

Observer

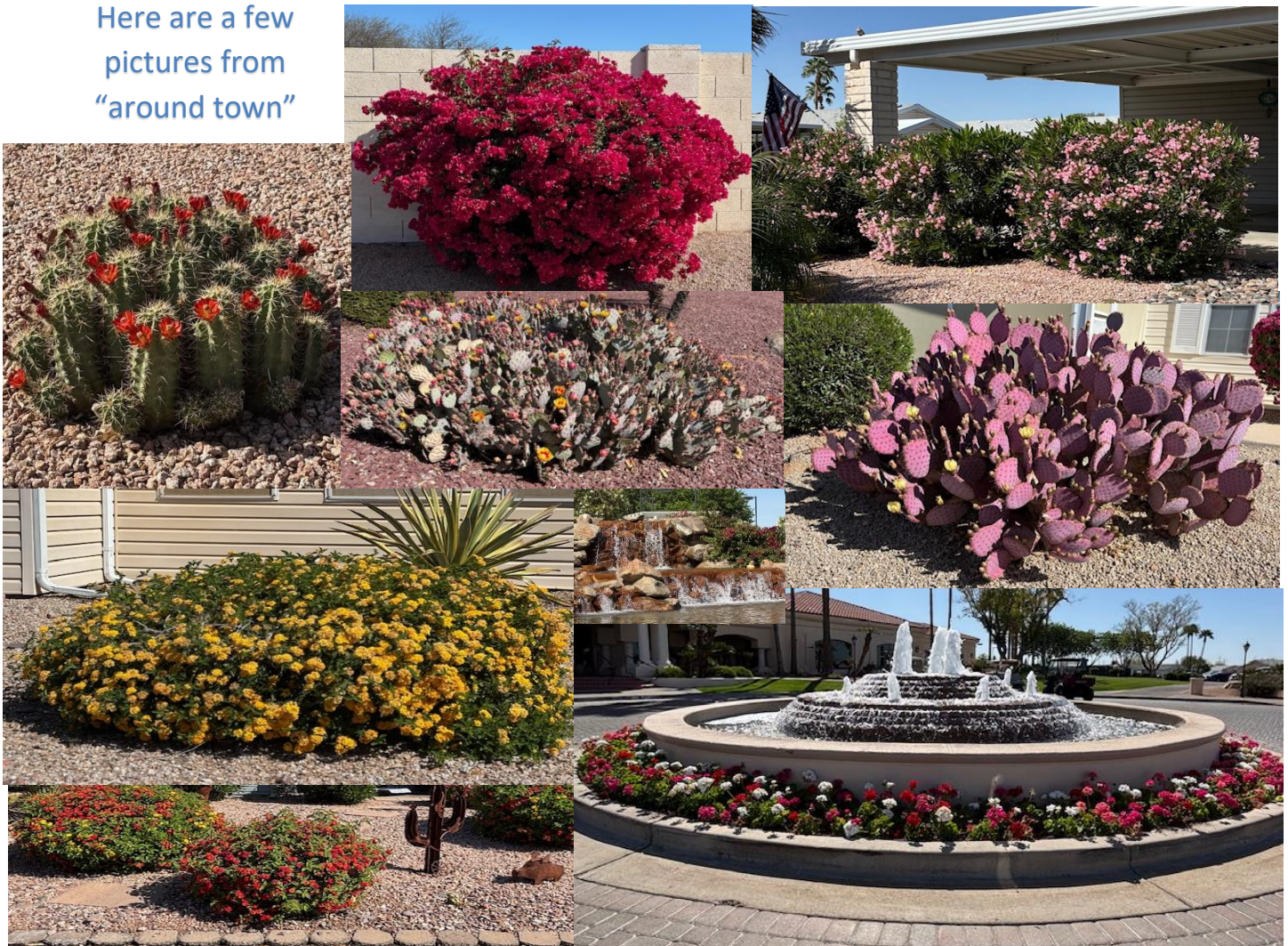
May 2025

Vol 5 Edition 2



*The month of May
brings beautiful flowers
to our LPG community....*

Here are a few
pictures from
"around town"





Are you new to the community or someone who is not sure about the Las Palmas Grand Residents Association (LPGRA)? Because you live here, you are automatically a member of LPGRA -- there are NO dues to pay!

