

# T.V.H.O.A.



## 25 YEARS OLD



## 1979 - 2004

# Tippecanoe Villages, Inc.

*Announces the sale of the  
Park Facilities to Residents!*

**FINAL CLEARANCE OF THESE HOMES  
NEVER TO BE DUPLICATED PRICES**

**14 x 44 — \$19,900**

**24 x 44 — \$28,900**

**14 x 60 — \$23,900**

**24 x 50 — \$29,300**

Includes: Home, concrete and aluminum. Central heat & air, Lot, Sales Tax and Closing Costs AND your share of ownership of this adult park — A real voice in your future.

Rec. facilities include: Rec. Hall, Swimming Pool, Hydrotherapy Pool, Shuffleboard, Horseshoe Pit, Pool Table, Planned Activities.

Central water & sewer, garbage pick-up, park lighting, free storage for your boat or camper —

**ALL FOR \$19.00 PER MONTH**

## TIPPECANOE VILLAGE

Route Four Box 216-K  
Zephyrhills, Fla. 33599

Meets all standards of U.S. Department of Housing and Urban  
Development for construction and livability.

**3/4 mile south on Morris Bridge Rd., off West 54**

*Zephyrhills News*

**782-5543**

*4-19-79*





TIPPECANOE VILLAGE HOMEOWNERS ASSOCIATION INC. 1979-2004

SILVER ANNIVERSARY CELEBRATION MARCH 14, 2004

A brief history of our 40 acre Park prior to resident ownership.

The land was cleared by Mr. Young, who planted over 1800 orange trees and built the block house. In 1963 the grove was sold to Mr. Holloway and in 1970 was sold to Mr. James Schantz who was the owner and developer of Palm Tree Acres on SR 54. He developed Palm Tree Acres #2, by drilling a deep well and installing a sewer plant. Mr. Schantz built an office at the entrance to the park and a recreation hall in place of the storage shed that had been used for storage of the orange grove equipment. All the streets were laid out and paved. His wife named all the streets after flowers with the exception of Dawn's Dell which was named for a favorite daughter-in-law

In 1972 Mr. Schantz, for personal reasons, sold the Park to Mr. Jim Ayres who renamed the Park Ayreshire Estates. During this time, Coffee Hour and monthly Pot Luck dinners were started. In 1974 the Recreation Club was formed and the first president elected.. Mr. Ayres supplied the equipment for the introduction of Bingo to the Park.

In 1975, Mr. Ayres found it necessary to sell the Park which he had managed for three years. The new buyer was Harmock Co. of Sarasota, Mr. Harry Macksy, developer and principal owner . He also owned Lake Tippecanoe Villages Inc. and the Park became Tippecanoe Village. Mr. Macksy was responsible for installing the swimming pool, shuffle board courts and provided a van for the residents use. In 1977 Tippecanoe Village was named "Mobile Home Subdivision of the Year" for Pasco and Hillsborough counties by the Sunshine State Senior Citizen Magazine. Ladies of the Park organized a Hobby Club and the first Bazaar was held in March 1977. Bonnie Hahn was elected as the first president of the Hobby Club.

Mr. Macksy decided to develop the western border of the park by dividing the property into lots and creating "Orange Grove Drive", later renamed "Osage". He also divided land at the end of Daffodil and Carnation, which was to have been a "turn around".

In the fall of 1978 Mr. Macksey offered to sell the Park to the residents. A special meeting was called November 14, 1978 of all members of the Park and, by a majority vote, a decision was made to study the feasibility of purchasing the Park. Several committees were formed to find out whether or not it would be to our advantage to accept Mr. Macksey's offer. All phases of the offer were considered by the various committees and a subcommittee was formed to advise the residents of the facts of the case, explaining Mr. Macksey's offer. After much deliberation, pro and con, an agreement was reached with Tippecanoe Villages Inc. of Sarasota whereby all common land and facilities would be purchased by the TIPPECANOE VILLAGE HOME OWNERS ASSOCIATION INC.

178 residents became charter members by paying \$1462.86 (of their own money) to purchase the park. Those that could, loaned money to the Association so that others could make payments. No "outside" monies were borrowed. The total cost was paid in three weeks and all "loans" were paid within three years and the Park was free and clear of all debt.

The first board members were: Jack Currier, President, Ray Bavier, 1<sup>st</sup> Vice President, Esther Swartzlander, 2<sup>nd</sup> Vice President, Harry Jackson, Treasurer, Irene Stephens, Secretary. Frank Black, Paul Page, Cyril Korompay and Harvey McLelland completed the nine member board.

There was an unbelievable amount of work to be done that first year to organize our "not for profit" corporation. A trip had to be made to Tallahassee to register the Park with the state. Pasco County offices were only in Port Richey and SWFTMD in Tampa. The office was open five days a week with membership meetings held on the first and third Monday nights. The first Annual Report lists 37 items on the ballot and 15 candidates running for the board. No. 2 well was dug that first year. A few of other accomplishments listed in the 1<sup>st</sup> annual report: painted office building, insulated the recreation hall, installed new directory at entrance of the Park, contracted for lawn mowing service and erected alligator warning signs.

