



Three Rivers Estates Property Owners, Inc.

P.O. Box 148
Fort White, FL 32038

T.R.E.P.O. NEWSLETTER

Winter 2011 -2012 Edition 386-497-3320 E-mail: trepo@windstream.net Editor: Perrie Whitten

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Park Management

Jule McGee

Message from the Chairman of the Board

Hello friends,

Fall is here and this is the time of year I enjoy the most. The leaves are changing, the weather is getting cooler, and the hustle and bustle of summer has subsided. It's a great time to simply enjoy the nature around us as it changes from one season to another. Go for a walk, or ride around and look for deer and turkeys, and just enjoy the outdoors.

It's also a time rebuild and repair in preparation for the next summer when the neighborhood grows extensively in number of residents and visitors. We are in need of maintenance volunteers to help with some of the many projects we have. I would like to thank Walt Sherrod for his tireless efforts performing the maintenance duties of TREPO over the last few years. Walt has resigned for health reasons, and the maintenance committee could really use some skilled folks to help out. If you are interested, please contact us by emailing trepo@windstream.net, or call us at 386-497-3320.

Don't forget, the spring picnic will be Saturday, April 14th 2012 at Hodor Park. We will be serving lunch at 1:00pm, and will have a live band, "Up the Creek" for your listening pleasure.

We look forward to seeing you.

Michael Foret

DID YOU KNOW?

Three Rivers has "DEED RESTRICTIONS" recorded in the Columbia County Courthouse, Book 0733, pages 0144, 0145, 0146. Paragraph 16 states: Hunting or the discharge of firearms or other dangerous weapons will not be permitted in any area of the subdivision.

Columbia County has a leash law. It states your dog must be on a leash, in a fenced in yard, or in your house.

Message from the President

Hope everyone had a successful year in 2011... a Merry Christmas and may God bless you in 2012.

Martha Sherrod

Park Management

It was an honor and pleasure to serve those who passed through and used our parks this year, and we are looking for a better year next season. Any members interested in volunteering for this important duty please feel free to contact TREPO at 497-3320.

Jule McGee

For Sale - \$10,000.00

Lot 117 Unit 18 Three Rivers Estates

C. Osborn – Owner
P.O. Box 291
Adams, WI. 53910

(602) 717-6032

Park Maintenance

The maintenance department has been very busy in 2011. We continue to have people vandalizing parks, cutting chains, breaking keys off in locks, putting super glue in locks, and breaking down fences. Ninety percent of this is happening in Suwannee County.

Out of the 600 Suwannee County families that live in TREPO, only 85 paid their 2011 dues, which amounts to \$8,500. So, we spend what we collect from the members on repairs, lights, and taxes from that amount. What we collect from the Columbia side, we spend on that side.

I feel that my department, volunteers, and I have made great improvements and I am proud of the progress we made. If everyone would work together it would be so much better for both communities.

With all of this said, I am saying farewell. I will no longer be in charge of maintenance and I am also leaving the board as an alternate. Good luck to all of you.

Walt Sherrod

Peanut Butter Dog Biscuits



1 1/2 cups whole wheat flour
1 1/2 cups white flour
1/2 cup peanut butter
1 cup water
2 tablespoons oil



Preheat the oven to 350 F. Combine oil, peanut butter and water. Add flour, one cup at a time, forming dough. Knead dough into firm ball and roll to 1/4 inch thickness. Cut into 3 to 4 inch pieces. Place on an ungreased cookie sheet. Bake at 350 F for 20 minutes. Makes 2 1/2 dozen cookies.

Prep time is about 20 minutes on these dog treats.

MURRAY'S
SUWANNEE RIVER COVE RESTAURANT
Branford, Florida
BETTER DINING
(386) 935-0070
OWNERS MICHAEL & MICHELLE MURRAY

MARY KAY
Diane Walker-Saunders
Independent Beauty Consultant
P O Box 574
101 SW Lafayette Ave.
Branford, Fl 32008
386 935-1017 or Cell 386 208-9426
email: mkladydiane@windstream.net
website: marykay.com/dwalker-saunders



TREPO Halloween Party 2011

There were princesses and pirates, ninjas and baby cows, tiny cheerleaders and mice, bumblebees and scary witches. The third annual TREPO Halloween party was a roaring success despite a very rainy start. The day was filled with fortune telling, games, costume contests, crafts, and food galore. TREPO volunteers served up some mean cotton candy and popcorn while others held court at the Catch the Donut game. Partygoers enjoyed the Cup Cake Walk and an assortment of drinks. But, candy, candy, candy was the main course of the day. Two of the favorite activities were the bounce house and the obstacle course. And, to wrap it up, a very popular hayride, which made the rounds of our neighborhood in search of ghosts and goblins.

We would like to thank the following volunteers for making this a grand event: Carol Wacser, Reba Greuling, Bob Greuling, Jule McGee, Mike Foret, Stoch and Haley Zabicki, Karen Mullens, Amanda Cartwright, Roxanne Garren, Becca Cox, Phyl Rea, Rick Rea, Kaya and Perrie Whitten.