Come join us! We meet the first Thursday of every month at 9:30 am in the clubhouse, and we'd love to see you there. We give away prizes (\$20 door prize and 50/50 raffle). Our meetings are informational, and our purpose is to enhance the quality of life within Las Palmas Grand through communication, as well as to provide an organized approach for resident and management interaction. Feel free to bring any questions and concerns you may have. See you at our next meeting!!

LPGRA Meeting Schedule 9:30 AM in the Clubhouse Card Room #4

**MAY 1, 2025
JUNE 5, 2025
JULY 3, 2025
AUGUST 7, 2025
SEPTEMBER 4, 2025
OCTOBER 2, 2025
NOVEMBER 6, 2025
DECEMBER 4, 2025**

Do you have a question about LPGRA? Our board members are happy to answer any questions. You may contact any board member listed below, or you can find out more information by going to our website:

LPGRA.org

LPGRA Board Members

Donna Provost, President

802-236-0381

Sue Smith, 1st Vice President

801-628-0025

Cheryl Jorban, 2nd Vice Pres./Treasurer

253-224-4453

Peggy Marcone, Secretary

585-752-8279

Recycle Program

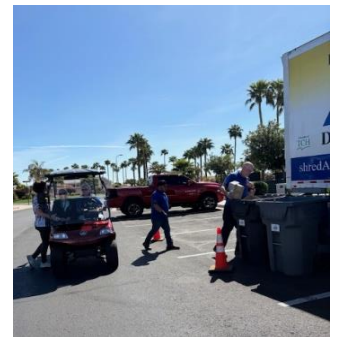


The recycling program at Las Palmas Grand is off to a great start for 2025, thanks to Bob Williams and his team.

During the months of January, February, and March of 2025, a total of 457 pounds of aluminum and 870 pounds of plastic was collected. The total dollar amount collected so far this year is \$626.60.

As a reminder, the LPGRA recycling program **ONLY** recycles aluminum beverage cans and clear plastic beverage bottles. Please do not place any other materials (i.e. glass or non-clear plastic containers) in the blue barrels, which are located in the green waste area on Juniper Hills. Thank you to all who participate in our recycling program!

PAPER SHREDDING COMES TO LPG



Arizona Secure Document Destruction (ASDD) arrived at Las Palmas Grand for two hours on March 22, 2025, to offer a one-time free pickup of documents needed to be shredded. Residents were able to bring their documents to the truck parked on Palm Circle Drive, and the helpful staff of ASDD loaded the documents directly into 95-gallon bins. When filled, each bin was locked and loaded onto the truck. At the end of the two hours, the locked bins were taken directly to their plant for shredding.

ASDD is a social enterprise of The Centers for Habilitation (TCH), and 100% of the money collected goes directly to providing jobs for people with disabilities. ASDD also has a 5-star rating. The manager of ASDD, Dave Melbourne, was at the event to tell interested residents all about ASDD and give away mini plastic ASDD blue bins.



This shredding event was something that many LPG residents requested. At the LPGRA Board's request, Management agreed to pay for this shredding service. Unfortunately, the turnout was not as great as expected. Only 8 bins were filled out of the 27 that were brought on the truck. In order to be cost-effective, any future shredding event will need to have more community participation.



AAMHO (Arizona Association of Manufactured Home Owners) is a non-profit association representing YOU as an owner of a manufactured home here in Las Palmas Grand. You live in a community that is governed by the AZ Mobile Home Parks Residential Landlord and Tenant Act (LTA). AAMHO is the organization that introduces and supports legislation in Arizona to protect and strengthen your rights, opposes legislation unfavorable to community residents, and monitors all legislative actions for possible unintended consequences. Additionally, AAMHO is here for you when you have questions or concerns about manufactured home ownership.

AAMHO's 2025 Annual Meeting was held on Saturday, March 15, 2025. Attending this meeting from LPG were LPGRA Board members Donna Provost and Peggy Marcone, along with LPG resident Mike Scandrett. Peggy provided the following recap of the meeting:

AAMHO is very important. They work to protect all manufactured, RV and mobile homeowners. You personally may never need to use them, but they protect us all. The dues are \$35/year or \$60/2 years or \$100/5 years. They have recently been able to get a law passed for all manufactured, RV and mobile homeowners to be allowed to install air conditioners. They were also able

to get a bill passed to increase the amount of money that would be given to residents who were forced to move their home due to change in ownership of the property they were situated on. These do not affect us; however, they affect many people that live in a mobile home. Someday we might need assistance from this organization, and it would be great if they were there to help us. Their only paid employees are the Lobbyist and one person who works part-time in the office. The membership rolls are down since the pandemic so they are attempting to increase membership once again. They work for us. They work on the premise of cooperation not confrontation. They are our watchdog.

