

POPS submissions: May be emailed to popsnews1402@gmail.com or put in POPS box in lobby. Please submit by noon on Tuesdays. We prefer email submission. Many of you are typing up your articles, we ask please, take another minute and email to us. Thanks

DATE	TIME	PLACE	ACTIVITY
Nov 18, Saturday	7:00-9:00 PM	Main Hall	Bingo -only for Park Residents until December 2
Nov 19, Sunday	9:30 AM	Main Hall	Sunday Worship Service
Nov 21, Tuesday	5:00 PM	Main Hall	Pot Luck – Bring a dish to share
Nov 23, Thursday	12:00 PM	Main Hall	Thanksgiving Dinner/Ticket info in below article
Nov 25, Saturday	8:00-11:00 AM	Main Hall	Flea Market-Selling-Pastries 6 AM/Breakfast 8 AM
District 1	<i>Deb Lofgren</i>	763-229-8627	
District 2			
District 3			
District 4	<i>Denise Hansen</i>	956-638-8882	
District 5	<i>Nancy Brock</i>	765-721-3069	

ALL PHARR SOUTH PROPERTY OWNERS, OCTOBER 6, 2023

RE: NOTICE TO ASSOCIATION MEMBERS SOLICITING CANDIDATES FOR BOARD OF DIRECTORS

At the January 13, 2024, Annual Meeting, three Directors’ terms will expire; owners will vote to fill these openings at this Meeting. All residents who are interested in having their names placed on the ballot must provide their name and intention to any Board member or drop off in person to the Pharr South Office, with a short biography to be included in the Annual Meeting mailing to owners, no later than the Last Call for Candidates during the December 2, 2023, Park Meeting.

All Directors’ terms are three-year terms. Serving on the Pharr South Board of Directors is voluntary – there is no compensation. There are nine Directors total, with three terms expiring every year; terms are staggered to avoid more than three vacancies at each Annual Meeting per our Articles of Incorporation.

When you run for the Board, it is not for a specific position, it is for a Board vacancy. Director position assignments are determined by the new Board at the Reorganization Meeting, consisting of the new Board only, that immediately follows the Annual Meeting.

If you have any questions, please contact a Board member. Thank you for considering volunteering for the Board. Pharr South Board of Directors

TO ALL PHARR SOUTH RESIDENTS - The Board of Directors’ Security position is vacant. The term expires at the Annual Meeting in January 2026; this position will be filled per the By-Laws of Pharr South Property Owners Association, Article IV, Section 3, which states, in part: . . . In the event of disability, death, resignation or removal of a Director, his/her successor shall be selected by the remaining members of the Board and shall serve for the remainder of the term of the director he/she replaces.”. All Board Members are strictly volunteers - there is no compensation for volunteering for the Board. Interested Property Owners must submit their request for consideration, as well as a short biography, no later than November 29, 2023, by either submitting it in person to the Office or emailing it to the Office Manager at: pharrsouth@sbcglobal.net no later than 12:00 noon on that day. The candidates will be discussed during the December 6, 2023 open Board Meeting. The appointment will be announced during that same Board Meeting. This posting provides all Owners interested in volunteering, the opportunity to be considered for appointment. Thank you to those considering volunteering for the Pharr South Board of Directors. Lynne Johnson, Secretary

PHARR SOUTH ACTIVITY DIRECTOR – Denise Hansen has graciously volunteered to take the position as Activity Director. The Security Director position is now vacant as per our governing documents a director cannot hold more than one position on the Board. Pharr South Board of Directors

MISSING FUNDS REPORT

As you are aware, it was discovered in March of this year that Park Funds were missing. The Board immediately suspended an employee pending further investigation. After further investigation, it was determined this employee had used their position to transfer Park Funds for personal use. The Board immediately terminated this employee and filed a police report. After an exhausting review of Park receipts and bank deposits, it was estimated that the total could be over \$42,000 in funds that were not deposited in Pharr South accounts since 2021.