The February 9, 1981 annual report states the Park had 222 paying lots. The office open on Monday, Wednesday and Friday. There were 10 items on the ballot with 6 candidates running for office. The Development Committee reported a new solar system for the pool was installed at cost of \$4758 which was donated by members of TVHOA along with 1100 man hours. This was written-up in several newspaper articles. In 1980 an Indian statue, named Chief Tecumseh, was installed at the entrance to the Park. The ceremony was also noted in the local newspaper.

In 1981 \$14,105 was collected on a special assessment and that amount was spent on sealing the roads and siding the Recreation Hall.

In 1982 three retiring officers of TVHOA were unanimously re-elected to a 3 year term. They were: Jack Currier, President, Harry Jackson, Treasurer and Irene Stephens, Secretary. The laundry room was moved to the southwest corner of the Rec. Hall. The rest rooms were moved to the east side of Rec. Hall. Replaced ceiling and rewired the office building. A sun roof at south end of Rec. Hall.

1983 Installed 2000 gallon fresh water tank. Aluminum building for shuffle court use. Canopy at the pool was screened in and carpeting laid.

1984 rebuilt park directory. Removed old and installed new mail boxes in the Rec. Hall. Gate installed at north end of Carnation for emergency access to Chancy Rd.. Addition to the office building for game room.

1985 replaced the swimming pool at a cost of \$22,799.29.



1986 Replaced 2000 gallon water tank. Replaced solar system at a cost of \$10,953. 19 new tables were purchased for the Rec. Hall (by donation) \$1598.89.

1987 New aluminum building for pool supplies. 149 chairs for the Rec. Hall (by donation) \$1562.01.

1988 Repair of Sewer Plant. Replaced air conditioners at Rec. Hall. Repaired and sealed pool deck. Installed fountain and lights in pond on Osage.

1989 Updated the kitchen to comply with fire marshal's recommendation (\$12,000). Replaced therapy pool with new pool. Repaired solar system. Installed gate at Osage Drive. Constructed cement letters on the mound at front of office. Installed new roof on Rec. Hall and office building.

1990 Roadways seal coated. Office building vinyl sided, new carpet installed, ceiling painted and pool table recovered. New ceiling installed in Rec. Hall (\$5000 was donated), also new lights and the walls were painted. New tile in men's and women's bathrooms.

1991 Kawaski Mule purchased \$4574. Five road "dips" filled \$1975. Motor and pump replaced in #2 well \$1939. Sidewalk from Dawns Dell to west side of Rec. Hall (\$401) completed by some good volunteer workers.

1992 New fence installed on three sides of Park. River rock on the curbing of the swimming pool was removed and replaced with Quick-Crete and stained.

1993 New pool heater installed. New street name signs installed.

1994 New 2500 water tank installed \$5000. The bathrooms were completely remodeled to bring them up to code for the handicapped. The five year permit for the sewer plant was denied. A list of "violations" had to be corrected. This became an expensive and time consuming project. Engineering plans, permits, inspections seemed to go on forever. The project used the reserve funds and a \$25.00 assessment.

1995 no sooner had the permit been received for operating the sewer plant, when excessive amounts of rain showed infiltration into the sewer lines. Repair began on correcting the many breaks in the sewer tiles.

1996 The huge tree on Daffodil, that took up half of the road, was removed and the sewer line was replaced. Also the line on Carnation to the sewer plant. The operating permit is good until November 1999.

1997 Roads were sealed (\$6590). New stage riser in the Rec. Hall were carpeted, new cupboards, counter top, sink and faucet installed in Rec. Hall. Pool table was re-covered. All paid for by the Rec. Club. Volunteers installed a road drain near the end of Daffodil Dell to the retention pond.

1998 We had 40" of rain from December 1997 through March 1998. A lot of volunteers filled sand bags. Trash was taken to the parking area at the office for pick-up to keep heavy garbage trucks off the flooded roads. In March lift station #2 was raised 18". The road from the Rec. Hall parking lot to Osage Drive was completed in June. Sewer line on south Carnation was replaced in July. In October D.P.E. Officer showed up and advised we were in violation with our sewer effluent pond. He demanded an engineer be hired IMMEDIATELY to assess the situation and make recommendations to correct the problem. All Park water "shut-offs" were replaced Nov/Dec.

1999 The library (in the office building) was remodeled, vertical blinds were installed in the two offices and "game room/library" windows. Carpet around the pool (which was paid for by an anonymous donor) had to be replaced by the manufacturer. Labor costs were paid by the same donor. Volunteers painted the pool and SPA curbs. It became evident that the permit for the Sewer Plant would not be issued when it expired in November. WE WERE GOING ON COUNTY SEWER, NO CHOICE.

2000 Assessment of \$2000 was due by April 1. Impact fee and costs for connection to the County sewer line, removal and clean up of sewer plant and effluent pond. After 14 meetings with County, State and engineering officials, the project could get underway. A new "Tippecanoe Village" sign and "garden" wall was installed at the office building. The cement T.V.H.O. A. letters were moved to the Osage pond. Project was paid for by a couple of enterprising ladies that made and sold crafts at the Bazaar and Park Wide Sale to raise the funds needed.