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chriswell.char@gmail.com

Charlene L. Chriswell
 Owner - Operator

Top left, costume contest winners. Top right, TREPO members and helpers. Middle right, craft table. Bottom right, hay ride.



SPECIAL EVENTS 2011

Chairman: Phyl Rea

We are very pleased with the three special events that we held this year and the response to them. Our first event was an Easter Egg Hunt for the children with prizes and refreshments. Everyone had lots of fun and the adults most of all while hiding the eggs and watching the children find them.

The second event was the Third Annual Halloween Party with inflatable bounce house and giant slide. Free popcorn and cotton candy was available in addition to tables full of treats. And adorable baby cow won the costume contest and there were games, crafts and hayrides.

Our last event of this year will be December 17 when Santa will arrive on a fire truck. He will listen to the children's Christmas wishes and take pictures with them. Refreshments will be served.

Our goal is to make TREPO a community that serves all ages, old, young and children, especially during the months that the usual swimming activities are unavailable.

Phyl Rea



A VERY MERRY TREPO CHRISTMAS PARTY WAS HAD BY ALL!

Saturday Dec 17th, approximately 50 children lined up at the clubhouse waiting for Santa to appear for TREPO'S ANNUAL CHILDREN'S CHRISTMAS PARTY. He soon arrived with sirens screaming atop a Fort White Fire Truck. They sat on his lap to get their pictures taken and received a stuffed stocking. Also they had cookies and Yoo-hoos and made their own Christmas ornament to take home. Some children were shy of Santa, but still got refreshments and their ornaments. The volunteers had a good time too, watching the many happy faces.

The Special Events Committee hopes the TREPO members enjoyed this event for children and they are looking forward to the Easter Egg Hunt this spring.

Reba Greuling





Three Rivers Estates Property Owners, Inc. Application for Membership/Renewal

Name of property owners(s) _____
(As shown on your deed)

Street/PO Box _____ Apt. No. _____

City _____ State _____ Zip+4 _____

Phone # (____)-____-____ Email Address _____

Property Location: Unit ____ Block ____ Lot(s) _____ County _____
(Property Street Name)

DUES: \$100.00 annually	_____	Incl. 2 keys, quarterly newsletters
Late Fee after 1/31/2012	\$5.00	
After 2/28/2012	\$15.00	
After 3/31/2012	\$25.00	
By-Laws	_____	\$2.00 (New Member By-Laws free)
Contribution	_____	Payment Method:
Total Submitted	\$ _____	___ Check ___ Money Order

Locks are changed Jan. 15th. Late fees will be charged per the above schedule. If you wish to pick up your keys, please phone Perrie Whitten at 386-497-3116.

Can you volunteer for or contribute towards () Maintenance, () Security, () Newsletter,
() Donation of Building Materials, () Legal Advisor, () Other (Please specify) _____

**All new members must show proof of ownership with a recorded copy of deed.
(Need proof of any name change on property)**

**Mail to:
T.R.E.P.O. - P.O. Box 148 - Fort White, Fl. 32038**

BY-LAWS – ARTICLE NINE – MEMBERSHIP PROVISIONS

All members in good standing, their relatives and their guests who accompany them shall have full use of the recreation areas owned by Three Rivers Estates Property Owners, Inc. This use shall include, but not be limited to, swimming, boating, picnicking and other recreation. Said recreation areas will be owned, operated, controlled and managed by the corporation. It is the intent of this corporation that utilization of said recreation areas be limited exclusively to lot owners in Three Rivers Estates, their relatives and their guests who accompany them. Use of the recreation areas by groups shall be in limited scope and number. Where the group using or planning to use a recreation area or areas exceeds or is expected to exceed twelve (12) persons in number, then permission for such use shall be first obtained from the president or vice-president or person designated by the president to act upon such request and in no event shall such approval be unreasonably withheld. No other persons or groups of non-members shall be permitted to use the recreation areas without prior approval of the Board of Directors with such approval duly noted in the minutes of the Board meeting. The officers of the corporation and their designees are directed to take such action as they may deem appropriate to prosecute trespassers and prevent unauthorized use of any of the recreation areas under the control of the corporation.