Board officers met with the detective in charge of the investigation yesterday, November 7, for an update. This investigation continues and is ongoing through the Pharr Police Department. It is time consuming and tedious review of all the evidence. The detective asked that we be patient as he continues to sort through all documentation.

Pharr South has filed a claim with our insurance carrier. Once a final investigation and determination to verify the amount covered the insurance company will issue a settlement payment minus our \$1000 deductible. We will provide updates as they are made available via the Police and Insurance.

Since the discovery of this theft, new procedures and processes have been implemented to insure better accountability and protection of Park Funds. We will be asking for your assistance and patience as we continue to update and implement these procedures.

The Board has the responsibility to oversee all Park issues, and therefore, the Board accepts ownership of this issue.

I do want to remind you that not all current members of the Board were serving on the Board at the time of this incident. Those that are still serving on the Board were not a part of the financial transactions of the Park during this timeframe.

After the Board was reorganized in January and the new Officers started reviewing the books it became clear that there were discrepancies in cash taken in and cash deposited in our accounts.

Mike Nolen, President Pharr South Board of Directors, November 8, 2023

PHARR SOUTH OFFICE HOURS – Starting Monday, November 20, the window hours are 9:00 AM to Noon and 1:00 PM – 2:30 PM, Monday through Friday. You may conduct your business in person only during window hours. If you have any question or business that can be answered or conducted by telephone, you may call the office Monday through Friday, 9:00 AM – Noon and 1:00 PM – 2:30 PM. Lynne Johnson, Secretary

RECYCLING - We recycle cardboard, paper, aluminum cans, and tin. Jim Groll, Chair

VEGGIE MAN – Beginning today, Wednesday, November 15, the veggie man will be in our Park each Wednesday. He generally arrives around 12:30 PM or a little before/after. He parks on the south side of the commons area.

POTLUCK – Tuesdays, 5:00 PM, Main Hall. Bring a dish to share. Year around activity.

KARAOKE – Tuesdays, 7:00 PM-9:00 PM, Main Hall. DJ's Karaoke, come up and sing your favorite songs or "sing-along" with your friends, always a fun time! Dale Johnston, Lot 57

NOVEMBER 15 CURT JAMES will be the entertainer at 244 Orange Blossom, hosted by Ted & Pat Yoder. We did this last year and we all had a great time, let's do it again! This is on Nov 15th, 4pm-6pm, Pass "The Hat" for

outside live entertainment. Everyone is welcome to come and enjoy great music, come early if you'd like. Bring chair or use your golf cart, BYOB and a snack or a side dish to share. We will provide the meat. In case of bad weather, we will have this in the Main Hall. Ted and Pat Yoder, Lot 244.

THANKSGIVING DINNER TICKETS available in the Office Lobby 9:00 AM-Noon: Thursday, November 16; and Monday, November 20. Each ticket is \$8.00. Your tickets gives you, turkey, gravy, cranberry sauce, dinner roll, butter, coffee, ice tea, and water. Don & Janece Hutchinson, 515-210-2826

WOOD SHOP MEETING – Thursday, November 16, 9:00 AM. Dale Pixley

PHARR SOUTH GOLF CLUB 2023-2024 - WELCOME BACK FELLOW GOLFERS. Men and Women golf startups are as follows: TIERRA DEL SOL - THURSDAYS, starting November 16th at 10:00 AM; CHAMPION LAKES GOLF (PALMVIEW) - MONDAYS, starting November 20th at 7:56 AM. Both courses require advance notice, so please sign up on the golf bulletin board outside the office at least 4 days before. I will need to phone in to each club as to how many golf tee times are required. LOOKING FORWARD TO A GREAT SEASON! See you out on the greens. Bruce McLeod (Chairman) #89 Bluebonnet, 705-567-5450, parkleod@hotmail.com

