



BROOKSHIRE BREEZE
www.brookshireclub.com
Jul 2009—Aug 2009



President's update

I can't believe we are half-way through 2009 already! I'd like to share with everyone some projects that have been completed the past several months, work we would like to tackle over the next few months and a few updates regarding different Association matters.

Completed projects: Lee Redmond, our BoD Vice President is also in charge of operations for the Board. He manages most of the projects. Some of the items that Lee and his group have managed recently are:

Roofs at both the clubhouse and the small pool were repaired, resealed and repainted. The paint selected was a traditional terracotta color and the cost was approximately \$4,400.

Painting the entire interior of the clubhouse! Thanks to Vince Hayes, Lee Redmond, and Guy Benza for volunteering many many many days to paint the inside of the entire clubhouse – it looks wonderful. Stop by to take a look and when you see one of the volunteers, let them know what you think and your

appreciation for helping to support Brookshire. Rick Burrier and Dale Riggs also helped with the project.

Two new air conditioning units were installed at the clubhouse in May for approximately \$10,000 which includes a full 10-year parts and labor warranty. The old units were around 15 years old. The new units are more efficient which should help us reduce our electricity bill in the long run.

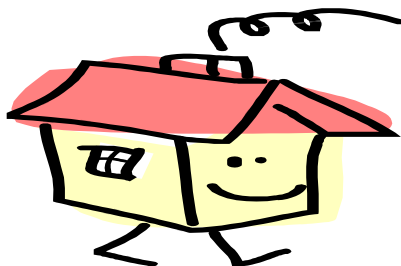
Two flower beds were planted in front of the clubhouse entranceway along with a retaining wall. Volunteers did the labor and we paid approximately \$700 for the materials and all plantings.

We replaced four 1,000 watt lamps and ballasts at the clubhouse pool (\$1,400), removed the old canopy attached to the east entrance,

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*Activities
Calendar Attached*

Brookshire Management Association

Alliant Property Management LLC
6719 Winkler Road Suite 206
Fort Myers FL 33919

CLUB HOUSE HOURS
6 AM—10:00 PM M-F
8AM-10PM Sat—Sun
Office PHONE 768-0332

President's update (continued from 1st page)

removed all loose rocks to the right of the big pool gate and prepared the east side of the clubhouse for a sidewalk to replace the loose rock along the east side of the building.

Fenced in the basketball court and replaced the 3-foot fence at the northern most tennis court with a 10-foot fence.

Repaired a string of lights at the clubhouse parking lot.

Had an electrical engineer complete a comprehensive evaluation of the clubhouse pool lighting system to ensure we obtained the correct night swimming permit from Lee County.

These are just **some** of the projects and tasks that have been completed recently. There are lots of little things that are being done on a daily basis and on an as-needed basis as issues arise. Thanks to Lee and his crew for staying on top of the list and never-ending things that just pop up at a moment's notice. Great job.

Future Projects: In order to help reduce vandalism and unauthorized entry, we are researching options for security cameras for the clubhouse and pools. We are also close to finalizing a contract for new signage along Daniels Parkway. Our current signs are broken and close to falling off the stucco wall. The clubhouse and small pool parking lots need to be repaired and resealed and we are currently obtaining bids. We are also cleaning and painting the offices within the clubhouse and obtaining bids for shelving, storage and a desk.

There are many other projects completed and/or being considered or already underway. Please see our website at www.brookshireclub.com and review the Board Meeting minutes and agenda for more info.

2009 Audit Update: In early 2009, we contracted with a CPA firm to conduct a financial audit for 2008. The Florida Statutes require HOA's with total annual revenues of \$400,000 or more to prepare audited financial statements. This audit obligation has not been met for a number of recent years. The audit has been completed with several minor adjustments and a requirement to increase the provisions for bad debt expense by approximately \$4,500 for 2008. The adjustments have been approved by our Treasurer and the Alliant accounting department will make the necessary journal entries. Copies of the audited financials for 2008 will be available to the members, at the clubhouse, by mid July.

