



See What's Coming
Down the....



PIPELINE

NEWSLETTER

JULY 2021

Volume: XXX Issue: XXX

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President – Tom Hutchinson

Lots of activity going on. It is easy to see why we are the best park in this area! After a large lot turnover last year, Realtors say we are at an exceptionally low number. Many things happened last month. Owner's Meeting, Memorial Day Picnic with a large (record?) turnout. I question record, because we don't keep records on that, but it was more people than we remember seeing. We ran out of some food items towards the end, but everyone enjoyed it. Was it the event to symbolize the end of the pandemic, or the joy of being in Paradise? Perhaps a little of both! Thanks to those that donated their time to get these events accomplished. Linda Hackett has done a great job assembling her crew for the picnic. And thank you to Rick Ryan for facilitating the meeting. John Nash has taken on the front island. Gary Hackett, Bob Hingst, Bill Venditto, Kathe Hyman, Lisa Meyer and more have helped on the hardscape. I cannot wait to see the plantings. We are expecting a completion for the 4th of July. Clyde says our water and septic are in good shape. He uses his spare time to use the radar gun, so beware!



Speeding continues to be a problem. Slow down and enjoy your beautiful park. Lots of Kids in the park and they do not look. You do not want to spoil your summer with an accident! Carole Winter and Terri Rogers have been collecting board member nominations for next year. I believe they are closed now. Carole, John Nash and I did the ride around. Letters went out to owners. Most violations were 911 signs, they need to have name, address and lot number visible from the street. Had a few people panic that they will not be back until 1st of July. Just respond to the letter and let us know. Still having trash and roll-off problems. I have spent time flattening boxes, with names on them. Contrary to popular belief, was NOT new people. Flatten your boxes, PLEASE! Also, no yard waste. Perry picks that up for recycling. Then, someone left a BBQ grill beside the roll-off. It was immortalized on Facebook. If you cannot get it into the roll-off, ask someone to help. A couple of tips for new owners, No one in here knows street names or addresses. Everybody knows lot numbers... or "Steve Tubbs old place". A favorite activity is cruising the park in the golf cart and socializing. We are on well water, and a series of private septic systems. We maintain these systems ourselves, along with a contracted service. The water, at least on side 2, is great for washing RV's – doesn't spot! Great for drinking too!! If you are not familiar with septic systems, ask someone. No "flushable" wipes, feminine products, grease or oil

down your drains or in the toilets. We are running on old septic systems and need to stretch life out of them. Please do your part. Karen Cantrell says we have a few lots in arrears on fees and we will work on collecting them. Financials are posted on the bulletin boards. Cindy Gregory deserves a huge thank you for our Pipeline! Cindy and Bob Fedderwitz took on the webmaster tasks. They are working with Sue Riff in transitioning. And the latest board member we have added, Scott Smith lot 195, is the Architectural Chairman. He has been following up on progress of outstanding permits. I cannot say enough about our volunteers! We get a lot done and share camaraderie while improving our park. If you are new and want to meet people, volunteer for an activity!! Finally, your board is here to serve you and represent the best interest of the park. Remember why you bought here... we are trying to retain that, along with some improvements. We try to be reasonable, but this is a homeowners association governed by a set of Covenants and Rules. These are available on our website, www.pvcoa.com, and in the Owner's Book. We are also volunteers, so we may not be available 24/7. Pool is open, shuffleboard courts refurbished, and Bob has set up a propane firepit in the deck area. At the time of this writing, July 4th weekend is coming... events are on July 3rd. Expecting another well-attended event. Enjoy your Park!!

