with many living on fixed incomes without the ability to increase their income.

I want to express my support of **Senator Collen Burton (Lakeland)** and **Senate Bill 594** and ask you to consider amending Chapter 420, Part VII of Florida Law to assist mobile home owners who own their homes but are placed on leased land with lot payments.

Thank you for your consideration in this matter.

(Add your name & address, Sundance Mobile Home Park, Zephyrhills)

**If you intend to make a call, please do not leave a message.

Speak to the Legislative Aide. **

Chair Stan McClain, Ocala

mcclain.stan.web@flsenate.gov
850-487 5009

Senator Ralph Massullo, Inverness

massullo.ralph.web@flsenate.gov
850 487 5011

Senator Shevrin Jones, Miami Gardens

jones.shevrin.web@flsenate.gov
850 487 5034

Senator Tom Leek, Daytona Beach

leek.tom.web@flsenate.gov 850-487 5007

President Kathleen Passidomo, Naples

passidomo.kathleen.web@flsenate.gov
850 487 5028

Senator Barbara Sharief, Davie

sharief.barbara.web@flsenate.gov
850 487 5037

Senator Jason Pizzo, Hollywood

pizzo.jason.web@flsenate.gov 850-487 5035

Senator Jay Trumbull, Panama City

trumbull.jay.web@flsenate.gov
850-487 5002

FREE US FLAG & INSTALLATION OPTIONS FOR HOMEOWNERS



The SUNDANCE US VETERANS GROUP is offering a limited-time FREE US Flag (3' x 5') with a NO COST home-mounted installation of the US Flag on your flagpole, or including on our provided home mounted flagpole & flagpole bracket, as needed, for ALL Sundance Homeowners. Limited

Availability Most in-ground flagpole repairs, including labor are at NO COST to homeowners. Or a NEW inground flagpole installation that is LABOR FREE, subject to the homeowner paying for the installation materials. This is for Sundance residents only in their owner-occupied Sundance home. We will properly dispose of all old flags.

This service offer is FREE labor, NO COST for US Flags, for a limited time and limited availability. So, call today!

Contact Rick Kimmeth or Mark Jurgens to schedule an appointment.

Mark Jurgens (317) 409-8749 M-F 10am-7pm

Rick Kimmeth (814-602-1587) M-F 10am-7pm

January 13 HOA Meeting Highlights: Honoring Our Volunteers

At the January 13th Homeowners Association meeting, the Board took time to formally recognize and honor several individuals whose dedication, service, and compassion have had a meaningful impact on our community. These awards were presented in appreciation of the volunteers who consistently give of their time and talents to make our neighborhood a welcoming and supportive place to call home.

The **Heart of the Community Award** was presented to **Jayne Kristin and April Blackman**. This award recognizes the kindness, compassion, and encouragement they bring to our community. Their heart for others has touched more lives than they may ever know, and their ongoing commitment exemplifies the true spirit of community.

Gloria Connell received the **Always There Award** in recognition of her faithful leadership and unwavering commitment to the Homeowners Association. Her steady guidance, integrity, and heart for service continue to strengthen our

community and provide a foundation of consistency and trust.

The **Steadfast Service Award** was presented to **Donnie Connell** and **Carol Burnquist** in heartfelt appreciation for their dedication and service. Their time, commitment, and willingness to serve have made a lasting difference within our community, and their efforts are sincerely appreciated.

The **Outstanding Service Award** was presented to **Sandy Smith** in recognition of her exceptional dedication and her willingness to go above and beyond in service to others.

Her selfless contributions reflect the very best of what community truly means.

In addition, a combined plaque was presented to the **2025-2026 Board and Volunteers** with the following message:

"Thank you for standing together, serving faithfully, and making our community a place of care, respect, and belonging."

The January meeting served as a meaningful reminder that the strength of our community lies in the individuals who serve with dedication, integrity, and heart. The Board extends its sincere gratitude to all volunteers for their continued commitment and support.



FEBRUARY 2026

Property 4 sided Inspection/March 2026



We thank everyone for all their effort in making Sundance such a beautiful community. Please use the following check sheet to inspect your home and site in case you need to arrange plans or contractors to help make your home look it's very best while maintaining the value of your home.

- Bushes. Are they trimmed? Are they a nice and uniform shape?
- Flower beds free of weeds? {consider adding mulch to help prevent future weeds}
- Grass/sod in good shape, free of weeds and dead spots
- Driveway and sidewalks free of weeds? Is the surface clean and free of oil spills? Does it need to be repainted or have damage repaired?
- Siding in good shape? Does it need pressure washing, painting, or to be re-attached?
- Shutters, intact, need painting or replaced or removed?
- Decks and patios- free of storage, clean, need repair or painted /sealed?
- Gutters and soffits in good shape? Do they need to be painted, cleaned, unclogged? Do you need patio blocks or gutter drains installed to prevent erosion?
- Windows in good shape? No broken glass, screens removed? Screens in good shape? If film installed, is film in good shape with no peeling, fading, or bubbles?
- Window treatments/blinds in good shape? Broken, damaged, faded or need cleaning?
- Skirting in good shape? No missing or damaged blocks?
- Is your street address displayed, visible from the street and in good repair?
- Is your carport clean, organized, no outdoor storage?

Only outdoor patio furniture, potted plants, BBQ grill, 1 trash receptable with snug lid, limited yard and patio art may be placed in any outdoor area. No pet fencing. Please store other items in your home /shed or dispose of properly.

- No parking on grass. Is there a place in your carport or an approved parking surface for parking your golf cart?
- Vehicles currently tagged and operational? No RV or utility trailers stored at your home?

