



LaCasa News

LaCasa Manufactured Home Park

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November 2025

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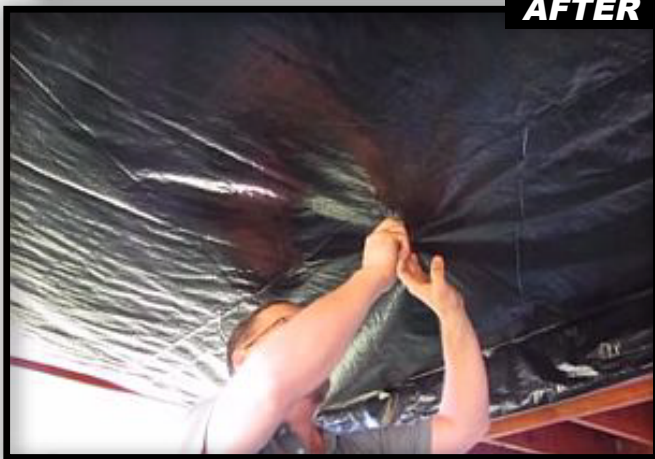
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NEWSPAPER POLICY & GUIDELINES:

*To submit your articles the preferred method would be as an email attachment in **Word format only, Arial 12 font with the name of the article in the subject line.** send to: newsinlacasa@gmail.com*

This eliminates the need to retype and have errors.

1. The purpose of the "LaCasa News" is to provide information to residents regarding social, recreational and community affairs.
 2. No complaints or opinions deemed personal or controversial will be accepted for publication.
 3. All copies are subject to editing. The appropriateness of any submitted material shall be determined by the Editor under the control of the elected Board of Directors of the LaCasa Activity Association, Inc. The printer is empowered to solicit advertising to cover the cost of printing the newspaper. The Board of Directors of the Activity Association, as the Publisher, has control over the contents of the newspaper, but not of the advertising contained therein. Neither the Homeowners Association nor Activity Association Boards endorse any advertisers.
 4. Copy must be submitted in typed format. Articles should be CLEAR AND CONCISE and indicate the name and phone number of the person submitting.
 5. All articles should be **no more than 300 words**. Articles should be of interest to club members and others and should not contain "inside references" which are not understood by other readers. Articles should not contain personal gripes.
 6. The deadline for submission is the 8th of the month unless notified otherwise.
 7. It is the responsibility of each organization to have information submitted in a timely fashion. It is NOT the Editor's responsibility to seek information from your club.
- Board of Directors - LaCasa Activity Association, Inc.

Send articles to: newsinlacasa@gmail.com

Articles for November NL to be submitted by November 8, 2025



**Homeowners Association of
LaCasa, Inc.**

**HOA Board of Directors Meeting
September 22, 2025 1:00 pm
Rec Hall & Via Zoom**

Call to order: At 1:00 p.m. in the Rec Hall by President Davis

Pledge of Allegiance: Recited

Exit Message: Reviewed by President Davis, this also included a reminder there is an AED Defibrillator located on the back wall.

Silence Electronic Devices: Reviewed by President Davis

Roll call: Present: Ed Bourdeau, Tim Davis, Martha Morgan, Denny Smith, Jack Pasquale (Parliamentarian), Randy Browning (Park Manager), Linda Krout (Park Acct/Office Mgr.)

Via Zoom: Ruth Beier, David Fogt, Jack Hagopian, Gary Mithoefer, Rob McMillion

Absent: None

A quorum of the Board is present.

There were 26 residents in attendance, 6 via Zoom.

Adoption of Proposed agenda:

Motion: To approve the agenda as presented.
Morgan/Hagopian, MMC 8/0

• **Review of opportunities for shareholders to speak at board meetings:** None

• **Shareholder Requests to Speak:** None

• **Open Forum on Agenda Items:** None

Secretary's Report: Rob McMillion

Motion: I move to approve the HOA Board of Directors minutes of the August 25, 2025 meeting as posted. **McMillion/Fogt, MMC 8/0**

Treasurer's Report: David Fogt

Month August 2025

	Actual	Budget	P/L
Income	\$208,205.37	\$205,578.44	\$2,626.93
Expense	\$211,970.00	\$195,045.00	\$16,925.00
P/L	\$ (3,764.63)	\$ 10,533.44	(\$14,298.07)

YTD Jan-August 2025

	Actual	Budget	P/L
Income	\$1,690,482.08	\$1,649,507.82	\$40,974.26
Expense	\$1,420,827.43	\$1,408,999.06	\$11,828.37
P/L	\$ 269,654.65	\$ 240,508.76	\$29,145.89

Bank Balances

	Ckg/Money Mrkt	CD's
Reserve Funds*	\$297,341.35	\$1,215,000.00
Operating Funds*	\$193,235.61	\$ 180,000.00
Capital Acq Fund*	\$575,281.01	\$1,720,000.00
Petty Cash	\$ 250.00	\$
Hurricane Deduct	\$	\$ 375,000.00
Uninsured Asset *		

Total \$4,556,107.97

CD's	Amount	Int rate renewed
Reserve		
Operating		
*CAA - Fidelity -	\$240,000.00	3.95% matures 8/24/27
* Bank of America		

Notes:

*Reserve Funds are restricted

*Operating funds include four months' everyday expenses and emergencies

*Capital Asset Acquisition Fund is for purchase of large items

*Hurricane deductible is for insurance deductible and uninsured assets

STANDING COMMITTEE REPORTS

FINANCE: Jack Pasquale

STANDING COMMITTEE ON FINANCE REPORT TO HOA

September 22, 2025

Good afternoon; President Davis; HOA Board Members; Mr. Randy Browning, Park Manager; Ms.