TREPO

Profit & Loss

January through December 2011

Jan - Dec 11

Ordinary Income/Expense	
Income	
30000 · Income	
30050 · Other	763.20
30100 · Advertising	262.50
30150 · No Trespassing Signs	975.00
30200 · Picnic Income	-299.03
30250 · Ads - News	437.50
30300 · By-Laws	26.00
30350 · Donations	579.00
30400 · Late Fees	1,945.00
30450 · Memberships	38,365.00
30500 · T-Shirts	356.50
30000 · Income - Other	21,250.00
Total 30000 · Income	64,660.67
Total Income	64,660.67
Cost of Goods Sold	
50000 · Cost of Goods Sold	
50300 · Food/Picnic Expense	420.90
50000 · Cost of Goods Sold - Other	1,285.93
Total 50000 · Cost of Goods Sold	1,706.83
Total COGS	1,706.83
Gross Profit	62,953.84
Expense	
60100 · Dues & Subscriptions	92.17
60200 · Printing and Reproduction	4,868.58
60400 · Licenses and Permits	61.25
60500 · Postage	875.03
60550 · Automobile Mileage	1,091.04
61000 · Utilities	
61100 · Telephone & Internet	1,104.82
61200 · Electric	1,227.93
Total 61000 · Utilities	2,332.75
6120 · Bank Service Charges	15.00
62000 · Professional Fees	
62200 · Bookkeeping	1,700.00
62300 · Professional Fees - Other	-10.00
Total 62000 · Professional Fees	1,690.00
63000 · Office	
63150 · Office Supplies	1,599.63
63000 · Office - Other	187.59
Total 63000 · Office	1,787.22
64000 · Maintenance	
64050 · Janitorial Labor	2,683.91
64055 · Janitorial Supplies	245.04
64110 · Maintenance Labor- Outside	953.71
64150 · Maintenance Supplies	2,102.16
64200 · Equipment Repairs	277.02
64300 · Keys	4,142.79
64000 · Maintenance - Other	14,549.60
Total 64000 · Maintenance	24,954.23
65000 · Taxes	
65100 · Property Taxes	648.50

Jan - Dec 11

66000 · Insurance	
66200 · Fire & Casualty	2,931.30
Total 66000 · Insurance	2,931.30
66900 · Reconciliation Discrepancies	-100.00
67000 · Security	
67300 · Professional Security	1,767.50
67400 · Park Management / Other	4,960.88
67000 · Security - Other	308.16
Total 67000 · Security	7,036.34
68000 · Membership	133.75
Total Expense	48,417.16
Net Ordinary Income	14,536.68
Other Income/Expense	
Other Income	
32000 · Interest Income	325.14
Total Other Income	325.14
Other Expense	
69900 · Miscellaneous	345.03
Total Other Expense	345.03
Net Other Income	-19.89
Net Income	14,516.79

SPRING COOKOUT

Saturday, April 14, 2012
11:00pm - 2:00pm (Lunch at 1:00pm)
Come Out & Enjoy Food, Fun & Fellowship along with a Live Band!

UP Creek
The 
Bluegrass Band

UTCBluegrass.com • 850-253-5385

Due to the hard work of Walt Sherrod and the men who have helped him with mowing the parks in 2011, TREPO has saved enough money to purchase a \$5,000.00 certificate of deposit. This was done through the efforts of those men working long, hot hours using their own equipment and volunteering their own time. Some of the men were Bill Faunce, Marvin Wacaser, Jule McGee, John Bryant and Skip Clements. I am sure there were more, so if I missed your name, please let me know. Thank you again for your hard work and the time you dedicated to volunteering for TREPO. The certificate has been purchased and is now resting in TREPO's safe deposit box at TD Bank. Again, THANK YOU!!

Protection of Our Water Supplies

On November 29, 2011 a meeting of the Columbia, Hamilton and Suwannee County Board of County Commissioners was held to discuss the threats to our water supply from excessive water withdrawals and diversions of this water to projects within the St John's River Water Management District (i.e. Jacksonville Electric Authority).

A multi-county working group is being formed to monitor developments related to water supply issues and develop strategies for the long-term protection of our water supplies.

The organizational meeting of the working group will be held January 23rd at 6:00 p.m. at the Columbia County School Board Administrative Complex, 372 West Duval Street, Lake City, FL. Please contact Lisa Roberts or David Kraus at 386-755-4100 with any questions and to confirm your attendance.



Three Rivers Estates Property Owners

P.O. Box 148

Fort White, Fl 32038

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Return Service Requested

Columbia County

911 TREPO Park Addresses

Address Assignments for parks located in Three Rivers Estates, Columbia County, Florida

Hodor Park	404 SW Riverside Avenue
Mid Point Park	1384 SW Riverside Avenue
Point Park	2812 SW Santa Fe Drive
Boat Ramp Park	2322 SW Santa Fe Drive
Bridge Park	362 SW Manatee Terrace
Fishing Park	1654 SW Santa Fe Drive
Camping Park	1102 SW Santa Fe Drive

It is recommended you keep a copy of these addresses nearby just incase you have to phone in a **911 emergency** this summer.

Other helpful phone numbers:

Columbia County Sheriff	386-752-9212
Ft White Sheriff Unit	386-497-3797
Columbia Co. Emergency Management	
	386-758-1125
Columbia Co. Health Dept.	386-758-1068
Ft. White Clinic	386-497-4899
Town of Fort White	386-497-2321
National Poison Control Ctr.	800-222-1222
Fl. Children's Abuse Hotline	800-962-2873
Fl Fish & Wildlife, Info.	386-758-0525
Fl Fish & Wildlife, Violations	888-404-3922
Fort White Public Library	386-497-1108
TREPO Volunteer Hotline	386-497-4935

Have a safe and happy fun filled summer at the River! Remember to lock the park gates, and respect the rights and privacy of each member.