Secretary – Carole Winter

Looking forward to a great July and celebrating Independence Day! So, here is what's



happening in the Secretarial world! Teresa Rogers and her nominating committee have been busy contacting potential nominees over the past month to validate and grow our candidate list for the 2022 BOD. We have 5 open positions and our slate to fill those slots is: Clyde Camp, Lot 39; Bob Fedderwitz, Lot 133; Lisa Meyer, Lot 134; Towana Pero, Lot 290; and Scott Smith, Lot 195. Candidate Bios are included in this Pipeline to allow you a better look at the candidates. In addition, there will be a "meet the candidates" session to follow the July 10th BOD meeting. Please plan to

attend the meeting and stay after for this important session to get to know the candidates. Ballots will be mailed mid-July and must be returned no later than September 3rd. A locked ballot box will be located on Karen Cantrell's lot 237 for anyone wishing to hand deliver their ballots. The ballot box will be moved to the pavilion the AM of the election meeting on September 4th, the Saturday before Labor Day. An assembled team will count the ballots and announce the new BOD for 2022 later that day. Good luck to the candidates and thanks again to those who have volunteered to help keep PVC the beautiful place that it is.

Architectural – Scott Smith

Well hello friends and neighbors. Here is my monthly update. Permits have slowed way down as we plow through the season. The BOD has looked at one variance request, and it was denied. Other than that, I have several older permits finishing up. If I have not talked to you and you have a permit out and not complete, please call me and update me.



Treasurer – Karen Cantrell

Finances for PVC are good. Unfortunately, we still have 8 nonpaid maintenance fees. Emails and letters have been sent to these owners with no response at this time. The next step will be to place a lien on their property. I will try to contact them via phone prior to this step. Small clickers have finally come in and are ready should you need a clicker (\$20). We still have mailboxes available please contact me if interested. If you are still having trouble receiving your mail, contact me or the postmaster. Please be sure your name and address are inside your mailbox. Trailer spaces have been leased but should you want one let me know and I will put your name on the waiting list. Hope everyone is having a great summer!!



Activities– Linda Hackett

We had a beautiful Memorial Day picnic! The turnout was phenomenal. (154 plus) The activity committee has tweeted the event. We are trying to accommodate all new residents and family members. Our three major events will have a sign-up sheet in advance. Thank you to all the volunteers who helped. June started out with Terri teaching an art & craft event- Barn Quilt painting. We had a large group and beautiful results. Thank you, Terri "Ladies of Paradise", About 16 women went to Clarksville Mill-antique shopping and lunch at Fresco. It was a great day of fellowship, food, and great finds. We had another great turnout for Karaoke dance. (Hippie theme) The rain did not stop us from singing & dancing. Thank you so much Lance & Linda Kendall. We are finalizing our plans for JULY 3RD. It is going to be a great FUN -FILLED DAY! Starting at 9:30: Bring your decorated golf carts, dedication, ride a-long through park. Picnic At 2:00!!! Thank you in advance for all the volunteers preparing the food, etc. Hope to see you all!



regarding their letter, and hopefully I was able to address their concerns. Since I did not have a copy of those letters, I answered questions as best I could. The renovation of the entrance island will be dedicated on July 3, just before the golf cart parade. I hope we will have a great turnout. A park bench, and statues honoring military and first responders have been donated, so make sure you thank those folks who have a strong patriotic belief in those who have allowed us to live in the best country in the world. I encourage each of the owners in this park to help keep these areas clean and neat and when you see weeds growing, or an area near you that needs water, go ahead and do it. On a different note, when you are approached in person, or by phone call or letter regarding covenant or rules violations on your property, do not shoot the messenger. They are merely the person who has been selected (voted on by you, the owner), to advise you of the issue. Bullying is totally unacceptable. You should all have copies of rules and by-laws and should not have to be asked to obey them. Remember, when you are voting for your new board next year, this is not just checking a name, you are choosing people to represent you. Make sure you are voting for people who work in their positions, not just hold a title. I plan to finish out my position until new officers are elected but have chosen not to run again for the next year. I hope I will leave this post in better condition than I have found it and hope that the projects in the future will be maintenance ready, and not new projects. Thank Bob and Patty, your camp workers for all they do, they do much more than is expected of them, because they consider this their home as well. Bob is working on ongoing projects such as replacing light fixtures, painting and repairs and general maintenance. Major projects are 98% completed. I ask once again that you be respectful to all your (non-paid) volunteer board members. Unless it is an emergency, please confine your calls from 9 to 5 Monday through Friday. Be considerate and do not approach them when they are outside of the park with family or in public places. This is their break away from the park. Thanks again to the majority in PVC that keep up their property and raise our home values accordingly.