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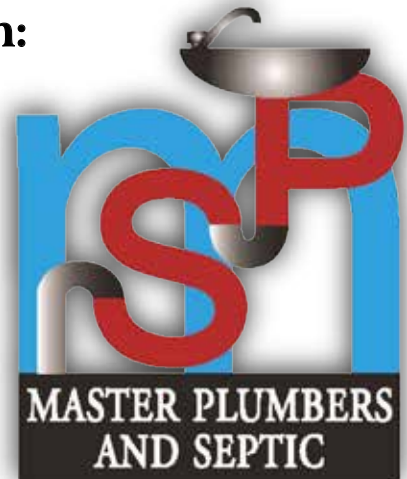


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Linda Krout, Park Accountant; LaCasa Shareholders and Residents.

My name is Jack Pasquale, and I live at 655 Los Altos. I have the privilege to serve as chairman of the Finance Committee along with team members Al Campbell, Jim Dahlhausen, Jan Danner, Jim Fitzsimons, Sharon Scarlett, and Evelyn Ternullo.

We welcome our residents returning from summer vacations and time away from the park. LaCasa certainly looks much better than when we returned last year thanks to the efforts of the Board, Management and residents as repairs are continuing and new homes are installed.

The Finance Committee met on September 15, 2025 to review the August 31, 2025 preliminary draft month end financials which included the bank, cash flow, balance and profit and loss statements. We also reviewed the budget variance report and no unexplained material variances were identified. We noted that legal expenses continue to run more than expected mainly due to action on violations, foreclosures and non-payments. We also noted there is no increase this year in the mowing contract. The financials are posted in the front office.

We reported at the August HOA Board meeting a draft proposed FY 2026 operating budget with no increase in the monthly maintenance fee had been completed, and recommended the proposed draft be mailed to the shareholders. It is our understanding the board intends to consider the proposed FY 2026 operating budget at its October meeting.

The resignation of Jan Danner was reluctantly accepted at our September 15, 2025 meeting. We wish Jan and Sandy all the best as they move to a new residence in Venice. Thank you, Jan, for all your efforts and contributions to the betterment of our LaCasa community in your capacity as a HOA Director, HOA Treasurer and SCF member. All Finance Committee meetings are noticed and open to La Casa residents either in person or via ZOOM. We encourage you to tune in and hear the correct information and facts firsthand.

Thank you for your time and attention.

Respectfully submitted on behalf of the Finance Committee,

Jack Pasquale, BSEE, JD
Chairman SCF

LCRE: David Bisson reported by Benny Morgan

LCRE SEPTEMBER REPORT TO SHAREHOLDERS

Good afternoon, my name is Benny Morgan, Vice President of LCRE. I live at 528 La Playa Circle. I am addressing the shareholders on behalf of the LCRE Board of Directors: Dave Bisson, President, Deb Hughes, Secretary, Arnold Morrison, Treasurer, Marianne Moshano and Director Emeritus, Wally Schlechauf.

Recently as shareholders of LaCasa Real Estate Inc, you received second quarter financial statement in accordance with the Corporation's By-Laws.

August was not a good month for us regarding the sale of homes. One home and one lot sold during the month. Last year we closed on 2 homes and 1 lot during August. The average price of homes sold during August was \$135,000, down from previous months. The average price of a lot was \$9,500. At the end of August, we had 5 houses and 2 lots pending closing in September. Our listings remain in a comparable range as July at the number 4 houses and 1 lot.

Thank you.

Report: Randy Browning, Park Manager

September Managers Report

- **Mowing for October**
 - Mowing will be every week, except for the 20th through the 24th.
- **Bocce Court Awning**
 - Awning is up. Hope to see it finalized by the end of September.
- **Homes Not Repaired from Storm Damage**
 - 46 Homes yet to be repaired.
 - 11 Homes have a contract on them.



- Two are SRQ New homes.
 - In "Resilient SRQ," SRQ is a shorthand for Sarasota and is used in the program's official name, which is a Sarasota County initiative funded by the U.S. Department of Housing and Urban Development (HUD) to help recover from major disasters. The county uses this abbreviation, as seen in the official name Resilient SRQ, instead of its common abbreviation for its airport, which has the same three-letter code.
- **New Homes Since November 2022**
 - 37 New homes have been installed since November 2022. There will be more coming in.

PRESIDENT'S REPORT: Tim Davis

September 22, 2025

One week from today, Monday, September 29, is the 3rd anniversary of the massive hit by Hurricane Ian which changed life in LaCasa forever. Then just a year ago, two more devastating Hurricanes hit LaCasa – Helene and Milton, back-to-back within a week. Everyone in this park has been struggling to get their lives back together, their homes safe and livable again, but unfortunately some have left LaCasa forever as their homes were destroyed or they just couldn't take going through these weather occurrences anymore.

Earlier this past year in January, when contractors and materials started becoming available, the HOA Board made a decision to send letters to all those who still had repairs not made from the Hurricanes. We gave everyone ample time to present plans to Randy along with a signed contract and estimate of completion. We have been very lenient and recognized that Sarasota County is not the easiest to work with when it comes to pulling permits. The LaCasa HOA has

had our own battles with the County over the past 3 years just getting our common element repairs done. The last remaining projects we have left are the final finishing of the Bocce Courts awning, the Pickleball Courts awning at the Rec Hall, and the construction of the new Gazebo on El Prado. I want to thank Randy Browning and the office staff for doing an outstanding job over the past 8 months keeping track of all this.

