



Published by

Holiday Ranch HOA

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

June 2026

Let me know if there's something you'd like to see in the newsletter!
Editor, Donna L. Morin, dlmorin1275@gmail.com

Ice Cream Social

Our year end Ice Cream Social was a great success again. All the ice cream and toppings you could eat! It was great to have so many people turn out. It was sad saying goodbye to so many of the seasonal residents that are leaving soon. We look forward to when you return in the fall.



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

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OR
SAGGING
FLOORS?**



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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

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

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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..... **Alicia Miller**
 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.

SUMMER COOKOUTS – FREE TO ALL RESIDENTS

We will be holding 2 more cookouts this summer: The next will be Saturday July 4th at 1:00pm and the 2nd will be Monday September 7th at 1:00 pm.

Please make sure to sign up ahead of time as I want to make sure I have enough food for everyone. Residents are free and guests will be \$5.00 each.



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.

FOOD PANTRY

Donna #214

Thank You to everyone that took care of the food pantry in May. Our next Food Pantry will be June 10th @ 12:00. We are always looking for volunteers to work the Food Pantry each month with emptying the truck, setting up and take down. If you want to volunteer 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!



FROM THE OFFICE:

Alicia Miller – Property Manager

The
Office



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.

Please contact Gene "The" Junk Ma- Sheen at 727-204-5697. To schedule a pickup of appliances and metal from your home.



*****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



With the Neighborhood Watch, it is more than just keeping an eye out for criminals.

We need to look out for each other.

There are numerous residents who live alone, some have friends in the park and others don't.

If we know our neighbor is alone, try to make a note of some of their obvious habits so that if you notice them missing a habit or they appear to be home but you haven't seen them, go check on them. A simple hello or inquiry can make a big difference in many ways. It is not noisy it is being neighborly.

It's looking out for each other.

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



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!

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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!**

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!

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!



Happy Father's Day

Happy Father's Day

Leaving Florida?


Don't miss any issues of the newsletter while you're away for the summer!

Sign up for Summer Mailing:

- Call our office to sign up for Summer Mailing
- \$5.00 flat fee per shipped issue (International is \$6.00)
- Newsletters are shipped at the beginning of the month
- Pay by check


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June 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 6:00 7s from Hell	2	3 6:00 7s from Hell	4 7-9:00 Slot Car Racing	5 6:00 7s from Hell	6
7	8 6:00 7s from Hell	9	10 FOOD PANTRY @ 12:00 6:00 7s from Hell	11 Newsletter Articles Due	12 6:00 7s from Hell	13
14	15 6:00 7s from Hell	16	17 6:00 7s from Hell	18 GAYLE & JOHN DUPLISSIE	19 6:00 7s from Hell	20
21	22 FATHER'S DAY	23	24 6:00 7s from Hell	25	26 6:00 7s from Hell	27
28	29 6:00 7s from Hell	30	6:00 7s from Hell	7-9:00 Slot Car Racing	6:00 7s from Hell	

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MOISTURE
UNDER YOUR
MOBILE HOME?



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

BEFORE



YOUR CRAWLSPACE SHOULD BE CLEAN, DRY, AND PROTECTED

Signs you have moisture issues:

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

AFTER



MOISTURE DOESN'T FIX ITSELF

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- 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



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