BINGO – Saturdays, 7:00 PM-9:00 PM. Main Hall. Starting November 18 and November 25 will be for Park residents only. Beginning December 2 Bingo will be open to the public. Dale Johnston, Lot 57

CARD BINGO - Sunday, November 19, 2:00 PM, South Hall. Please bring to play, 4 nickels, 4 dimes, 4 quarters, 1 dollar and a can good for the Food Pantry. Come join us. Don & Janece Hutchinson

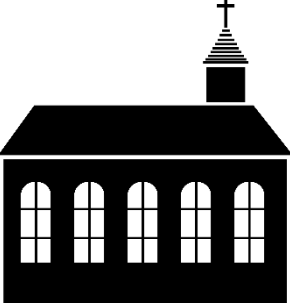
FLEA MARKET NOVEMBER 25, 2023 - Donated items for the Silent Auction bring to 244 Orange Blossom. Bring smaller donated items and clothing to Card Room B starting Monday November 20-23 at 9-11 am. The guys will start picking up the larger donated items Nov 25th and be available to purchase by park owners/renters on Saturday. No sales of outside larger items until 7 am Saturday morning. Tables will be available by 8 am Friday for setup. Keep in mind, the only security will be the cameras. Coffee and pastries will be available at 6 am, Breakfast starts at 8 am. Flea Market is from 8-11am. Contact Nancy Provost with any questions 218-831-6892.

BOOK CLUB – Thursday, December 14, 3:00 PM, Room B. We are reading William Kruger's This Tender Land. Copies may be picked up from Greg Hall at 233 Magnolia. Alice Blazek

STYLE SHOW - February 16, 2024. As you are heading south, don't forget to pack your Mardi Gras outfits! This year's theme, "Its Mardi Gras You'all". Watch for tickets to go on sale in January! Sandy Levine

PHARR POLICE NON-EMERGENCY TELEPHONE NUMBER – For suspicious activity the non-emergency number for Pharr Police Department is (956) 784-7700 ext. 7. The Pharr Police Department said to feel free to contact them at any time. But, do not hesitate about calling 911. Better safe than sorry.

911 EMERGENCY PROCEDURE: **1.** Dial 911; **2.** Clearly state you are in Pharr South Park; **3.** Give them the Park address of 1402 South Cage; **4.** Give them your exact physical address (example 147 Columbine Rd); **5.** Explain the nature of your needs (medical attention) (house fire); **6.** Provide additional information for the person needing medical attention. Example (80 year old male, chest pains). Any additional information to help them be better prepared to provide them assistance. Pharr South Board of Directors

	PHARR SOUTH WORSHIP SERVICE
	November 19, 2023, 9:30 AM Pastor Dave Swagger 'The Shepherd'
	<p>Psalm 23:1-6. The Lord is my shepherd; I have all that I need. He lets me rest in green meadows; He leads me beside peaceful streams. He renews my strength. He guides me along right paths, bringing honor to His name. Even when I walk through the darkest valley, I will not be afraid, for you are close beside me. Your rod and staff protect and comfort me. You prepare a feast for me in the presence of my enemies. You honor me by anointing my head with oil. My cup overflows with blessings. Surely your goodness and unfailing love will pursue me all the days of my life, and I will live in the house of the Lord forever. (NLT)</p>
	Everyone Welcome. Please come and join us.

2023/2024 BOARD AND PARK MEETING SCHEDULE

All meetings are in the Main Hall, 9:00 AM except January 13 Annual Park Meeting is *10:00 AM*

Board Meetings:

- 11/08/2023, Wednesday, Board Meeting
- 12/13/2023, Wednesday, Board Meeting
- 01/10/2024, Wednesday, Board Meeting
- 02/14/2024, Wednesday, Board Meeting
- 03/13/2024, Wednesday, Board Meeting

Park Meetings:

- 12/02/2023, Saturday, Park Meeting
- 01/13/2024, Saturday, *Annual Park Meeting*