However, we must get tough now with the remaining homes that have not let us know of their intentions. We have several homes here that appear to have been abandoned – some of these were in pretty bad shape before the hurricanes hit and they have only grown worse because of neglect. Neighbors are starting to complain, they are demanding that the HOA Board do something about these unhealthy situations, and they want our Park brought back up to the standards that made us the envy of this area.

Out of nearly 170 letters that went out earlier this year, we have whittled the major offenders down to about 25 homes. There are 3 homes of particular concern that we have been in the process of having the homes either torn down, condemned or the owner's shares revoked. Our law firm has finally listened to the complaints we made and responded to me that they have assigned a new violation/eviction team to take care of our needs as fast as possible. The previous team, due to some confusion about permits, and the approving of the replacement of one of the homes by the SRQ Rehabilitation program, misunderstood and thought we meant all 4 of the worst offenders were cleared up. That was not the case and legal action will resume on 3 properties here in La Casa: Those homes are Lot 389 on Los Altos; Lot 428 on Buenos; and Lot 529 on La Sala.

We mean business and intend to get this mess cleaned up and I'd like to ask for the cooperation of all our residents who are concerned. We could use your help by calling or emailing our Sarasota County Commissioner Ron Cutsinger, and by calling or emailing the Sarasota County Licensing and Enforcement Division (where Randy has



established case numbers). This information will be posted on the La Casa Residents Facebook page and on the community website at www.lacasaroc.com.

Thank you for your continued support and cooperation.

Director's Reports:

Director: Ruth Beier:

Motion:

Report: Security – None

Director: Ed Bourdeau

Motion: I move to approve a new home at 660 Buenos, Lot #530 **Bourdeau/Hagopian MMC 9/0**

Rationale: The replacement home fits within the buildable lot area and meets all requirements for size and setbacks. The home includes the required driveway and shed.

Motion: I move to approve Randy Brownings contract for the 2026 time period. **Bourdeau/McMillion MMC 9/0**

Rationale: Given that Randy will be formally retiring at the end of 2025 and that he has agreed to stay on for the purpose of successfully transitioning his role to a new Park Manager, his current contract does not reflect his new role, deliverables, and expectations for the 2026 timeframe and needs to be rewritten.

This document rewrite was assigned to a task force by the HOA President. The task force, of which I was the Chairperson, met a few times to create the new document. The proposed 2026 document/contract, which was agreed to by all members of the task force, is the document that we are offering for approval today.

Director: David Fogt – Treasurer

Motion: I move to increase the Fixed Asset Capital Expense to \$5,000. **Fogt/Morgan MMC 9/0**

Rationale: The increase has been recommended by the auditors and is consistent with the IRS guidelines.

Report A.R.C.: None

Director Jack Hagopian

Report: RV/Boat Compound

Liaison/Compliance – None

Director: Gary Mithoefer

Report: C.R.C. – None

Director: Rob McMillion

Motion: I move to approve the changes to the Rules & Regulations as sent to the LaCasa Shareholders. **McMillion/Beier MMC 9/0**

Rationale: These changes were recommended by our attorney to bring us in line with Florida statutes to protect us legally.

Report: Future of La Casa/Long Range Planning Committee Liaison. None

Director: Martha Morgan

Report Activity Committee - None.

Director: Denny Smith

Motion: I move to lower all 12 LaCasa HOA-owned vacant lots to an asking price of \$10,000, and to allow the Board President, the Board Treasurer and the Park Accountant to negotiate and accept any offers on these 12 vacant lots.

The list of subject properties:

675 Alvarado; 209 El Prado; 236 La Rosas; 412 Madonna; 420 Madonna; 512 Madonna; 705 Del Luna; 659 La Sala; 256 Hibisco; 224 La Rosas; 626 La Sala; 404 Tarde Logo.

Smith/Beier MMC 9/0

Rationale: The La Casa HOA acquired these vacant lots due to circumstances surrounding the devastating effects of Hurricane Ian in September 2022. These lots have been priced at the then price of interior lot shares and have received no offers to date. The real estate picture has changed over the past 2 years with some vacant lots being sold by shareholders for much less. These lots are costing over \$50,000 per year in lost HOA





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maintenance fees, utility payments, property taxes, and liability insurance. It was recognized by the HOA Board that it was in our best interests to try to sell these vacant lots so they could be replaced by new homes, benefiting the entire real estate market in LaCasa.

Report: LCRE: None

Taskforce Reports:

New Home Taskforce: Colette Welch, Chair.

Report:

Front Security Gate Taskforce: Denny Smith, Chair. None

Report:

Old Business: None.

Calendar:

November newsletter, Rob McMillion, please submit it by October 8, 2025.

New Business: None

Open Forum:

Mike Parker, 651 Los Altos - Question concerning fines for community violations and homes in disrepair.

Steve Wiederhold, 221 Vistoria - Question concerning potential shed size and variance.

Wayne Cain, 201 Estrada - Question concerning when fines are implemented for community violations and allowance of utility trailers in the RV/Boat compound.

Next Agenda meeting: Monday, October 20, 2025.
1:00 p.m. in the Rec Hall.

Next Board meeting: Monday, September 27, 2025.
1:00 p.m. in the Rec Hall.

Respectively submitted,

Rob McMillion, Board Secretary



News From Your Activity Association

Tim Davis, President

After a long, hot and rainy summer, things are starting to get busy here in La Casa and we welcome back all our Snowbirds who I am sure are ready to have some fun!!!