Water and Sewer – Clyde Camp

Everything is still going good with water and sewer. Thank you to everyone for doing your part. I would like to remind

old and new owners that we have refrigerator magnets that have the "Do's" and "Don'ts" of what to put into our septic system. Please see me at lot #39 for one of these.

Grounds – John Nash

June has been a very productive month I think all the common area beautification projects have been addressed, and thanks to the volunteers in the park who have helped on each one of these areas. The yearly ride around was completed and letters went out to those owners who had issues that needed to be addressed. I have attempted to contact all those who have called me



Sunshine Committee-
Teresa Rogers

We want to extend get well wishes to Kathy Gibson, feel better soon!



Lynn Renay and Brian Harris, we hope for a speedy recovery from Covid!

Cathy Shine Perkins we hope that your health issues are resolved quickly, and we wish you and your family well. Hope to see you guys back in Paradise soon!



Nick Raptis, please accept our condolences for the loss of your precious fur baby, Misty. It is never easy to lose any member of our family.

Our Thoughts and prayers are with each of you!



NEW OWNERS!!

- ❖ Mike and Amy White, Lot 59. From Lawrenceville, GA

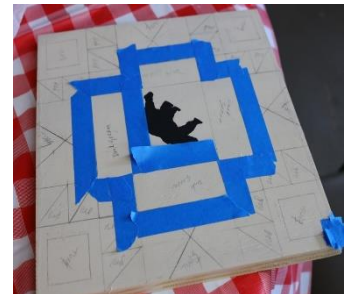
Be sure to get your Park Directory from our Secretary of the Board, Carole Winter. If you need to make changes to your information within the directory, please also contact Carole.

Fun Around the Park....

Ladies of Paradise Outing – A group of about 16 ladies attended a fun day at the Old Clarksville Mill.



Terri's Arts and Crafts Class- The Barn Quilts are beautiful, and everyone had a great time working on them!



Hippy Karaoke:

Karaoke... where everyone knows your name and your always glad you came! Another fun night of singing and dancing!!



Wood Splitting Party-

The Party was a success! There is firewood at the woodshed! Please



remember that this is for the entire park, take only what you need! Thanks to all that attended!!

So MANY fun activities around the Park, there is something for ALL! Check out the calendar at PVCOA.COM for the list of July activities, there is something for everyone if you want to join the fun.

Beautification of the Park Continues!



Sprucing up of Ms. Helen's place, looks wonderful!

The Front Entrance and Pump House, beautiful! The dedication of the Honor/Memory Wall will be July 3rd, make plans to attend!!



Cleaning the River of debris brought out lots of volunteers!!



***To ALL that continue to
volunteer to help make OUR
park the best!!***



HONOR/MEMORY WALL

The Entrance Island is Nearing Completion! We are in the final stages of the Honor/Memory Wall. If you have someone that you would like to Honor or Remember you can purchase a plate. The plates will be engraved in memory of or in honor of your military or first responder.

It will be as follows; 3 lines.

In Memory Of
John Doe
U S ARMY

In Honor Of
Jane Doe
Firefighter

First deadline to turn in your forms/money for the Honor Wall is July 15th (for the 1st run of plates). There WILL be a second order. The Honor Wall is for any past/present individual who has served/is serving in any branch of the military, fireman, police officers or first responders. Text Kathe Hyman 704-806-0315
The plates are \$50.00/each and will be installed asap!