Land Solutions Update: As many already know, the Lee County Board of County Commissioners approved a final plan for the development of the Golf Driving Range into commercial retail space. The Brookshire Board worked with Land Solutions and the County to protect our interests. As part of the negotiated deal that was reached, Brookshire was due another \$25,000 payment from Land Solutions in June and this was received and deposited into our bank account. Brookshire has received \$50,000 so far in total from Land Solutions out of the \$235,000 that was negotiated.

In summary for year to date, Brookshire is on target with the budget and action plan we put in

place earlier this year. We continue to try and repair, and replace when necessary, our facilities and are doing our best to keep our costs down while keeping our amenities in top shape. We have a wonderful team working at the clubhouse and a dedicated volunteer board of directors that cares very much about Brookshire and the residents. The board is trying their best every day to make Brookshire a better place to live. We welcome your suggestions, comments, helping hand either through the suggestion box at the clubhouse, our email address or just drop a note our mailboxes. If anyone would like to volunteer for projects, please email us at email-brookshire@gmail.com or stop by the clubhouse and leave your name, number and area of interest. We also invite all residents and owners to attend our monthly meetings held at the clubhouse. They always occur the last Tuesday of each month at 7pm. All are welcome. Thanks and have a great summer.

Debbie



Security Access Cards

Reminder to all Owners who have renters

The facilities of the clubhouse and recreation areas are for the exclusive use of Members of the Association or their designated tenants.

OWNERS: membership is defined to include up to two adults residing in a Unit and to further include unmarried children up to twenty-five (25) years of age **RESIDING** with the owners within the unit.

TENANT: Any Owner, provided he/she waives their right in writing, may delegate in accordance with the By-Laws, his right of enjoyment of the common areas and facilities to his

tenants who reside at the Owner's Unit. The Association has a right to require a reasonable Transfer Fee for use of the facilities. **The Transfer Fee is \$100.** Non-refundable and payable to the Brookshire Bath and Tennis Club and applies to each lease agreement, new or renewed.

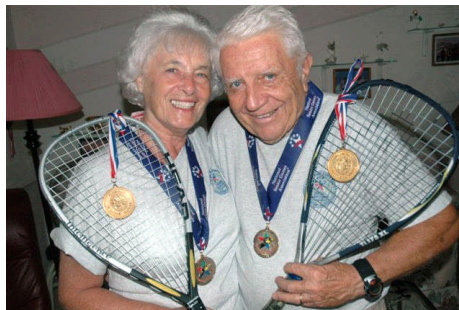
What this means in terms of the new security system and obtaining cards or key fobs is that if you transfer your rights to your tenants, then your card will become inactivated. Owners whose rights to use the amenities have been suspended due to being delinquent in the payment of assess-

ments will not be able to transfer usage rights until their account has been paid in full. You can still obtain a card or key fob, but it will be inactivated until your renters cards expire or we hear otherwise from you.

If you rent your property, the OWNER, must fill out a "transfer of membership" form found at the clubhouse. Again, the cost of transferring your rights to use the amenities to your renters is \$100 and you are waiving your rights to use the facilities. Either the renter or the owner can use the facilities and not both.

Brookshire couple to represent the State of Florida in the National Senior Olympics Games

A Brookshire couple will represent the State of Florida in the National Senior Olympics Games to be held in San Jose CA at Stanford University being held Aug 1 through Aug 15th 2009. Games are held every 2 years with the next scheduled for Houston Texas in 2011. Jean and Gerry French are the only seniors from FL attending the games competing in racquetball. They earned the privilege to attend the games by winning gold medals in the FL



Jean and Gerry French

State Championships in the sport of Racquetball. Both Jean and Gerry will be competing in the 75-79 group in singles for a gold. In doubles Gerry will compete in the 75-79 group but Jean will be playing with a partner who is just 50 so she will be competing against 50-54 players. Gerry and Jean both won medals in Louisville KY in 2007 and hope to repeat.