This Season we have booked 3 very talented acts for our annual All-Star Shows which begin on Wednesday, January 14, 2026. We have a Magic Show, a fabulous Oldies Band, and a very awesome and talented Grammy nominated vocalist who brings a 5-piece band to perform with her. We are raising the price of the All-Star Shows to \$15.00 each but we will sell Season Passes for all 3 shows at our annual Wine and Cheese Party (and all Coffee Hours and Bingos through December) for just \$35.00. Our Wine and Cheese Party will take place at 7:00 p.m. on Friday, November 7th and is free to all Activity Card holders. Just show your card at the door for a great night of wine tasting, hors d'oeuvres and fun.

Next up in November is our fabulous RibFest Dinner. Tickets will go on sale November 5th at Coffee Hour and continue at bingo and coffee hours until the cut-off date of November 20th. The delicious meal will be catered by Pines and Palms from Sarasota, and the band that night is The Country Express who proved very popular last Spring. Tickets will be \$25.00 per person.

There will be Thanksgiving and Christmas Potluck Dinner again this year, coordinated by Lesa Beckley who did a great job last year! She will be posting sign-up sheets on the bulletin board this month, and notices will be posted on the La Casa Residents Facebook page.

It is so good to see this Park filling up again. Over 38 new homes have been installed on vacant lots since 2023, repairs and improvements are being made all over, and our Real Estate Office is selling vacant lots with the promise for more new homes. Have a good Fall and welcome back.

Get ready to have a GREAT SEASON!!!



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Veterans of LaCasa

Tom Redig, Commander

It's great to see our friends and neighbors returning to LaCasa. It's always fun to hear about their time away from our community. We hope that everyone enjoyed the summer months, and we look forward to seeing our friends and neighbors back in La Casa.

By the time you read this, the LaCasa Veterans had our first monthly meeting in October. We invite all veterans (US and Canadian) and any resident that wants to join as an Associate Member to come and check us out. We always conclude our meetings with a free lunch and a beverage for our paid members. Our next general membership meeting will be on November 18th in the Rec Hall at 11:45AM.

We are planning a Veterans Day ceremony on November 11th in the Rec Hall at 11:00AM. Our Honor Guard along with our members with their Blue Shirts will be presenting the colors. We have a special speaker arranged and we encourage all LaCasa residents to attend. Most everyone has had a family member or friend that has served in the military, please take some time to attend and honor their service.

We will be hosting our Veterans Dance on November 8th in the Rec Hall at 6:00PM. We will be serving our Homemade Apple Crisp with Ice Cream before the dance. Starting at 7:00PM our entertainment will kick off with Jay Smith entertaining us for the night. Tickets will be on sale before coffee hour and before Bingo on Thursday.

The Veterans club would like to extend our condolences to the family of Hector Hernandez on his passing. Hector worked at many of our events along with wife Nilda. Hector never hesitated to step up when we needed help. He will be missed here at LaCasa. We hope that everyone enjoys this upcoming season at LaCasa!!!



2026 LaCasa Artisans Glass Class Registration

The Artisans Group is now accepting registration for Glass Classes for the upcoming season. We will be accepting

email registration for any of the below listed Glass Classes.

Your email (addressed to the appropriate POC for registration as listed below) should include:

1. The glass class you are interested in
2. The months (or time frame) you are available or not available to attend
3. Your name, email, and phone number
4. Indicate if you are a new student or have glass cutting experience from previous classes

To cover the cost of supplies and equipment, fees will be assessed as indicated for each class below. All class fees are due at the start of class, with the exception of Fused Glass (which is payable upon pickup of finished projects). As always, participants must also be members of the Artisans Group--\$5.00 annual dues to be paid on the first day of class; this is a one-time fee if you are registered in multiple classes.

STAINED GLASS CLASS: (\$40.00 per 4-week session): Wednesdays 9:00 am to 12:00 pm in the activity center. Classes run from January through March 2026. Glass cutting experience would be helpful*. Please indicate which month you prefer to be registered for and include your e-mail address and phone number.

Submit your registration to: Maggie Palmer: sremlap@hotmail. Instructor Maggie Palmer (315) 323-1164

MOSAIC GLASS CLASS (\$40.00 per 4-week session): Wednesdays 9:00 am to 12:00 pm in the activity center. Classes run from January through March 2026. Submit your registration with month preferred and include your e-mail address and phone number.

Submit your registration to: Gayle LeClair: gcleclair@comcast.net Instructor: Gayle LeClair (586) 943-8040

STEPPING STONE CLASS (\$40.00 per stone): Stepping Stone Classes will be held in the activity center on Mondays twice a month in January (12th & 26th), February (9th & 23rd) and once in March (9th) from 9:00 am to 12:00 pm. Pouring and unmolding the stone will take place sometime during that week. Students must have previous glass cutting experience*.



Submit registration with date preferred to:
 Gayle LeClair gleclair@comcast.net Instructor: Gayle LeClair (586) 943-8040 Assistant: Evelyn Ternullo.

FUSED GLASS (Cost based on size of project -- \$0.40 per square inch and includes multiple layers of glass and multiple firings): Classes are 3-week sessions. Fused Glass Classes will be held on Tuesday evenings from 5:00 pm to 7:00 pm. Classes begin on November 4, 2025, and run thru March 2026. Please specify if you are an advanced or new student.

Submit registration to: Liz Conaway: geelizz55@att.net Instructors: Liz Conaway (765) 868-0752, Annette Sharp (519) 852-1033, Liz Abadie (678) 662-7670, and Marylee Woolams (440) 415-2770.

*Glass cutting experience may be obtained by taking a Mosaic or Fused Glass Class.

Closeout for registration is December 30, 2025, or when all classes are full. Submit earlier for November and December 2025 fused glass classes. After closeout of registration, classes will be scheduled, and all individuals will be notified by their instructor via email of their scheduled dates. You may register for more than one of the four kinds of glass classes offered—we make every effort to accommodate all requests.



