

JUNE 2022



Oak Harbor RV Village
A COVE RESORT

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Manager's Desk

From the Office

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Corner

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Extra Extra

REMINDER:

ACH Payments will
begin July 1st

For those paying by
check, please be
sure checks are
made payable to:

OAK HARBOR
VENTURE II

Payment must be
received on or by
1st of every month
to avoid late fee.



Oak Harbor RV Village Newsletter

Hurricane Season Is Upon Us

It's that time of year again. Hurricane season officially starts on June 1st and the first tropical disturbance of the 2022 hurricane season formed Sunday afternoon in the Gulf of Mexico. The 2021 hurricane season was the third most active on record and experts expect the 2022 season to be very similar and are predicting 19 named storms, 9 hurricanes and 4 major hurricanes (wind speeds in excess of 111 mph). We were very fortunate last year in that we did not incur any significant damage. Fingers crossed the 2022 hurricane season goes as well!

In preparation for the season, attached are the hurricane preparedness guides for our guests/residents.

Also, please note that our community centers (Sunrise and Sunset Hall) are not approved as hurricane shelters, and we cannot allow residents to stay in these facilities during a hurricane.

Evacuation Plan - In the event of an evacuation, the following sites have been identified as safe sites. You may contact Polk County Emergency Management (863) 298-7000 for additional assistance.

- Local school gymnasium.
- Local community center;
- Red cross designated safe space;
- Local fair grounds;
- Other city/county agency designated safe space.
- Many of our residents have pets; you will need to know which shelters take pets.

*Live your best, and act your best, and think your best each day,
for there may be no tomorrows.*

MONTHLY HIGHLIGHT

Carla Jacobs

It has been 7 years since Carla, her husband Jake, and their golden doodle Poppy (from Michigan) took up residency in Oak Harbor. Some of Carla's hobbies: gardening, photography and writing poetry. As she moved around the park, Carla noticed an abundance amount of large, colorful grasshoppers – and I mean A LOT! While so beautiful in appearance, she noticed them munching on flowers and shrubs around resident's and community's garden, destroying them faster than a rototiller.

Carla took it upon herself to learn more about grasshoppers and their nature, as well as how to get rid of them – lop their heads off with a scissor. During hot summer months, Carla takes time – everyday- looking for grasshoppers in the act of destroying our flowers and garden.

She averages anywhere 3,500-3,700 each summer.

All that without the help from Edward Scissor Hands!

On behalf of the community, we would like to thank Carla for her kind act, love for plants and garden, and dedication in keeping our home and community looking colorful and beautiful.

Summer has just started – 776 exterminated and she is still counting.



JUNE LAUNCH SCHEDULE FOR CAPE CANAVERAL, FLORIDA



7-Jun-22
FALCON 9
11:25 A.M. EDT
LAUNCH PAD 39A
CRS-25

JUNE, 2022
ASTRA ROCKET 3.3
TO BE ANNOUNCED
LAUNCH PAD 46
TROPICS 1/2

18-Jun-22
ATLAS V
TO BE ANNOUNCED
LAUNCH PAD 41
SBIRS GEO-6

NET JUNE, 2022
FALCON HEAVY
TO BE ANNOUNCED
LAUNCH PAD 39A
USSF-44

JUNE, 2022
FALCON 9
TO BE ANNOUNCED
LAUNCH PAD 40
NILESAT 301

NET JUNE, 2022
FALCON 9
TO BE ANNOUNCED
LAUNCH PAD 40
O3b mPOWER 1,2,3

JUNE, 2022
ASTRA ROCKET 3.3
TO BE ANNOUNCED
LAUNCH PAD 46
TROPICS 3/4

TO BE ANNOUNCED
FALCON 9
TO BE ANNOUNCED
LAUNCH PAD 40
SES-22

Watch the launch from our community viewing dock - lakefront. Schedule is subject to change.

How to Have a Happy, Healthy Summer

Summertime means longer days, sunshine, picnics, barbecues, and kids out of school.

Here's how to make the most of your summer and stay healthy, too.



Be active; be cool

Regular physical activity is an important part of a healthy lifestyle in every season. The warm summer weather can make it easy to exercise outdoors. Just be sure to take some precautions so you do not get overheated in the hot weather.