2001 Installed drain from Carnation to retention pond and a 2<sup>nd</sup> drain on Daffodil. In October, final approval of the sewer system was received from the County. The solar panels were removed and one propane tank. For the first time in over 20 years, we no longer have a "paid" maintenance man. Hired a cleaning service for the Rec. Hall and office building. A lawn service hired to do the trimming of trees and shrubs. A roof was installed over the pool and spa equipment area for protection from the elements.

2002 White decorative fence installed at the entrance to the Park. Covenants, Restrictions, and By-Laws were up-dated, registered with the State, printed, and distributed to the membership. Webbing installed in the fence around the pool. (Paid for by the Rec. Club) New lift station at north Osage completed. Rec. Hall completely re-wired to bring to code and ceiling fans replaced. (Cost shared by Rec. Club and TVHOA). Brinks Security installed at the office building. A comprehensive study of infiltration of ground water into the sewer lines was begun, to determine how much the Park was paying to pump out in the County lines. Many repairs were completed. Computer installed in the office.

2003 Plans to resurface the roads in the summer of 2004 was announced in March. Fence between south Osage Dr. and Morris Bridge Rd. installed. New cleaning service for the Rec. Hall and office building didn't do any better than the previous company and was discontinued. Cleaning being done by volunteers at the present time. Old floor tile removed and new tile laid in the Rec. Hall (Paid for by the Rec. Club.) Work on the south lift station completed.



CHARTER MEMBERS (as of March 1, 2004) (21)

1974: Edith Burk, Dorothy Foster *MOVED TO LIVE WITH FAMILY*

1975: Ray Bavier, Frances & Joan DeKlyen, Fern McConchie

DIED  
2004

1976: Ruth Griffin, Bonnie Hahn LaVerne Romelfanger *DIED 04/2005*

1977: Sherwood Arnold, Edwin & Marrianna Bacon, Gladys Klosterman, Carmen Markham

DIED  
2004

1978: Dorothy Currier, Roy & Irene Johnson, Florence Osterhout, Doris Pallister

1979: Marjorie Ellison, Cora Wilcox *MOVED 2005*

THEIR RELATIVES THAT RESIDE IN TIPPECANOE

Dorothy Foster's nieces: Doris Doss and Alice Jaje

Bonnie Hahn's daughter & son-in-law: Bonnie Jean & Jim Myers

Fern McConchie's son & daughter-in-law: Lynn & Linda McConchie

LaVerne Romelfanger's daughter: Sandra Hassel

OTHER RESIDENTS THAT ARE RELATIVES OF ORIGINAL CHARTER MEMBERS

Nancy Adams' mother: Josephine Doubledee

Bob Anderson's parents: Robert & Ethel Anderson

Maynard Bruch's parents: Clarence & Elsie Bruch

Gayle Burks' mother: Muriel Swett

Dorothy Donnellon's parents: Mac & Elaine Oldford

Kathy Fern's mother: Dorothy Ferns

Grace Gork & Anna Luckas' parents: Leslie & Ruth Turnbull

Thomas Hoagg's parents: Thomas & Ruth Hoagg

Jeannette James' sister & Ray Paquette's mother: Oresta Miner

Jane Smith's parents: Burnette & Evelyn Porter

Albert Summerhill's parents: George & Gladys Summerhill

Julie Koon & Mark Armstead's parents: Harold & Helen Armstead were residents, but it was their grandparents, Joe & Laura Armstead, that were charter members.

PARK FEES

1979 \$19.00

1980 \$21.00

1982 \$25.00

1987 \$28.00

1989 \$33.00

1992 \$36.00

1997 \$40.00

2003 \$47.00

ASSESSMENTS

1984 \$ 93.70 Swimming Pool

1989 \$ 85.00 Kitchen

1995 \$ 25.00 Fence

2000 \$2000.00 Sewer

2004 \$ 400.00 Roads

NEWSLETTER: Tippie Tattler

Village Crier

Smoke Signals

Facts (hopefully correct) were compiled from the 15<sup>th</sup> & 20<sup>th</sup> anniversary publications, and the Annual Reports, #1 through #25.

"THANK YOU" to Ray Bavier (who has a great memory), Dorothy Currier and Irene Johnson (if she can't remember, knows where to look for the answer). You made this project so much easier!!!!!!!!!!!!!!!!!!!!

TWENTY-FIFTH ANNIVERSARY COMMITTEE

Tippecanoe is a Park unique  
A good place to live and retire  
It's history does for itself speak  
It's volunteers do naught but inspire

When looking back we are impressed  
With so very little discord  
But with discord we're not obsessed  
Eventually all will climb on board

Democracies do make mistakes  
No doubt there's enough blame to share  
Tippecanoe has what it takes  
Twenty five years and it's still there

Anniversaries talk of past  
With an expectant look to dawn  
Good history, good planning, makes last  
God willing this Park still goes on

So on the future let us dwell  
Use history to teach, remind  
If cooperation be the jell  
For the future may God be kind

Here's to the future of Tippecanoe  
And to the T. V. H. O. A.  
It will depend on me and you  
The future begins right away