Crafts

Judie Lees, 941-876-4035

HAPPY THANKSGIVING TO ALL!

Crafts meet every Tuesday from 9-11:30 in the club house. I am still in Massachusetts, so Laura Triplett is running classes until I get back. Hopefully, soon. The crafters are busy getting ready for our WINTER WONDERLAND CRAFT FAIR, NOV. 16th, 1-3 pm in the rec hall. You will find lots of wonderful hand-crafted items for your shopping pleasure. A great way to start your Christmas or Holiday shopping. Hope everyone plans to attend!



Roz Dubsky

Hector Hernandez

Bird and Nature

Judie Lees, 941-876-4035



The Bird and Nature group meets the 4th Monday of the months of January, February, March and April at 7 pm in the rec hall. The first meeting will be Jan. 26th. It's our annual POTLUCK SUPPER so plan to be there by 6 pm. Business meeting at 7pm.

Please plan to attend as we have a few things to discuss regarding the club. Nothing serious, just some things that need fine tuning. We thank everyone who come to our meetings. Remember, there is NO club without your support.

We will have 2 guest speakers again this year, in Feb and March. We are looking to add a few new ideas to the club. Please come to the meeting.

See you on Jan. 26th at 6 pm for POTLUCK and 7 pm for the business

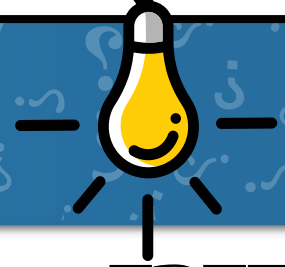
Help Desk

The Help Desk of LaCasa is a volunteer program designed to aid residents who have transportation needs to doctor's appointments. If you are in need, there is no charge for this service.

The **HELP** Dispatcher for **November 2025:**
Linda Breeden – 941-426-3961



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- Any regular Friday collection delayed by a holiday will occur on Saturday.



RECIPE'S

I thought it would be a nice idea to share recipes with each other in our LaCasa newsletter. Please email your comments, recipes to newsinlacasa@gmail.com

The recipes need to be simple to fit in the NL. It can be a cookie, dinner, veggie, etc. recipe. If you want your name listed with the recipe, please let me know.

This month's recipe is from Betty Regan. It is very simple but sounds yummy.

Cinnamon Cheesecake Bars

2 pkg ref. crescent roll dough	1 egg yoke (save the white)
1 c. sugar	2- 8oz. pkg cr. cheese (soft)
1 tsp vanilla	

Unroll 1 pkg of rolls and place in a single layer on the bottom of a GREASED 9x13 pan. Press together any openings that may appear.

Mix sugar, cream cheese, egg yolk and vanilla together. Spread over top of rolls.

Unroll other pkg of rolls. Place on top. Brush with the saved egg white.

Sprinkle with cinnamon sugar over that and then with some chopped nuts.

Bake 350 degrees for 30 minutes. Cool before cutting.



The LaCasa Retired Law Enforcement Club Gary Temple – 920-344-3092

We are looking for new members. Retired State Troopers, County Sheriffs, City Police, Corrections officers, DNR officers, or Federal Officers are invited to attend the monthly breakfast meeting, which takes place on the third Tuesday of each month at Alvaro's. For more information, contact Gary Temple at 920-344-3092.



Club Leaders - Food for Thought Martha Morgan

Some residents have difficulties with food allergies and autoimmune diseases like Celiac Disease. These issues shape their lives here in LaCasa. Many events during the year involve meals. These events are frequently skipped by many because they cannot eat the food...why pay for a meal they cannot eat? There is a problem for couples-one can eat while the other cannot-so they frequently skip events, and singles skip events for the same reason. With all this skipping of events, Clubs are missing chances for revenue, and residents are missing fun events like dances and games! A solution may be that when buying tickets, a meal marked "no food" could be bought at a reduced price while others would be bought at the list price to include the meal – this would allow people to choose whether to come for the whole event or to come late (after the meal). If the meal ticket sells for \$25, and the "no food" sells for \$5 (or even \$10) the Club is getting \$30 or \$35 instead of \$0, and they have a larger attendance at the event (which is their goal)! As I said in the beginning, it is "food for thought". Details would, of course, be up to each Club to determine, but more inclusively make the idea worth considering.

Inspired by George Soltis



"The Joy of Christmas"

Please plan to join The Voices of LaCasa on **Friday, December 5, 2025**, in the Rec Hall at 7PM for some Musical Holiday Fun!! We will have a slightly different format for our program this year as we open the LaCasa Holiday Festivities!! You can look forward to recalling when Christmas was Fun in the Good Ol Days, as well as appreciating the True Meaning of the Season.

A casual evening of entertainment featuring the La Casa Tappers, The LaCasa Pickers, and of course, The Voices of LaCasa...also sing-a-longs, raffles, popcorn, BYOB!!!

Mark your calendar for Fri., Dec. 5th, 7pm in Rec Hall as you will not want to miss this exciting program! See you then!!!

As usual, Free Will donation at the door!!



BLOOD DRIVE

Colette Walsh

Thank you so much to those who donated in September. Blood donors are the key to always having enough blood for those needing transfusions for whatever reason. Every two seconds someone needs blood, and you were there for them. Your 10 units of blood helped 30 people within 48 hours.

Our next drive is November 21st. The Big Red Bus will be at the Rec Hall from 8:00 AM until 2:00 PM. You can sign up in the Rec Hall lobby for an appointment or go to www.oneblood.org/donate. Our sponsor code is 9489. Please help us out. See you there.