- Exercise in the morning or evening when it is likely to be cooler outdoors. If possible, exercise in shady areas. If it is too hot to go out, work out at the gym, or walk laps or climb stairs inside an air-conditioned building.
- Drink plenty of water. Do not wait until you are thirsty. Help your body sweat and cool down by drinking water frequently.
- Wear lightweight, light-colored, loose-fitting clothing to help sweat evaporate and keep you cooler. If possible, wear a light-colored, wide-brimmed hat.

Eat right and stay healthy

Summer is the perfect time to enjoy an outdoor meal with friends and family. Refreshing salads, melons, and berries add color and flavor to picnics and cookouts. But because warmer temperatures can easily spoil food, you will need to be extra careful.

- Wash hands, utensils, containers, and work surfaces before handling food to prevent harmful bacteria from spreading.
- Cook food the same day as the picnic, not in advance, to give bacteria less time to grow.
- Wash fruit and vegetables before cutting in case bacteria are present on the rind or peel.
- Keep mayonnaise-based foods and other cold foods in an insulated cooler with plenty of ice or frozen gel packs.
- Throw out leftovers that have been sitting out for more than 2 hours, or 1 hour if the temperature is over 90°F.

And if you are cooking out, follow these tips for safe, healthy grilling:

- Serve more chicken, fish, and vegetables, and cut back on ground beef, pork, sausage, and hot dogs.
- Defrost and marinate foods in the refrigerator, and do not reuse marinade that touched raw meat or poultry unless you boil it first.
- Bring one set of plates and utensils for handling raw foods and another for cooked foods to prevent cross-contamination.
- Bring a food thermometer to be sure grilled foods are cooked enough. Hamburgers should be cooked to at least 160°F and chicken breasts to 165°F.
- Cooking meat at high temperatures creates chemicals that may raise your cancer risk. Reduce the risk by cleaning charred bits from your grill before cooking and from your food before eating. Line the grill with foil poked with holes. The fat will drip-off, but the smoke will not reach the meat.

Stay safe in the sun

Most skin cancers are caused by too much exposure to ultraviolet (UV) rays from the sun and manmade sources like tanning booths. Protect your skin from the sun when you go outside, especially during the long, warm summer days.

- **Cover up:** When you are out in the sun, wear clothing and a wide-brimmed hat to protect as much skin as possible. Protect your eyes with sunglasses that block at least 99% of UV light.
- **Use a broad-spectrum sunscreen** with a sun protection factor (SPF) of at least 30. Put more on at least every 2 hours, and after swimming or sweating.
- **Seek shade:** Limit your direct exposure to the sun, especially between 10 a.m. and 4 p.m., when UV rays are strongest.
- **Avoid tanning beds and sunlamps:** Both can cause serious long-term skin damage and contribute to skin cancer.

LASAGNA DINNER

What fun! Annual residents and guests came together and held a pasta dinner. The event was put together by Krissy (who made homemade ice cream) and Debbie Rode (made homemade lasagna). It was quite the feast: salad variations, side dishes, chocolate cake, lemon cake, flan, and so much more!



SAVE THE DATE

Dock O'clock & Wine Down **Every Wednesday, 3-4 PM**

Bring your favorite beverage and meet at Lakefront Dock area for wine and conversations. RV guests and residents are all welcome.

First Dock O'clock is **June 1st**. We will be supplying complimentary wine (red and white) for the first run. 2 serving limit per person.

Turkey Dinner

Thursday, June 2nd, 4:00 PM, Sunrise Hall

Please contact Michelle Stidham and let her know what platter you will be sharing.

Chef-In-30 – Friday, June 10th, 3:30 PM

Eat healthy this summer without sacrificing taste! Watch, learn, sip, and eat. We are going to show you how to prepare 3-easy dish in 30 minutes with easy ingredients, and without breaking the bank. No need to bring anything – just your enthusiasm and appetite! Location: Sunrise Hall. **RSVP REQUIRED BY JUNE 7.**

Open Pool Games - Every Monday & Tuesday night at Sunrise Hall – All Welcome

Manager's Q&A

Every Friday, 10-11 AM



REMINDERS

Please be sure not to leave food or bag of garbage outside your unit. Any type/size garbage receptacle is NOT permitted outside your unit.