Please check our website often.....www.brookshireclub.com

The Brookshire Breeze is published by resident volunteers under auspice of the Association's Master Board. Sincere effort is made to insure that information contained in this publication is accurate. Should you find significant errors of fact, please notify the Clubhouse Office ASAP or your editor so that we can publish a correction in the next edition.

HAS THE MARKET BOTTOMED OUT ?

A letter from Charles Bonavia



Hi...I'm Charles Bonavia. I'm a Florida Licensed Realtor and I reside on St Ives in Brookshire. I will be an occasional contributor on Real Estate matters.

As you probably already know, the values of our properties have steadily declined over the past 3 years. This is not good if you are in the market to sell, but a great opportunity

to those buying with cash....or if one can obtain a mortgage.

Houses in our community have sold as low as \$108,000, and just recently a house was auctioned off at the courthouse for \$66,100.

Only a few weeks ago, a Townhouse was auctioned off for \$13,500...

and other Bank owned quite recently resold for under \$70,000.

So what is the answer to the question - HAS THE MARKET BOTTOMED OUT ?

Most Realtors will tell you with optimism that it has...

I have followed the housing crises in Lee County, and I can tell you that Cape Coral has taken a major beating these past 15 months. Prices of newer resale homes have fallen as much as 65%. Homes have been auctioned off for a fraction of cost.

These past 2 months, while canvassing the MLS for Greater Fort Myers, I have seen a slight increase in the prices of homes sold in the Cape over 1st quarter 2009. Would this qualify as a sign of BOTTOMED OUT ? Hopefully it is.

Social Committee Update

By Barbara Hayes

The Social Committee of Wilma Tarencz, Eileen Shiemke and Barbara Hayes have conducted an active and successful monthly program during the first half of the year. Many thanks to our Northern friends for hosting the Italian Night in January, including ethnic dishes and great live music. February brought a pool side luau with a wide variety of food featuring pulled pork sandwiches. There was music by Wendy and Jeff Key along with games for the kids. In March, Saint Patrick's Day was celebrated with corned beef , cabbage and all the trimmings. Later in March we had the Snowbird's Farewell Cocktail Party. This was followed in May with a "For No Good Reason" snack and cocktail party. In June there was another full menu barbeque with live music provided by Gerry French and The Dixie Strollers.

If you have never attended one of the past social events at the clubhouse, you should check the bulletin board for the sign- up sheet for a future party. We try to do a party at least once a month during the Fall, Winter and Spring with less activity scheduled for the Summer months. The majority of our events are pot luck and bring your own beverage of choice. Come on out and break bread with the neighbors. **There will be a community picnic lunch on Saturday, August 29 at 11am featuring a giant slip and slide for the kids to coincide with "back to school" time for Brookshire families. There will be a sign up sheet at the clubhouse. The menu is to be determined later.**

JOIN THE FUN!

Luau



Cocktail Partys



Brookshire Nature Feature

Jeff Key

Swallow-tailed Kite



Gracefully circling above our houses during the summer is one of Florida's most beautiful birds. Arriving around late February or early March, the American Swallow-tailed Kite is a specimen of sheer elegance in its black and white plumage and deeply forked tail. They nest and fledge their young in the southeast United States with an estimated two thirds of the population summering in Florida. Historically present in 21 states following river valleys up throughout the country, their habitat has diminished to just seven presently. A top predator in the falcon family, they catch and consume their food while on the fly, including insects, tree frogs, lizards and even fledgling birds from the treetops all while performing stunning aerial maneuvers. If you chance to see one gliding above Brookshire, take a moment to watch its flight. They will appear just above our rooftops searching the highest trees for food. After clutching the prey with its talons, the bird will raise its altitude and circle while bending its head to his feet to dine on the catch. Occasionally they will glide to the water's surface to gulp a drink like a swallow without landing. Our location next to the Six Mile Cypress Slough Preserve gives us a window into their world and affords them the opportunity to visit our neighborhood frequently. In August they will gather in several common roost areas in Florida by the hundreds. Their migration takes them across Cuba, Mexico and Central America down into Brazil and Argentina where they will spend the southern hemisphere's summer from September through January. The swallow-tailed kite Florida schedule is opposite of our snowbirds and a sure sign of summer at Brookshire.