Many changes are being made going forward. The AAMHO Lobbyist is working to improve the LTA – Landlord Tenant Act. The original was written in 1975 and last updated in 2024. Right now, the Legislature is very polarized, so it is difficult to present new bills and have them read. One issue is a manager training program that AAMHO wants to enhance, but the Legislature feels it expands government control too much. AAMHO makes sure all legislation pertains to mobile, manufactured and RV homes. The Lobbyist asked concerned members to contact their legislator directly to voice their concerns. You can go to [AZLeg.gov](https://azleg.gov) and click on Find My Legislator to find the name and contact information for your legislator. We are in district 15 here. The session ends in May but no date is given. If you go to [AAMHO.org](https://aamho.org), you can see everything they are currently working on.

NEW ORDER OF BAGS FOR SALE!



Get your RED Las Palmas Grand Residents Association thermal cooler bag TODAY! This handy zippered bag is insulated and has a roomy front pocket and a side pocket for water bottle or cell phone. It comes with an ID tag, plus complimentary name insert, if requested. It is a perfect bag to bring to LPG events, or buy as a gift. And here's the good part:

IT ONLY COSTS

\$10.00!

To purchase, please contact
Cheryl Jorban

Text: 253-224-4453

Email: cheryljorban@gmail.com



SAFE AT HOME

Rebuilding Together, Valley of the Sun (RTVOS) provides home assessments and home safety modifications to alleviate critical health, life and safety issues. Qualified and selected homeowners receive a variety of home repair services specific to their needs and RTVOS's available resources. These services are free of charge to qualified residents in Maricopa County. If your gross income for 2024/25 is below \$57,600 for 1 person, or \$65,800 for 2 persons, you may qualify for free installation of fall prevention equipment and modifications to your home, which include:

- Grab bars
- Handheld shower head
- Bathtub clamping bar
- Night lights
- Toilet risers and rails
- Smoke detectors.
- Shower chairs/stools
- Non-slip shower mats
- Wheelchair ramps

For more information for this FREE service, contact Rebuilding Together Valley of the Sun at:

Phone: 480-774-0237

Email: info@rtvos.org



Money is a topic that relates to not only those of us here at LPG, but to all the world's population. In today's economy, it has become a little more talked about. What does money mean to you? Money can be a tool that can help you accomplish various goals and afford daily expenses. Here are some of the perks of money:

- ❖ Money provides freedom and control.
- ❖ Money offers options for your life.
- ❖ Money allows you to pursue your passion.
- ❖ Money provides security.
- ❖ Money gives opportunities to your children and grandchildren.
- ❖ Having money helps you make more of it.
- ❖ Money lets you give back.
- ❖ Money can help you with your health.
- ❖ Money makes life easier and lets you live fully.
- ❖ Spending money appropriately can buy happiness.

(Editor's note: At the LPGRA meetings in January, February, and March, residents were asked to submit their stories on the best money they spent. Only a couple of residents submitted articles for this quarter's newsletter:)

THE BEST MONEY WE SPENT *(submitted by Margaret Jacoby)*

In late February 2011, Gayle was visiting Kona, Hawaii. She called me one day and said that I'd better get out there because she was going to buy "something." So, I took myself out there and we started looking.

The realtor that helped us look all over the Kona area, eventually became a good friend and we have stayed in touch. We spent many happy hours with him and his wife over the years. But that is not the best part. He helped us find a cute townhouse in a wonderful resort community right on the ocean and close to Kailua Town at a price we could afford! Over the 13+ years we owned the property we remodeled it a little at a time and the property value kept climbing.

Initially we went out 2 or 3 times each year. The remainder of the time we used it as a short-term vacation rental. We self-managed the property for about 9 of those years – what a job that was! A few years ago, we decided to hire a management company to take care of maintenance, visitor complaints and issues, and marketing. Before COVID we were booked regularly, but once travel was not permitted, our rentals dropped off significantly and still are a bit sporadic. That's when I was grateful that the management company was there to handle everything.

In October of 2024, we decided that it was time to sell the property and travel to other places. We put the property on the market in early December and by December 20, we

closed and handed the keys to someone else.

It was a bittersweet transaction. We had spent many wonderful weeks in our little corner of Paradise; made some lovely friends and enjoyed the extra income from the rentals. On the other hand, after 13 years, we were facing repairs and maintenance that we just didn't want to handle at our age. And, over the years we had accumulated a lot of timeshare points that we wanted to use to see other parts of the U.S. and the world. All in all, buying that little townhouse in Kona, Hawaii, was probably the best money we spent.