All RV sites, including cabins and park models are responsible for raking leaves on your site. Maintenance team will pick up piles on scheduled days (Monday & Thursday).

Do not place furniture or large household items in the dumpsters.

Please break-down large boxes prior to throwing them in the recycle bin.

WHAT'S NEW

We have placed water shut-off valve indicators on the ground (orange or red pipes) throughout the community. They are community property, and they CANNOT be moved from its location.

Rotted wood on benches by Shuffleboard and fish house has been replaced and will be re-painted.

Tree service company will be doing maintenance work on designated areas to trim trees to help prevent downed lines while maintaining our beautiful landscape. Please do not congregate near them or their equipment to avoid any injury.

Interior and exterior painting of Sunrise Hall will begin in June. We may have to close the facility from time to time. Please pay close attention to the posted signs.

Hurricane Season is here. Maintenance crew will be making rounds and inspecting to ensure there are no items left outside the units that may cause damage or injury.

EYE ON IT

Important Numbers

Polk County Landfill Solid Waste
7425 De Castro Rd, Winter Haven, FL 33880

Phone # (863) 284-4319

John – At no charge, John will pick up major appliances (working or not)

Phone # (863) 557-7906

Q: What items do not go in the dumpsters

A: We do not accept:

- TV's, air conditioners, refrigerators, LP tanks, car tires, golf cart tires, or any type of construction materials
- Furniture: recliner, loveseat, mattress, lawn furniture, lamps, tables, appliances, and any other large items.

Sanitation Schedule/Summer

Trash: Monday

Recycle: Tuesday

Please be sure to breakdown cardboard boxes. Do not put an entire plastic garbage bag full of recycle items in the bin.

- **ACH Payment Method – EFFECTIVE JULY 1**

Wow! Thanks to everyone that submitted the ACH form so quickly. Remember, ACH is effective as of your July 1st rent. If you are on Apartments.com, do NOT do anything. We will close out your Apts.com account once your June rent is paid and posted.

Corporate office agrees that the additional informational letter that was sent out on May 11, 2022, fully explains how the program works. This is the standard ACH form we use for our communities, and we are not revising the form. Also, to be consistent with company operational standards, we will not change our ACH operational process.

If you are still uncertain with our process, there is no obligation for you to use the ACH program, and we understand if you choose an alternate payment method, however there will be a \$10 admin fee per transaction starting July 1st. Payment is due 1st of every month.

To those that contacted me directly or the office with additional questions/concerns, thank you for reaching out and I am glad I was able to provide a solution and/or peace of mind.

- **Gate – Dock – Sunset Hall AC**

Projects approved; waiting for either permit and/or materials to come in.

- **Communication**

As a reminder, all communications to our guests and residents will be through direct e-mail, Oak Harbor Bulletin Board Facebook Group page, CampersApp, and monthly Newsletter.

Majority of the day-to-day communication has been through email or our Facebook Bulletin page. So, be sure we have your correct email address, and join our Facebook page.

Again, if all else fails you can contact me on my cell phone (863) 307-5700 or email MCarroll@CoveCommunities.com.



LET'S CHAT

ONE-ON-ONE WITH RESIDENTS MANAGER'S Q&A

Every Friday 10 – 11 AM
Chat with your
community manager
about any topics relating
the community, ideas,
events, suggestions,
concerns.

To contact Cove
directly, you may send
your email to the
address below.

Keep in mind, for
transparency, your
inquiry/complaint will be
redirected to the park
office to ensure that
Park Manager is aware
and has a chance to
address your concern
firsthand.

EMAIL:

info@covecommunities.com

From The Main Office of Oak Harbor RV Village



OFFICE HOURS

Monday – Friday

9:00 AM – 4:00 PM

Saturday & Sunday:
Appointment
needed.

CHECKS PAYABLE
TO:

Oak Harbor-
Venture II

MAIL TO:

300 Oak Harbor
CP, Haines City, FL
33844

- **Road Guidelines**

Thank you to those that are here this summer for maintaining the One-Way and speed limit guidelines. Safety first!