STARTING SUMMER WITH A SPLASH

Mary K Soucek

The sounds of giggling and playful splashing could be heard every Saturday morning for the past two months (May & June) at the beautiful Brookshire Clubhouse pool as children as young as two and as old as 13 gathered together in their specialized class designed to teach them how to further enjoy and master the art of swimming. Whether it was learning the "Seahorse Stomp" (a water safety procedure) or learning to perfect the art of swimming a properly executed front crawl or butterfly stroke, twenty young residents of Brookshire Bath and Tennis club took part in this year's Spring Swimming Session provided by American Red Cross Water Safety Swimming Instructor and Brookshire resident, Mary Soucek. This was the 10th year

the swimming program has been offered to Brookshire Residents. The success of this year's program, in large part was due to the support given by the Brookshire Master Association Board who not only realized the benefit and gave permission to offer the program once again, but allowed greater advertisement of the program this year as well. Children participating in this year's program included the following: Pre-Beginners - Joshua Kilpatrick , Vince Reese, Natalie Davis, Jacob Silver, Caitlin Reilly, Coleton Liebespach, Jaxson Liebespach, Izaiah Bacchus-Aguiar, Analise Gingerich; Beginners - Brandon Lee; Aiden Reilly; Advanced Beginners: Grace Reese, Logan Key, Emily Silver, Rebecca Kilpatrick, Rachel Alling; Intermediate Swimmers: Skylar Key, Aria

Hartwell, and Maxwell Perez.

Congratulation to all young swimmers on a job well done! A reminder to all – remember water safety and enjoy the rest of the summer!!

For more information about swimming lessons for children and adults, and learning to do swimming workouts you can contact Mary at 561-0189.



Brookshire Bits and Pieces



Pool Rule Reminder Please remember that Brookshire Rules and Regulations state No Smoking is permitted within the facilities or amenities, including both pool areas. The board is working on making an area suitable to sit with benches and ashtrays at each pool so that smokers can sit outside the gates comfortably. Please step outside the gated pool areas to smoke and discard the cigarette butts appropriately. Also, coolers, glass and food are not allowed in the pool/spa areas. Please use the picnic areas located behind each pool for your food and coolers. We appreciate you helping in following the rules and regs and to keep Brookshire clean and safe for everyone.

MEMBERS ENTRY SYSTEM Our new \$20,000 entry system needs your help. When you are asked by a staff member if you are a resident of Brookshire, please be respectful. We are finding many outsiders using our amenities. You as a home owner or as an authorized renter can help the association keep costs down and regulate use so that members can enjoy the facilities. Do not give your pass to others to use. Owners can get a guest pass for a \$20 deposit (fully refundable) so the guest may enjoy their stay. Youths must have a card for entry, do not expect others to open gate. No one under 13 can be dropped off at pool to swim without adult (18) supervision. Please help our new entry system by reporting all unauthorized users to staff.

ARCHITECTURAL CONTROL

Vee Gee McCort, Board member and Chairman of the Architectural Committee

Brookshire is a deed-restricted community. For single family home owners the restrictions are stated in the Master Documents of the Brookshire Bath and Tennis Club Association, Inc. **Article IX** of the Master Declaration spells out the **Use Restrictions**, and **Article X, Architectural Control**, requires any Exterior change or modification be submitted to the Board of Directors of the Association for approval before the change or modification is started. The Board (or its designated Architectural Committee) must determine "in its sole opinion" any such approval will (1) assure harmony of external design, materials and location in relation to surrounding buildings and topography, (2) protect and conserve the value and desirability of the residential community, (3) be consistent with the provisions of the Declaration, and (4) conform to or enhance the aes-

thetic appearance of the community.