LaCasa Tennis Club



It's HERE! It's HERE! Tennis season is back! We want to welcome everyone back to LaCasa. If you are a tennis member you should have already received the court utilization schedule. It will be posted on the Rec Hall and front courts bulletin boards.

If you are new to LaCasa or just thinking of starting tennis we have several opportunities for you to give tennis a try. We have Free Instructional tennis for everyone on Tuesdays from 1-3 starting soon. We will post flyers all around LaCasa so be on the lookout! Studies show that senior tennis players benefit from improved heart, bone, and muscle strength. Tennis challenges the brain with quick decision-making, sustained attention, and coordination. The LaCasa Tennis Club holds many social functions to interact with fellow residents. If you are looking for a new way to improve your quality of life at LaCasa we urge you to consider tennis. Call Dianne Richardson to find out more information. I am in the book.

This season is packed with great matches to watch at LaCasa. We will post the games and times on Facebook LaCasa residents and friends pages to keep you informed. This year we will also have a few games at the front courts so watch the announcements on Facebook. Everyone is welcome to join in the fun. We have benches, bleachers, and chairs. Free entertainment for all. You do not really have to know how to play tennis to have fun watching tennis. Just come out and cheer us on.

Our next tennis meeting will be Tuesday Nov 18 at 9:00am at the Rec Hall. All are welcome!

Cribbage



Cribbage has begun. We play on Monday nights at the Clubhouse. Game starts at 6:30 pm. The cost is \$1.00. All are welcome to play. There is no sign-up, and we help the beginners or those who haven't played in a while. Join us for some FUN!!



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Annual Thanksgiving Potluck

Lesa Beckley

Our annual Thanksgiving potluck will be on November 27th in the Rec Hall at 4pm. Please bring place settings, beverages and a dish large enough to share with 10 people. Turkey (Butterball) and mashed potatoes are provided. If you are new to our community, it is important to note there is no charge for the meal.

A donation jar will be available, and all contributions will support the next potluck, which will be at Christmas. Prime rib from Publix was served at Christmas last year. Please consider donating generously.

We also need volunteers to de-bone the turkeys, serve, and cleanup during and after the meal. Before getting dessert, please wait until everyone has their meal.

The sign-up sheet will be in the Rec Hall starting November 1st.

Singles Club

Meetings are Thursday of the am in the gather to share ideas for places see, and fun trips to take. Afterwards we carpool to the restaurant of choice.



held on second month, at 11:00 Clubhouse. We suggestions and to eat, shows to

November 13th meeting at 11:00 at Clubhouse, lunch at Farlows on the water.

December 11 is the Christmas party at 12:00 pm in the Clubhouse.

January 8th meeting 11:00 at Clubhouse, lunch Ken & Barb's.

Come to the meeting to find out the fun day trips we have planned.



Food Drive

Louise Peri – 908-797-1790

The LaCasa food drive is the 2nd Tuesday of each month. Bags must be out on or near lamp posts by 9 am. The food is donated to Awaken Outreach Center

in North Port. Any questions, please contact Louise Peri.

LaCasa Boating and Fishing Club

Karen Jones – Commodore



Hope everyone had a fantastic summer, I know mine went by way to quickly! I am looking forward to coming back to La Casa and all of the fun activities that we have here.

The Boating and Fishing Club will be having our Winter Dance on Monday, December 8, 2025 with Jay Smith. Tickets \$8 will be on sale before Wednesday morning Coffee on November 5th and before Bingo on November 6th and open to all residents. Also at this time, you may purchase membership cards for our 2026 events, still only \$5.00!

On December 10th before Coffee and December 11th before Bingo we will be selling tickets for \$15 for our January Pizza Dance with Djs' Gil and Rhonda for delicious pizza and dance, and open to Boat Club members.

Some of our up-coming events in 2026 will be the General Meeting and Election to the Board on Tuesday, January 6th at 1:00pm, followed by our Ice Cream Social. There will be a sign-up sheet on the bulletin board in the Rec Hall in December.

In January, is the EXPO on Saturday, January 10th where you can buy membership cards and tickets to the Commodore's Ball that will be held on Friday, February 6th and catered by Charlotte County Culinary School!

We have another full schedule for your fun and enjoyment next year and hope to see you at many of our events!

Darts

Darts is in full swing! We meet in the Club House on Thursday evenings at 7 o'clock. All skill levels are welcome. We have some very good dart throwers, as well as those who have never thrown a dart! All are welcome and all work together for a fun evening. We have several sets of darts that you can use, or you can bring your own.

We have been having a Pizza Party and a 50/50 drawing on the second Thursday of each month. The money we collect goes towards supplies, such as markers, erasers, calculators, white boards, as well as pizza and paper products. Dues are \$5 for the



year, but if you start now, you won't have to pay your dues till January for 2026.



Bocce

Hopefully, this November newsletter finds Bocce in full swing. We finally got our awning which we lost during Hurricane Ian in 2022 and there were some problems with the contractor in completing the project.

We meet on Mondays and Thursdays at 9:00am, but please be there by 8:50 to sign in and draw for teams. We have a monthly meeting in the Rec Hall the first Monday of each month at 1:00pm. These meetings are very important to discuss and plan for the extra activities we do during the season such as the March 7th dance and the inter-park play.



G.A.L.S. Grandmothers and Ladies of LaCasa

A Charitable Organization
Ann Marie Booth, Secretary

We are ready to welcome back all our friends returning from the North. The cooler temperatures are 'on order' for all the upcoming Fall Activities. Our monthly meetings are open to anyone to attend. We meet on the 2nd Tuesday of each month at noon in the Rec Hall --- everyone brings their lunch, and we provide a drink and dessert. Try us out before you decide to join.