THE BEST MONEY SPENT *(submitted by Peggy Marcone)*

This is a hard one for me because I always think that when I spend money, it was the best money I spent. But, when I changed it to the Best Big Time Huge Amount of Money Spent on Me, I knew exactly what that was. In 1970, I went on a cross-country trip with my Aunt and Uncle to visit family in California. We did go through Arizona and I fell in love with everything I saw in AZ. I visited the Four Corners monument, Painted Desert, Petrified Forest, Grand Canyon and stayed overnight in Phoenix. There were other things I saw but the thing that made the biggest impression on me was the desert and the lack of all the big city stuff. The mountains surrounding the desert were amazing.

So, that started my lifelong dream of living in Arizona. I knew I wanted to live in the desert

area, not a big city. I was born and raised in Rochester, NY. Land of no sun, lots and lots of rain and snow, and cold weather. I got married, raised a family, worked my jobs but always dreamed of living in Arizona. I had the last name of Zona so I was going to name my first child, Phoenix Ari. Then I would have Phoenix-Ari-Zona living in my home. I didn't do that but I think it would have been appropriate. My husband, Joe, and I moved here in 2018. We had vacationed here in July of 2018 and bought a house in LPG. We went back to Rochester (I call it Rottenchester) and sold our townhouse, furniture and cars and packed everything we could into a rental SUV and drove to Arizona. We LOVE it here. No regrets! We spent every penny we made on the sale of everything in Rochester (and then some) on our new home in Mesa, Arizona. Dream fulfilled. Best money I ever spent!



INSANE MONEY STORIES THAT WILL MAKE YOU SAY.....WHAAAT?

Herbert Sukenik was a recluse living in a small, rent-controlled apartment in New York City's Mayflower Hotel. He was one of four tenants who had to be swayed to move out of the Mayflower after it was purchased by developers in 2004. While the other three moved out for a substantial amount of money (one of the tenants got \$650,000), Sulenik refused to move. The developers did everything in their power to get him to leave, even starting noisy construction around his

side of the building. After two years, Sulenik received a reported \$17 million to vacate the building, with an additional \$2 million replacement condo, which would be rented out to him for just \$1 a month!



In 1996, Denise Rossi won \$1.3 million in the California lottery. Eleven days later, she filed for divorce from her husband and chose to keep her prize a secret. She said in a deposition that she concealed her winnings because she didn't want her ex-husband to "get his hands" on her money. In the end, a family court judge ruled that she violated state asset disclosure laws and awarded the ex-husband **all** of her lottery winnings!



In 2010, when officials in Tokyo went to congratulate 111-year-old Sogen Kato on being the city's oldest man alive, they were turned away by his 81-year-old daughter. After welfare officials were denied a visit several times, they became suspicious and asked the police to investigate. They soon discovered Kato's mummified body, wearing underwear and pajamas, lying in bed, covered with a blanket. Kato had been dead for almost 30 years. His daughter had hidden his death and collected \$106,000 in pension payments!



In 2011, in France, a woman successfully sued her ex-husband over his refusal to have sex with her during their marriage. The sex drought lasted 21 years, and a judge ordered the ex-husband to pay \$15,000, valuing his "services" at \$714 a year!



In 2001, Charles Ingram, with the help of his wife, Diana, and fellow contestant Tecwen Whittock, cheated his way to a million pounds on the British version of *Who Wants to Be a Millionaire*, using coughs. Ingram would verbally go over the four answers to each question, and Whittock would cough to signal the right answer. The Ingrams and Whittock were given suspended prison sentences, and had to pay a total of 115,000 pounds in fines and legal fees.



You've likely heard of capsule wardrobes in an effort to save money. The basic idea is to pare down your clothing to a few dozen pieces of clothing and create an entire wardrobe out of it. One woman took this concept to the extreme (though only for a month) by choosing to wear just six items of clothing for one month. Her husband didn't even notice until the experiment was almost over. One of the best lessons she took away from this? She really lost her desire to spend!



In 1984, Detective Robert Cunningham was at Sal's Pizzeria near Yonkers, New York, when he was about to pay his bill. He made a deal with his server, Phyllis Penzo, that instead of him paying her a tip, they would split the winnings of a \$1 lottery ticket he had just purchased. She agreed, and together they picked numbers. On April 1, he called up Penzo to tell her that he had just won \$6 million and she was entitled to half of it. The two would split the \$285,715-a-year payout for the next 21 years!



