



## Build A Wall ! See Page 3



## Golf Course

What's next for our long abandoned golf course? It is not going to be golf , that much is certain.

Recently the proposed plans for Reflection Bay were abandoned by Mr Waldman, the developer, possibly due to the difficulties he encountered when toxic levels of insecticides were discovered in the soil, and the resistance by Century Village to allowing an easement for drainage.

An unconfirmed story circulating the village indicate that Mr Waldman is on the verge of selling the property to a large home building firm.

This development does not sit too well with many Century Village residents who are apprehensive about putting a large housing project next door.

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## Proposed amendments to the bylaws rejected by the committee

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## Delegates declared endangered species

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## Cold Air Equals A Hot Topic

WPRF is looking for 2.5 million dollars to rearrange the air conditioning system in the clubhouse. Of course the cost is to be borne by the residents of the village.

Whether this type of expenditure is a capital improvement or not is an issue that was raised when the administration agreed to spend almost a million dollars to replace the cooling towers on the roof.

The Millenium agreement stipulates that Capital Improvements are the responsibility of the owners.

Despite calls for a legal clarification before spending that money, and in the face of evidence to the contrary, Team Dave decided that WPRF is entitled to charge residents for the replacement of their equipment. It looks like the same thing is going to happen in this instance.

It just doesn't make a lot of sense. The clubhouse is leased by Century Village. Large reconstructions should be the responsibilities of the

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## On The Road Again

From the reports we have been seeing from The Community association Manager it looks like the roads are rapidly deteriorating. Since the repaving job a few years ago the roads have seen a lot of cracks and crumbling asphalt all around the village.

When questioned about the need to do all this repair work our illustrious leader said that it's inevitable as tree roots are breaking through and roads generally need constant attention. That assertion should be challenged as a comparison between our roads and the parking lot in the plaza at Haverhill and Okeechobee Blvd. was repaved at about the same time. Looking over the lot, we see no cracks, no crumbling edges or any evidence of ongoing repairs. Despite heavy traffic that includes frquent visits by heavily laden tractor trailers the repaving job at that location is standing up very well.

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Since the Golf Course was put into Mr Waldman's hands, residents of the village have been engaged in a long and sometimes bitter struggle. To say that the maintenance of the property was pretty much abandoned would be an understatement. Unkempt and unchecked vegetation growth attracted not just a cadre of pests , but also homeless encampments and an invitation to easy access to the village through the broken down fencing, left in disrepair since the hurricane knocked sections down last year.

While our own administration dithered and quarreled over just who was responsible to repair or replace the broken down fence, the gaps in the fence became even wider when Mr Waldman removed a long section reaching from Haverhill Road to a point past the guard house.

A proposal to replace the missing sections of fence with a wall costing Century Village close to \$200,000.00 is being entertained by the executive. What about the long sections of temporary fencing separating the village from the abandoned golf course? The four foot high fence that is in place now is not a deterrent to anyone looking for opportunity or mischief.

We are not sure just what is in store for the golf course. But it looks like a housing development is in the works, that means long periods of construction with the accompanying noise and disruption of the quiet way of life in the village. After that; Who knows?

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## **Hot Topic** from page 1

owners, not the tenants. Who ever heard of a tenant paying for major reconstruction on a leased property?

Opinions published by The American Association of Architects and the IRS define just what a capital improvement is. According to their definitions, a job like the replacement of the cooling towers and the proposed reconstruction of the air conditioning system are capital improvements.

There is a clause in the amended Millenium Agreement that specifies the right to arbitration on disputed claims. Sadly that process has never been pursued. In each and every instance where WPRF has claimed monies for anything, our administration meekly hands it over without a peep.

It's about time our administration takes a harder stance when it comes to WPRF and their constant drain on our treasury. It's time to stand up for residents rights instead of meekly submitting to the demands of the owners of the facilities.

## **Residents proposals for new bylaws thrown out by the committee**

It's interesting to note that the committee working on rewriting the bylaws threw out all 15 proposals submitted by residents.

One proposal that was sent to file 13 was the proposal to institute universal voting in the election of officers. If this proposal was accepted it would mean that each and every member of UCO. Would get to cast a ballot in electing officers.

Apparently the committee is not interested in what residents want.

Apparently they are more interested in solidifying their positions than they are in giving everyone a say.

We are still waiting to see a draft of the proposed rewrite.

The new bylaws should be appearing at the monthly delegates assembly sometime soon. When it does, it would be in everyone's best interests to take a hard look at what is being proposed.

The new bylaws will determine how Century Village operates in the future. It's critical that residents take note and take part in deciding whether they are accepted or not.