- **Reminder**

Oak Harbor is not responsible for vehicle(s), boat(s), golfcart(s) or any other items/belongings that may be stolen and/or damaged.

Please turn off lights and fans when leaving Sunrise Hall (bathrooms and pool room included).

Please refrain from excessive exterior decorations. This is applicable to ALL units. Planting of trees, vegetation and greenery on the ground not permitted unless approved by the office. We noticed trees have been planted without notice to the office, which might be subject for removal.

- **Wash/Paint**

A friendly reminder: It is mandatory that all exterior units are power-washed every year. You may be asked to paint your exterior if washing does not remove grime or stain. This includes window shutters and awnings. This applicable to all RVs, Park Models, Cabins, and Mobile Homes.

- **Address**

If you plan to receive mail and/or packages, please do NOT use the office address. UPS/FEDEX/Amazon will deliver directly to your site. For those staying longer than a month, you may want to obtain a mailbox key from the office.

Your address should read as follows:

Your Name

Your Site # Oak Harbor CP

Haines City, FL 33844

For GPS/Google Map – Use 10000 Lake Lowery Road, Haines City, FL



RESIDENT HURRICANE READINESS GUIDE

Living in a recreational vehicle, park model or manufactured home is a great lifestyle, but when storms head our way, RV's, 5th wheels, travel trailers, park models and manufactured homes should not be considered a place of shelter. Our clubhouse is not rated as a shelter either – so in these few pages we will try and provide some information for you regarding how to get ready for stormy weather when an evacuation is ordered. We are fortunate to live in a county where there is plenty of helpful information and lots of shelters including pet friendly ones. We hope we don't have to “buckle up for a bumpy ride” this year, but it certainly never hurts to be prepared.

Remember, you can always evacuate before an evacuation order is given. Doing so will help ensure you arrive at your storm-safe location without delay. Make sure your Community Manager has your current email and phone information so they can provide community updates.

DURING THE HURRICANE WATCH

1. Plug-in/charge all battery-operated devices.
2. Turn refrigerator and freezer to coldest settings. Open only when necessary.
3. Withdraw cash for one week of expenses.
4. Place valuables in a safety deposit box.
5. Restock emergency kit with flashlight, batteries, cash and first aid supplies.
6. Fill your car's gas tank and refill propane tanks.
7. Stock up on drinking water.
8. Refill prescription drugs and obtain special medications.
9. Outline emergency plans with your family.
10. Arrange for the safety of your pets. Ensure your pets have current vaccinations and you have their paperwork.
11. Gather things you will need if you go to a shelter. Ensure your hurricane survival kit is packed and ready to go at a moment's notice.
12. Stay tuned to radio and TV stations for weather reports.

DURING THE HURRICANE WARNING

1. Protect windows by lowering awnings or installing window protection.
2. Bring in outdoor furniture and clear yard of loose objects.
3. Lower your television antenna, be careful not to touch power lines.
4. Plan to evacuate, if ordered.

EVACUATION

If an evacuation order is issued for our area, make sure your home is secure and then leave immediately. All residents of Manufactured Home and RV Communities are required by law to leave if an evacuation order has been given for the area.

1. Turn off water, gas, and electricity.
2. Unplug and secure high-value electronics equipment.
3. Take important papers with you, including insurance papers and identification with your local address.
4. Store water in bathtubs, barrels, jugs, and other containers. Use this water for bathing and sanitary purpose. (Not suitable for drinking).
5. Let relatives and the community office know where you are going.
6. Evacuate to a designated shelter!

RECOMMENDED ITEMS FOR A HURRICANE KIT FOR A SHELTER

1. Medication for 30 days / personal first aid kit
2. Bedding material (sleeping bag) and pillow / lounge chair / extra clothes
3. Personal hygiene items / eye mask for sleeping / towel & wash cloth
4. Personal phone book (email addresses)
5. Bottled water (1 gallon per person per day)
6. Non-perishable food and snacks for 1 week
7. Manual can opener / utility knife / plastic eating utensils
8. Battery operated radio with headset (extra batteries)
9. Flashlights (1 per person) / butane lighter
10. Playing cards / magazines & books / puzzles
11. Copies of important documents (deeds, titles, wills, insurance policies, medical records, passport, birth certificate, billing statements for credits cards and loans)