6340 Santa Fe Drive | Zephyrhills, FL 33542 Phone 813.779.3214

Sundance Entertainment Pass

Frequently Asked Questions (FAQ)

What is the Sundance Entertainment Pass?

The Entertainment Pass is an optional program that allows participants to attend one designated Sundance event each month at no cost. Each included event features food and entertainment.

Do I have to be an HOA member to purchase an Entertainment Pass?

No. You do not need to be an HOA member to participate. The Entertainment Pass is open to residents, friends, family members, and community participants.

How much does the Entertainment Pass cost?

The Entertainment Pass is priced per person and may be purchased as \$10 per month or \$120 per year.

Is there an option for seasonal residents or snowbirds?

Yes. A Snowbird Pass is available for individuals who reside in the community part of the year. The cost is \$60 for six consecutive months. The Snowbird Pass includes the same benefits as the standard Entertainment Pass during the active period.

What does the Entertainment Pass include?

Each Entertainment Pass includes one designated Entertainment Pass event per month with food and entertainment included. All regular Sundance events have a \$15 ticket price (excluding special events), making the Entertainment

Pass a cost-saving option.

Do I still need a ticket if I have an Entertainment Pass?

Yes. Passholders must request a ticket for the designated Entertainment Pass event so the HOA can properly plan food quantities, seating, and event capacity. No payment is required once the ticket is requested.

Can I use my Entertainment Pass for any event?

No. The Entertainment Pass applies only to one designated event per month, which will be clearly identified on the monthly calendar. Special events are excluded unless otherwise noted.

What happens if I don't request a ticket?

Failure to request a ticket does not guarantee entry, even for Entertainment Pass holders. Tickets are required for planning purposes and may be limited based on availability.

Is the Entertainment Pass transferable?

No. The Entertainment Pass is per person and may not be shared or transferred.

Do unused events roll over to the next month?

No. Unused monthly Entertainment Pass events do not roll over.

Is the Entertainment Pass refundable?

No. The Entertainment Pass and Snowbird Pass are non-refundable.

Can the HOA change the program?

Yes. The HOA reserves the right to modify event offerings or program details as needed.

CELEBRATION OF LIFE FOR ELOISE



She's been residing at 39650 Medicine Bow since 2021. She will be laid to rest on Jan 23rd back to birthplace (the Pasco County Junk Yard)

Survivors include Karen(Shawn) Hogan, Mike Young, Rick (Linda) Kimmeth. She has spent her adult life in the Sundance 55+ community. Loved spending time outdoors.

She had a boyfriend(George) for awhile, however, it didn't work out. She survived hurricanes, droughts, downpours, and the Florida heat - yet remained happy til the end. R.I.P. ELOISE

HOA Liaison & CHAIRPERSON

Committee	HOA Liaison	Chairperson
Activities	Sandy Smith	
Budget		Gloria Connell
By-Law Review	Marilyn Custer	
Entertainment	Sandy Smith	
Executive		Appoint in March
Financial Review	Kim Dornheim	Gloria Connell
Library	Anne McDonald	Cindy Natale
Membership	Kim Dornheim	
Newsletter	Marilyn Custer	Kathy Oliver
Street Captains	Kathy Oliver	Karen Hogan
Nominating	Kathy Oliver	Karen Hogan
Potlucks		
Rent	Kim Dornheim	Gloria Connell
Safety Patrol	Sally Defina	Ray Ball
Sunshine Club	April Blackman	Ann Krauss
Sunshine Committee	April Blackman	
Veterans	Marilyn Custer	
Webmaster	Marilyn Custer	



Delivery Street Captains

EAGLES NEST	Jim & Jean Dinehart	(6130 Eagles Nest)	315-520-9466
KEITH CIRCLE	John & Karen Lemieux	(39447 Keiths Cir)	802-309-8170
LARAMIE LOOP	Carolyn Fletcher	(6331 Laramie Loop)	540-360-6257
MEDICINE BOW	Shawn & Karen Hogan	(39650 Medicine Bow)	608-201-4167
MISSION VIEJO	Donnie & Gloria Connell	(6221 Mission Viejo)	813-610-3527
PUEBLO	Debby Kiayer	(6212 Pueblo)	813-778-7268
RED FEATHER	Deb Sauers	(6142 Red Feather)	570-768-2518
SANTA FE	Cindy Natale	(6222 Eagles Nest)	336-209-2262
SIERRA	Deb Keeley	(39649 Sunvalley)	570-490-1090
SUNDANCE	Carol Burnquist & MaryHelen Ball	(6200 Sundance)	517-936-9020
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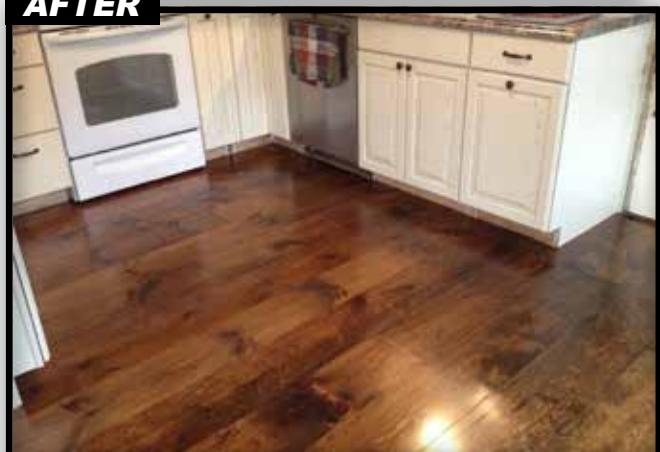
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