# Build a Wall

Residents have been complaining about the broken down fence at the Haverhill entrance to the village for some time.

Complaints to the County Bylaw enforcement had the unexpected result where Mr Waldman, ( the owner of the abandoned golf course) decided to remove the broken down fence entirely rather than repairing the broken down sections.

Now we are left with a gaping hole in our security, access to the village can be easily gained by anyone who can walk through the missing sections at their leisure. In reality; just fixing up the sections along the entrance wouldn't do much good. The rest of the fence along Haverhill is broken down in many places, the overgrown condition of the property makes it almost impossible to see trespassers crossing the area. It's an open invitation to prowlers.

Team Dave has plans to build a wall along the entrance at a cost of two hundred thousand dollars. A wall along that section only is not enough to do the job of keeping undesirables out. Dan Gladstone voiced his opinion at the October delegates assembly. He brought up some good points: In the first place a wall is easily scaled unless there is some barbed wire or broken glass fixed to the top. The problem with that is that the County would never allow it.

Dan said ; it's impossible to see through a solid wall, unlike a fence which allows for unrestricted view,

David Israel seems to think he can use the water easement that the development would require to get the developers to move the fence line back from the property line so that Golfs Edge residents can get machinery in to perform maintenance on their properties. Drainage for

that property has to go through Century Village, so it has to be connected to our waterway somehow, keep in mind that we pay for every gallon of water that replenishes the lake during dry spells, If the new development has to build a retention pond, how do we formulate the extra gallons of water that we pay for that will be going into their property?

We have to ask why David Israel is contemplating deal making with the developers? The residents of Century Village fought long and hard to prevent Reflection Bay from happening. It would seem a little premature on David Israel's part to fold up and cave in just so that the developers would move their fence back a bit. Besides, I doubt whether that would fly as there are a lot of legal implications to that idea that don't seem like a good idea for the developers. The question is whether or not the property on the Century Village side of the fence (if it is ever moved) would belong to Century Village or the housing complex. It leads into liabilities in case of injury or damage and the costs for maintenance ( lawn care)

Then there's the issue of the lowering of property values, especially for those who have property next to the golf course, but also the overall lowering of property values in the village as a whole. Those who purchased a condo with a wide open rolling green space at their back doors are now faced with dealing with a short step or two to a fence or a wall in their backyards.

As for David Israel's proposal to build a solid wall at the Haverhill entrance Why spend so much money on one short section and leave the rest of it alone?

If money is to be spent, better to do a real job of building a good fence all around the perimeter of the golf course.

Are we supposed to wait until someone else decides what is to be done? Do we wait to see who else may decide to install a proper fence? Mr Waldman has shown no interest in satisfying the wants of Century Village. We can be sure the new owners will Act accordingly.

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## ROADS

We have seen areas around the village flooded by afternoon rainstorms, cracks that run for hundreds of yards, weeds growing through the pavement in parking areas and crumbling edges that could present a hazard to foot and vehicular traffic. Not to mention the reworking of the bus stops that were somehow left out of the repaving contract.

In short: The repaving job that cost the village around five million dollars is a disgrace. There is no excuse for spending all the extra money to keep patching what is a substandard job any way you look at it.

The administration was cautioned about the plan to slap a few inches of asphalt over the roads. An engineering report that cost the village twenty five thousand dollars was ignored. The report called for roadbed preparation and work on the drainage system and regrading in some areas before any paving was done. Sadly: Team Dave recommended that the report was to be ignored and the band aid approach of simply laying asphalt every where was the best option. That's an option that is coming back to bite us now in the form of thousands of dollars in repairs.

## Lets identify the absentee delegates

For the last few months the delegates assemblies failed to reach a quorum. Ed Grossman spoke up at the October assembly ( which just barely made a quorum) and asked why the names of the delegates who are not attending are not being published in the UCO Reporter. David Israel had previously expressed misgivings about publishing the names due to his fear of embarrassing the truant delegates. Ed's response was to publish the names of those who do attend. He also said he thought it was unfair to those attending as no business can be done without a quorum, and delegates who do attend are wasting their time.

Ed brought this up at previous assemblies and was promised by David Israel that he would speak to the lawyers about it. When questioned at the October assembly, David Israel gave a weak kneed excuse about the lawyer not being available for comment.

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## Century Village Delegates declared an endangered species!



Delegates have been mysteriously disappearing from the monthly assemblies. The rapidly dwindling numbers of delegates has researchers stumped as to the cause of the sudden decline in numbers.

Elmer Fudd, a well known hunter has been contracted to scout the village and report back if he can find any of the missing delegates.