In the twenty years since the Association was turned over to owners, precedents and policies have been established to guide the Board in considering and acting on architectural change/modification requests submitted for approval. Following are board guidelines in several areas of Architectural Control.

PAINT COLORS

All paint colors must be submitted for prior approval--even repainting in existing colors (paint colors change frequently and your current colors may no longer be available. The Board has approved paint color charts for both Sherwin Williams and Behr (Home Depot) paints. Selecting colors from these paint charts will help assure approval. Some suggestions for selection of colors are: 1. Consider

roof color. A gray roof may muddy a warm tan color scheme and a blue color scheme will look at odds with a brown roof. 2. Consider your neighbors' color schemes to maintain both variety and compatibility. 3. Select a lighter color for the body of the house. Deeper colors are reserved for accent areas and possibly trim colors. Over the years the Board has added current colors to help keep the Brookshire community up to date. Light sage green and Tuscan colors are examples. Paint color approval is also required for driveways. A final color reminder is roof color must be approved when a home is reroofed. Also no tile, slate, metal or wood shake roof will be approved.

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ARCHITECTURAL CONTROL

(continued from p.6)

FENCES

The Master Declaration specifically forbids fenced yards. However, the Developer installed fences along Plantation Road to mitigate traffic noise, offered a patio privacy fence option on the Dover model and of course the fenced courtyard of the Town Homes. Developer installed fences must be maintained by owners and replaced if deteriorated. If replacement is needed, a request for approval must be submitted to the Board and the board will approve if the replacement fence is the same or similar style and color. The board will also approve lattice screening of side utility areas (a/c, water, pool equipment and yard waste awaiting pickup.) Also, the Board will consider decorative fencing used to support climbing plants in the landscape. But, the Board will NOT approve requests for fenced back yards, play areas, dog runs for garden areas.

PATIO-EXTENSION/NEW PATIO

The Board will consider requests for backyard patios and patio extensions only. The Board has a

special charge to assure a pleasing and compatible front yard appearance of all Brookshire homes. Patios, additions and architectural changes to the front of homes will not be favorably considered by the Board. The Board does not view wood decks favorable due to the deterioration over time and problems with weeds underneath decks. Backyard concrete patios will be considered on a case-by-case basis. If a patio is over 4 inches in depth, a Lee County building permit is required.

LANDSCAPE

As mentioned above the Board has a special responsibility with regard to front yards. The Deed Restrictions specifically require that front yards must be mainly grass and well maintained. Front yards may not be mainly mulched, gravel or concrete. Significant landscaping changes to front yards should be submitted to the Board for approval.

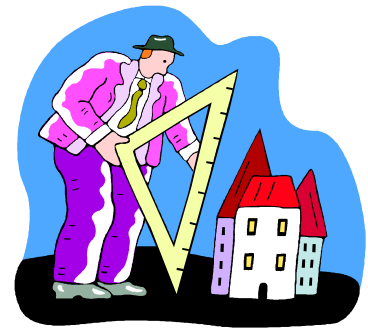
SHEDS

The Master Declaration specifically states NO SHEDS, STORAGE

STRUCTURES OR CLOTHES-LINES.

Requests for these structures will not be approved.

When it comes to changes, additions and modifications to your single-family home, make life easier for everyone in the community. REQUEST APPROVAL BEFORE YOU CONTRACT OR BEGIN. Forms for requesting architectural approval are available in the Brookshire Clubhouse office. When completed, place the form in the box of Vee Gee McCort.



Association Financials

Vince Hayes



As noted many times at past Board meetings, the single biggest financial problem facing the Master Association is the diminished cash receipts due to unpaid assessments. We have very limited, expensive and time consuming means to improve the level of collections. The anticipated reduction

in receipts for the balance of 2008 and through-out 2009 was a major factor in formulating a budget and the action plan for 2009. This situation will most certainly continue to impact the budget and operations for 2010.