October started off with our first General Meeting.

Our first event, The Halloween Dance, was a success. It was great to see everyone's creative costumes.

Make sure to mark your calendars for some upcoming November Dates:

- Saturday, November 1st - POKER RUN 10AM @ Rec Hall
- Tuesday, November 4th @ Noon - GENERAL MEETING; THIS IS A WEEK EARLY DUE TO VETERANS DAY ON NOVEMBER 11th
- Saturday November 15th @ 6:30 - Show me the Money (Rec Hall)

The Board is always looking for members that want to get more involved in the G.A.L.S. organization and we'd be happy to discuss ways for you to join our group of volunteers. From planning events, selling tickets, decorating, set up, clean up.... We really do have fun during the process.

Make sure to check the G.A.L.S. Facebook page and your emails(s) for any updates. We will also post upcoming information on our Bulletin Board in the Rec Hall.

Reach out to any of our board members with any ideas or questions. Looking forward to seeing you soon!

Michele Stewart, President 309-231-9343
Sue Verrill, Vice President 207-615-9828
Joan Toste, 2nd Vice President 401-256-9101
Ann Marie Booth, Secretary 407-304-6269
Leslie Berard, Treasurer 508-930-4747

When Can Shareholders Speak to the Board

At every HOA Board meeting the President reviews the THREE opportunities for Shareholders to speak. The details of these opportunities are as follows:

1. SHAREHOLDER REQUESTS TO SPEAK

- Shareholders make a written request to speak giving name, address, phone number, the topic of his remarks, whether he is speaking for himself, a club or a group, and the general content of his subject. Remarks should be limited to three minutes. Forms are available in the office and must be submitted to Park Manager by 4:30pm on the Wednesday before the AGENDA meeting.

2. OPEN FORUM ON AGENDA ITEMS

- limited to three minutes—no form required, but topic must be an agenda item

3. OPEN FORUM

- at the end of the meeting, following New Business—no form required, and again limited to three minutes.



NEWS FROM LACASA REAL ESTATE INC.

David Bisson



GETTING READY TO SELL YOU HOME

At some point in time, all of us will debate the question, "Am I ready to see my home?" When I made this decision, what can I do that that may enhance the sale.

When prospective buyers come to LaCasa and are taken on a tour by wither LCRE staff or volunteers, they are explained about the "LaCasa Lifestyle." This is one of several reasons why people choose to buy into our community. Visitors fall in love with the park as they drive along our streets. You recall how you first felt as you toured the park. Today's buyers are not only looking for the most value for the dollar spent; but are seeking quality in their purchase.

Book value vs market value vs fair value. Some prospective buyers look at the age of the home. They look at various websites that list the book value of manufactured homes. The Book may not have your specific home, however, they are able to target homes of that year and manufacturer. The book value of your home is simply the value shown in a book. The market value is the value determined by what you can get when meeting supply and demand. The more homes for sale in the park, then price will matter when all other things are nearly equal. What can you presently sell your home for when the market is driven by market value? The fair value is the price a party will pay for a house and may or may not reflect the market value. The value depends on what the buyer is willing to pay and the seller is willing to accept.

Preparing your home for selling helps you increase that fair market value by making the house as "marketable" as possible while ignoring what the book value may be. Creating first impressions and the "wow" factor are all in how you prepare. Staging your home sets the tone and increases the likelihood of success.

First, take a serious look at your home from someone else's eyes. This includes inside and outside. It is important to "neutralize" your home for the buyer. The buyer is coming to see the possibilities that your home has for them, not what have on display. As a seller, you need to have every room at its best potential with just a little bit of your

personality. Remember, they will want to decorate to their style. Leave buyer "room" in the room to visualize that.

Clean your house. Be sure carpets are free of stains, rooms are free of clutter, the carport is orderly, the utility shed is free of "stuff" and flower- garden and shrubs are neatly trimmed.

De-clutter kitchens and bathrooms. Bathrooms should be clean with fresh linens. All personal bathing items should be in drawers or hidden away. Kitchen counters should have the bare minimum on them. Remove toasters, mixers, etc. To show the extent of the counter space available. Let the buyer visualize what he or she will place on the counter.

Extra furniture needs to be removed. Removing seldom or never used furniture items will give the room a larger feel as well as a streamlined look. It is best to keep it simple than overcrowded so that no one can through the potential for the room.

Our broker and sales associate are ready and willing to offer suggestions to you that may improve the marketability of your home.

G.A.L.S. of LaCasa Support Big Brothers and Big Sisters

Marilee Taylor will once again collect \$10 Walmart Gift Cards for Big Brothers and Big Sisters of North Port. These will be given to them for their Christmas Party. Collections will be starting now through the end of November. Collections will be made at GALS monthly meetings on the 2nd Tuesday of each month @ Noon in the Rec Hall --- Or you can contact Marilee or any one of the Board members. Reach out with any questions.

Thank you all for your support.

Michele Stewart, President 309-231-9343
Sue Verrill, Vice President 207-615-9828
Joan Toste, 2nd Vice President 401-256-9101
Ann Marie Booth, Secretary 407-304-6269
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Are you Crazy You're Running for the HOA Board?!

Hello, I'm Rob McMillion your LaCasa HOA Board Secretary and I titled this article based on the response I received most when my friends and neighbors heard I was running for the HOA Board. As I head into my 8th month on the Board I have absolutely no regrets outside of making the mistake of bringing my iPad to my first meeting which seemed to automatically make me the new secretary! Working on the Board, and it is work: is eye opening, exciting, rewarding and to be honest occasionally frustrating. The reward is worth the effort when you know, no matter how small the contribution, that you're helping our LaCasa community be the best we can be.