Dedication

**Please Join Us for the Dedication Ceremony
of the Honor/Memory Wall
Saturday
July 3rd Just Before 10:00 a.m.
Before the Golf Cart Parade.
This Should Be a Wonderful Ceremony!**



Meet your Board Member Nominees 2022

Scott Smith: I will start in the beginning. I was born in the backseat of a Greyhound bus. Or was that a song that I am remembering? Hmmm? I will just get to the part you guys want to know. My work history; As an adult, I started out in the U.S. Navy. I spent 4 years working in the dental and medical field. 1 year in Naples, Italy. 1 year in Rota, Spain. and 2 years as a Marine Corp Medic in the Carolinas. I got in a year or so of college while in the Navy. When I got out of the Navy, Honorably, I wound up in the family flooring business. I spent 12 years installing, selling my own jobs and growing my business. I then purchased my uncle's flooring business. I owned and managed this business successfully for almost 30 years. I managed on the average about 8 employees, and approximately 15 subcontractors. My company went through the 2008 financial crisis and recession, I survived, I maintained my credit lines, and every employee, vendor, and subs were paid, in full and on time. Something I was immensely proud of. Approximately 20 years ago I started a side venture. Buying residential properties, renovating them, then either selling them or renting them. Mostly selling them. I am still doing this today. I sold my flooring business about 3 years ago.

Bob Fedderwitz: My name is Bob Fedderwitz. I am asking for your consideration to represent you as a Board of Directors member for the year, 2022. Here is a little about me. I was born and raised in the concrete jungle of New York City in the borough of Queens. I was taught by the Sisters of Charity at St. Sebastian's elementary school. Looking back, I think I would have done much better had it been the Sisters

of Mercy. I continued my education by attending Maryknoll Seminary in Scranton Pennsylvania. After graduation I chose not to continue with the priesthood. I hooked up with my childhood sweetheart, Muriel, who lived up the block from me in Queens. We have been married for 51 years and have 2 wonderful children and 5 magnificent grandchildren. I became an Air Traffic Controller in 1970. I worked in the New York enroute center for nearly 12 years as a Radar Controller and Crew Instructor. At that time, I was the youngest civilian Air Traffic Controller in the F.A.A. Unfortunately, the strike by Patco (Professional Air Traffic Controllers Organization) ended with the firing of the 13,500 controllers in 1981. I was one of them. I continued my education with my hands and mind by learning the construction and home maintenance trades and opened my business, "Reliable Maintenance" in 1983. In 1988 my family and I moved to South Florida where I began a career at the Bonaventure Town Center Club and soon became the Executive Director where I served for the next 32 years. The Bonaventure Town Center Club is a 70,000 sq ft community center serving 4,500 families in the designated community near Fort Lauderdale, Florida. As the executive director, I prepared the yearly budget exceeding 1.5 million dollars. I oversaw the daily operation, personnel, contracts, renovations and activities of the center. I produced and was master of ceremony for 16 big name entertainment shows yearly in our state-of-the-art Theater/Ballroom with attendance of 1,000 seats. I answered to the president of the 9-person board and worked with many committees including Building and Grounds, Bylaws, Rules, Budget & Finance and many ad hoc committees formed. When I began at Bonaventure, the yearly dues were \$255.00 per year. After my 32-year career, the dues had only been raised to \$285.00 per year and I raised nearly 2 million dollars in reserves starting with no reserves. On January 1st, 2020, I woke up and got all dressed up with no place to go...I am retired. We have been RV'ers since we were first married. We went from tents to trailers to fifth wheels to motor homes. However, because we were always working, our trips were short. We kept our RV's in the Florida Keys until we purchased into an RV resort in Naples FL. Muriel and I were

vacationing in Helen Ga. with our family and grandchildren when We stopped by Paradise Valley Campground in Cleveland and fell in love. We purchased a lot in July 2016 and spent a couple of weeks in the summer each year. We looked so forward to that time we can spend most of our time there when we retire. That happened in January 2020. We are spending much more time at this magnificent community with the most caring folks who reside here during the summer. We left Florida one year ago and purchased a home in Gainesville Ga, close to our daughter and her family. Muriel and I always said we can't wait for the day when we can give back and volunteer to the place we call our home away from home, Paradise Valley Campground. Well now the opportunity is here. Whether it be the Board, or any committee where I can be of help, it is my pleasure and privilege to serve.