Despite the restricted cash inflow, the Board has been able to implement numerous capital projects and an aggressive maintenance program. This was made possible through major reductions in operating overhead costs, rebidding

major contracts and the use of volunteers in the place of hiring outside contractors.

The 2009 budget and action plan are being met for the first six months. We anticipate a continuation of carrying out desirable and cost effective capital projects and improving the maintenance of the physical facilities while living within the budget.



MEMBERS OF THE MASTER BOARD

Name	Title
Debbie Keller	President
Lee Redmond	Vice President
Vince Hayes	Treasurer
Jayne Grant	Secretary
Glenn Barger	
Jeff Key	
Eileen (Mazur) Shiemke	
Vee Gee McCort	
Ben Stewart	

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13150 Whitehaven Lane, Suite 132
Fort Myers, Florida 33966



RESIDENTS MAY CONTACT

MEMBERS OF THE MASTER BOARD

Residents can email if they have a concern, issue, praise, complaint, etc. to :

emailbrookshire@gmail.com

There is a also a mailbox for each director in the clubhouse office. Residents may leave signed notes for a particular director in his/her box. These boxes are checked regularly.

Support the Breeze

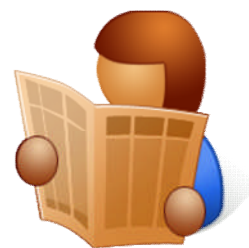
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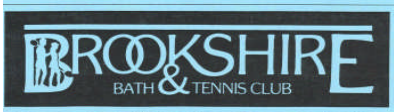


Note from the Brookshire Breeze Editor

My name is Jeanne Biery and I live at 6900 ST. Edmunds Loop. My telephone number is 849-1949 and my email is

jeannebiery@comcast.net. Please feel free to email, call or drop off any information about activities here in our community. You may also email to: emailbrookshire@gmail.com





July 2009

Brookshire Breeze

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 9:00 AM Water Aerobics 11:30 AM Lunch Bunch 7:00 PM Bridge	2 9:00 AM Water Aerobics 4:30 PM Racquetball Doubles League 6:00 PM Poker	3 9:00 AM -10:00 AM Brookshire Kids Club 9:00 AM Water Aerobics 3:00 PM Shuffleboard	4
5	6 9:00 AM Water Aerobics 3:00 PM Shuffleboard 6:30 PM -8:00 PM Pickleball	7 9:00 AM Water Aerobics 1:00 PM Bridge	8 9:00 AM Water Aerobics 7:00 PM Bridge	9 9:00 AM Water Aerobics 4:30 PM Racquetball Doubles League 6:00 PM Poker	10 9:00 AM Water Aerobics 3:00 PM Shuffleboard	11
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19	20 9:00 AM Water Aerobics 3:00 PM Shuffleboard 6:30 PM -8:00 PM Pickleball	21 9:00 AM Water Aerobics 1:00 PM Bridge 7:00 PM Bingo	22 9:00 AM Water Aerobics 7:00 PM Bridge	23 9:00 AM Water Aerobics 4:30 PM Racquetball Doubles League 6:00 PM Poker	24 9:00 AM Water Aerobics 3:00 PM Shuffleboard	25
26	27 9:00 AM Water Aerobics 3:00 PM Shuffleboard 6:30 PM -8:00 PM Pickleball	28 9:00 AM Water Aerobics 1:00 PM Bridge 7:00 PM Board Meeting	29 9:00 AM Water Aerobics 7:00 PM Bridge	30 9:00 AM Water Aerobics 4:30 PM Racquetball Doubles League 6:00 PM Poker	31 9:00 AM Water Aerobics 3:00 PM Shuffleboard	



August 2009

Brookshire Breeze

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30 8:30 AM Racquetball Doubles League	31 9:00 AM Water Aerobics 3:00 PM Shuffleboard 6:30 PM -8:00 PM Pickleball					