On February 10, 2026 we will have our Annual Meeting and vote for those candidates running to replace our outgoing members. Please consider running and see below a few reasons to pique your desire to serve.

➤ *Protecting Property Values*

*Our Board makes decisions on budgets, maintenance, and community improvements that directly affect the value of every homeowner's property—including yours.

➤ *Having a Voice in Decisions*

*Instead of just reacting to Board choices, you would be part of the decision-making process on rules, assessments, and policies.

➤ *Representing Neighbors*

*You can ensure that the concerns of fellow residents are heard and considered fairly.

➤ *Financial Oversight*

*Our Board oversees a large budget, reserve funds, and vendor contracts. Serving lets you help ensure money is spent wisely and transparently.

➤ *Shaping the Community's Future*

*You'll influence how amenities are maintained, how issues like landscaping or security are handled, and what priorities the community sets for the next few years.

➤ *Bringing Your Skills & Experience*

*If you have leadership, financial, legal, maintenance, or organizational experience,

our Board (and the community) can benefit from your expertise.

➤ *Encouraging Fairness & Balance*

Sometimes boards can lean too heavily in one direction. By serving, you can help create a balanced, resident-focused perspective.

➤ *Personal Growth & Service*

It's a chance to develop leadership, communication, and negotiation skills while contributing to the well-being of your neighbors.

Most homeowners simply run because they want their community to be managed fairly, responsibly, and in a way that reflects the values of the people who live there.

Best Regards,
Rob McMillion

Winter Wonderland Craft Fair

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Linda Henretta.....\$10.00	Battleline Termite	
Joanne Legare.....\$10.00	Boss Electric	
Andrea Wislowsky.....\$10.00	Buggin Out Termite	
Melissa Riley.....\$10.00	Community Roofing	
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Christmas Drive Thru



Mark your calendar the Christmas Drive thru in La Casa is Dec 15th and 16th between 6 and 8. This is when we open La Casa up to the

public to see our wonderful Christmas decorations.

On our last drive thru we had over 1000 cars come through. We advise our LaCasa family to be out of LaCasa by 5:30 and do not return till after 8:30. Even though it is from 6 to 8 with that many cars coming through they don't exit until close to 9 and if they are in line before 8 we let them in. The parking lot of club house on Activity Building side you will not be able to drive thru onto El Prado as it will be blocked off. Do not drive through the grass please! We have carolers and Mrs Claus there. This is only 2 nights so please be patient and safe and do not speed through the park. Also try and plan any deliveries around these times.

We will be driving around to pick the routers on Dec 8,9, and 10 so please have you wonderful decorations up and on. I will post the route on Facebook residents on Dec 12 and also start filling the corners on Dec 11th. If you would like to volunteer please call me.

Please feel free to call me with any questions and to volunteer. Liz Tomolillo 781-706-8989



Oh My goodness – it's coming up fast!!

FROSTY COMMITTEE

Is looking for volunteers!!

For all of our new residents that don't know what the Frosties are, we help decorate the park for the holiday season. So, we need the tall Abominable snowmen to help with the tall front palms and lots of Elves to string up sparkly lights all along the park entry for the season. We will also need help when it comes time for the park drive-thru so that all of North Port can come and enjoy our holiday spirit.

We have some new ideas and activities for all residents to participate in this year. Let's make it bigger and better than ever! More details to come!

If interested, please contact: Marianne Moshano @ 315-945-2131 or mmoshano@gmail.com



ALL ACTIVITY ASSOCIATION MEMBERS ARE INVITED

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will be available for \$35.00

Veteran's Day Dance

Saturday, November 8th, 2025



6:00-6:30pm **Serving Apple Crisp
BYOB & Snacks**

6:30-9:30 **Dance to Jay Smith**
\$10.00 p.p. **Reserved Seating**

Open to all La Casa Residents

Tickets on sale before Coffee Hour and Bingo
starting Oct. 15th

Annual Activity Assoc.

Rib Fest

Saturday - November 22, 2025
Reserved Seat Tickets \$25.00

Last year,
this dinner had to be cancelled
at almost the last minute.



But, Mark is healed now and
ready to cater for us again.

5:00 PM -- Social time with Beer and soft drinks

5:30 PM -- Dinner - Catered by Pines & Palms

The Menu

BBQ Back Ribs
So. Comfort Mac & Cheese
Lori Ann's Baked 3 Beans
Creamy Apple Cider Slaw
Corn Bread
Key Lime Pie

6:30PM -- 9:30PM -- Music by The Country
Express Band

Ticket Sales Start Nov. 5th - before Weds. Coffee and Thurs. Bingo
No ticket sales at the door

**NOW IS THE TIME TO BUY
YOUR 2026 ACTIVITY CARD!!**

JUST \$ 12.00

Remember,
all La Casa Activities begin with this membership!

2026

La Casa Activity Association

The person named above is entitled to participate in any
and all activities through December 31, 2026

Cards will be sold starting in December --
before Wednesday Coffee Hours, Thursday Bingo
and at the 2026 Expo in January

The Heart Of CHRISTMAS

with The Ditchfields



Known throughout the country for their superb harmonies, musical versatility, rich blend and genuine family warmth, The Ditchfields' annual Christmas show has become one of the area's favorite holiday traditions. With 25 members (4 generations) of the family on stage this year, they invite you to celebrate The Heart of Christmas with them. Don't miss this up-lifting experience of happy holiday memories & nostalgic favorites!

Saturday, December 13th at 2:30 pm

Sunday, December 14th at 2:30 pm

First Baptist Church of Bradenton - 1306 Manatee Avenue W (downtown) Bradenton, FL 34205



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