Memorial Day in the United States (May 26, 2025) honors those who have died in our nation's wars. It originated during the American Civil War when citizens placed flowers on the graves of those who had been killed in battle, and was called Decoration Day. More than a half dozen places have claimed to be the birthplace of the holiday. In October 1864, for instance, three women in Boalsburg, Pennsylvania, are said to have decorated the graves of loved ones who died during the Civil War; they then returned in July 1865 accompanied by many of their fellow citizens for a more general commemoration. A large observance, primarily involving African Americans, took place in May 1865 in Charleston, South Carolina. Columbus, Mississippi, held a formal observance for both Union and Confederate dead in 1866. By congressional proclamation in 1966, Waterloo, New York, was cited as the birthplace of Decoration Day. In 1868 John A. Logan, the commander in chief of the Grand Army of the Republic, an organization of Union veterans, promoted a national holiday on May 30 "for the purpose of strewing with flowers or otherwise decorating the graves of comrades who died in defense of their country during the late rebellion."

After World War I, as the day came to be observed in honor of those who had died in all U.S. wars, its name changed from Decoration Day to Memorial Day. Since 1971 Memorial Day has been observed on the last Monday in May. A number of Southern states also observe a separate day to honor the Confederate dead. Memorial Day is observed with the laying of a wreath at the Tomb of the Unknown Soldier in Arlington National Cemetery in Arlington, Virginia, and by religious services, parades, and speeches nationwide. Flags, insignia, and flowers are placed on the graves of veterans in local cemeteries. Here at LPG there will be a dinner in the ballroom in celebration of Memorial Day. The day has also come to signal the beginning of summer in the United States.



May 11, 2025.
**HAPPY MOTHER'S DAY
TO ALL MOTHERS AND
GRANDMOTHERS AT
LAS PALMAS GRAND!**

June 15, 2025
**HAPPY FATHER'S DAY
TO ALL FATHERS AND
GRANDFATHERS AT
LAS PALMAS GRAND!**





Do you have a favorite recipe you'd like to share in The Observer? Please email to Cheryl Jorban at cheryljorban@gmail.com for entry into next quarter's newsletter.

Here are a couple of recipes submitted by LPGRA Secretary Peggy Marcone. Enjoy!!

Upside Down Baked Nut Pudding

1 cup flour
 1 tsp vanilla
 1 1/4 cup light brown sugar packed
 2 tsp baking powder
 1/2 cup milk
 1/4 cup cocoa powder
 1/2 tsp salt
 2 TBSP salad oil or melted shortening
 2 cups hot water
 3/4 cup sugar
 1/2 cup coarsely chopped walnuts
 3 TBSP cocoa powder

Mix together flour, baking powder, salt, sugar and 3 TBSP cocoa powder in a mixing bowl. Add the vanilla to the milk and then add to the dry ingredients along with the salad oil and chopped nuts. Stir until blended. Pour into an 8" x 8" pan. Mix the brown sugar and cocoa in a bowl and then

sprinkle the mixture over the top of the batter. Pour the hot water over all, slowly. Bake at 350 degrees for 40-45 minutes. The top will look like brownie and when you cut it, the fudge sauce is on the bottom. Delicious when cooled slightly and served with a scoop of ice cream.

Famous Butter Chicken

4 boneless, skinless chicken breasts
 2 eggs beaten
 1 cup crushed Ritz crackers or similar butter crackers
 1/2 cup butter, cut into pieces
 1/2 teaspoon garlic salt or garlic powder (I use the powder since the Ritz crackers are salty)
 Pepper to taste

Preheat the oven to 375 degrees. Lightly spray a 9x13 baking dish with non-stick cooking spray. Mix together the crackers, garlic and pepper and place in a shallow bowl. Place the beaten eggs in another shallow bowl. Dip one piece of chicken in the eggs and then dredge it in the cracker crumbs making sure to coat well on both sides. Place chicken breasts side by side in the baking dish. Top chicken evenly with pieces of butter. Bake for 40-45 minutes or until the internal temperature of the chicken is 165 degrees.

Las Palmas Grand Residents Association (LPGRA)
 2550 S. Ellsworth Rd. #666
 Mesa, AZ 85209
lpgraboard@gmail.com
 Observer Editor: Cheryl Jorban
cheryljorban@gmail.com