Lisa Meyer: My name is Lisa Meyer. My husband David and I purchased our Paradise Valley vacation spot, lot 134, in January 2020. Our home is in Winder, GA. We have lived in Georgia for more than 35 years. I am a mom (and stepmom) of 5, and a Grammy of 6. We also have a 1-year-old labradoodle, Dixie. I enjoy art, fishing, listening to Dave play guitar and gardening but most of all I love being Grammy! I consider myself a very patriotic person and have enjoyed being part of a vacation community that shares the same values. I am a small business co-owner. Prior to operating our business, I was a Business Manager for a multi-million-dollar dental practice in Lilburn, GA. My career in business management goes back more than 25 years. In the mid 90's I was a missionary to the remote Valle de Agalta in Honduras. My experience in service also includes being a Girl Scout troop leader for two troops, VBS director, and committee chair for several of my previous church ministries. I am no stranger to hard work and working alongside others. If elected I will do my best to serve on the PVC BOD fairly and honestly. Being a relatively new owner, I hope to bring new energy and some new ideas to the table while respecting and continuing many of the PVC traditions; maintaining and improving infrastructure throughout the park as well as ensuring our written standards are adhered to. Accepting a nomination to

run for the PVC BOD was not a decision I made hastily. I am humbled that someone nominated me, and I take it very seriously. I look forward to being part of the continued cultivation of a caring, relaxing, beautiful vacation community for every owner.

Towana Pero: Hello, my name is Towana Pero on lot 290. I am married to Wally, and we recently celebrated our 30-year anniversary! We have two adult children, William and Hannah and one granddaughter. Two years ago, I retired with forty years in the commercial insurance industry. My career was in underwriting, brokerage and management. My background included negotiating placement terms of high-risk property business including hurricane coverage in Florida and all other hurricane prone states. I reconciled accounting issues and worked extensively with spreadsheets. I believe that the skills I acquired (communication, negotiating, management) over the years will serve me well as a member of the PVC board. I think PVC is a wonderful place to get away from the craziness of the world (as much as we can anyway!) and I really want to help make it even better! If elected, I will work diligently to that end!

Clyde Camp: My name is Clyde Camp Lot #139, my wife, Janice and I have been owners in Paradise Valley for nineteen years. I worked in the Steel Industry for 42 years before retiring eleven years ago. I have served on the Board of Directors for seven years during this time and have seen many changes in, and to the Park. The biggest change that I have noticed is that owners do not read the Covenants, Bi-Laws and Rules. They also do not get involved in the operation of the Park. Our Covenants, Bi-Laws, and Rules are twenty-five years old and need some changes and updates. We can get some of this accomplished over the next few years with the help of all our owners. As a Board Member I will work hard to take care of our beautiful Park.





Join the fun and keep up with all the "happenings" around the park! Look for us on FACEBOOK
Paradise Valley Campground



WI-FI IN THE PAVILION

WI-FI NETWORK NAME: WIN_902862

WI-FI NETWORK PASSWORD: 8ftvk53kb4

Be informed...

Register on PVCOA.COM

Go to "Info/Log-in" and

then in the upper right-hand corner one can

"register" to receive

notifications of Activities,

Water & Sewer, Grounds,

general Board of Director

announcements, access to forms, financials,

covenants, rules, and bylaws. Some pages may be

password protected, so you will want to register for

an account to access these.



Friendly Reminders



Need wood for a campfire? Several of the men in the park work hard to split wood for those wanting a fire. There is wood for the taking at the woodshed. But PLEASE be reminded, there are others who would like to enjoy a fire also, so take only what you need. The "tractor shed" is

located on Hidden Valley Road across from the Wolfe's lot 166. THANK YOU to those who worked so hard to supply us with all this firewood!



Be aware of where you put your garbage bags! People have put bags on top of their cars and driven away and forgotten them, only to have them fall off over the

park roads or on Paradise Valley Road. PLEASE... do not leave items outside the roll off. Cannot get your item into the roll-off? Ask for help!!

Please feel free to submit an article for the Pipeline! Please send to cgregory555@outlook.com. Please let me know if there is a "special" topic that you would like to see in the Pipeline!!

Until next time...

Editor: Cindy Gregory
Lot 183

