



**THREE RIVERS PROPERTY OWNERS ESTATES. INC.**  
**P.O. BOX 148**  
**FORT WHITE, FL 32308**

**T.R.E.P.O. NEWSLETTER**

March 2011 Edition 386-497-3320 Email: [trepo@windstream.net](mailto:trepo@windstream.net) Editor: Perrie Whitten

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**Maintenance**

Walt Sherrod

**Park Management**

Jule McGee

**Message from the Chairman of the Board**

Hello friends,

This summer has been a busy one, with literally thousands of guests visiting our main parks on the Ichetucknee River. I am happy to report that there were no major incidents, no one was hurt, and everyone had a great time. We continue to see a rise in the number of visitors to our parks, as well as overall use of the common areas. As a result, I am asking for volunteers that would be willing to greet members at the gates, or to serve the community in any way you can. Contact me directly at [michaelforet@mindspring.com](mailto:michaelforet@mindspring.com) or 386-497-4260 if you are interested.

The annual fall barbeque will be on October 8<sup>th</sup>, which is a great opportunity to come out and meet your board as well as your neighbors. I would like to thank Martha Sherrod, our president, for organizing the event, and John Bryant, a board member, for cooking the meat. If you've never eaten John's barbeque, you do not want to miss this opportunity. It's amazing.

The board continues to move forward with improvements and beautification projects in all of our parks. If you have any comments or suggestions, please feel free to let us know, after all we work for you. You can reach us by emailing [trepo@windstream.net](mailto:trepo@windstream.net), or call us at 386-497-3320.

We look forward to hearing from you.

Michael Foret

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# Park Management

Our volunteers can be found every weekend in the Three Rivers Community most prominently at the gates of Hodor Park and Point Park.

Laura Dailey works because she says it's a great way to meet other property owners and to get feedback about ways we all can better enjoy the rivers and parks and develop a strong community dedicated to fellowship and stewardship.

Volunteer and former board member Linda Hizer puts it this way. I have lived here since 2003 but have enjoyed this area all my life. Volunteering as a greeter is a terrific experience. Not only have I had the opportunity to work with caring and interesting people but I have met wonderful property owners who really care about their community. All have worked together and are helping make our parks a safe, enjoyable place to

Treasurer Carol Wacaser says she has made a lot of new friends at the gate this year and feedback she hears is almost all positive in nature. With community improvements like parks and front entrance beautification including new signs -- expanding the new pavilion -- these efforts have not gone un-noticed by our members.

Paul Morris has been volunteering as a patrol at Point park Gate for more than 264 hours this summer and has this to say about his experience, "I have been at the Point Park gate for two summers and have met lots of wonderful people plus some "sour grapes" which I'm extremely proud to announce most of these have become more friendly toward me since my first encounter with them. I believe people have realized that my being at the Point was intentionally to 'better' the park and to create an atmosphere of safety and enjoyment for all of the members- a place where their families can have a worry-free day of fun without the threat of danger and intolerance from non-members who don't seem to have very much concern for other people. I do intend to keep the park pleasant and safe for all our members and their guests and I look forward to meeting new friends in the future."



## Message from the President

Looks like we are in for a long hot summer. So, looking forward to a little cooler weather, hopefully by our picnic in October.

The picnic date is set for the second Saturday, Oct. 8, beginning at 12 noon. The menu is ribs, chicken, baked beans, and coleslaw. Of course our ladies' delicious deserts will be served with ice tea, sodas or water. John Bryant, a Board member from Suwannee County Three Rivers, will be catering our event. He does quite a bit of cooking for the Shriners here in North Florida. He always does a great job and I know you will enjoy the food and fellowship. Price per plate is \$6.00, and children under 7, \$4.00.

ON ANOTHER NOTE: TREPO Board members have partnered with the Columbia County Sheriff's Department allowing them to enter into our parks and remove or arrest trespassers or members who are destroying our property and misbehaving in an offending manner. The board will be filing charges and meeting the perpetrators in court. Our goal is to recover funds for repairs and hopefully see the folks spend sometime behind bars.

**IF YOU SEE SOMEONE DESTROYING TREPO PROPERTY OR A NON MEMBER UTILIZING OUR FACILITIES AND NOT ESCORTED BY A MEMBER, PLEASE CALL A BOARD MEMBER AND REPORT YOUR FINDINGS.**

George Duren a Suwannee County Deputy has been patrolling the Suwannee County side and has made several arrests. A BIG THANKS TO GEORGE.

Take care and hope to see you at the picnic.

Martha Sherrod  
President

# Bias Well Drilling



**30+ years experience in the community**

Professional well drilling of all sizes and repair of all wells including expertise on 2 inch above ground pump repair.

## FOR SALE BY OWNER

**Three Rivers Estates  
.918 Acres, Nebraska Terrace  
Lot 117, Unit 18  
Price of \$13,000.00**

**Contact: Carlton Osborn, Phone 1-608-339-6662  
or 1-602-717-6032  
or write to: Box 291, Adams, WI 53910**

A business card for Jim Johnson, a Licensed Real Estate Broker. The card features a logo of a tree with a lightning bolt. Text on the card includes: "Serving 3 Rivers Since 1978", "JIM JOHNSON", "LICENSED REAL ESTATE BROKER", "2714 SW Santa Fe Drive", "Ft. White, Florida 32038", "E-Mail: jj3rivers@windstream.net", "PH (386) 497-5157", "CELL (386) 344-3219", "FAX (386) 497-3537".

## NORTH FLORIDA PHARMACY OF FORT WHITE



M-F: 8:30 – 6:00  
SAT: 9:00 – 1:00  
SUN: CLOSED  
7729 SW US HWY 27  
Ft. White, FL 32038  
(386) 497-2580

## Signs, Signs, Everywhere There's Signs...

As some of you may have noticed, the board agreed to a proposal by Skip Clemmons to have new 3D cedar signs made for the main entrance in Columbia County. Donations were collected and more than half of the cost defrayed by the following: Skip Clemmons, Charlie Arnett, Phyl Rae, Joel Buzbee, Bob King, Carl Johnson, C. Johnson, R.O. Johnson, Jim Johnson, Darwin Perry, Knights of Columbus, Jule McGee, Michael Foret, Glenn Hunter, Mr. Conley, and Don Spradley. We are currently looking at getting signs for Suwannee County, and I'll be working with John Bryant on the number and locations.



In addition, the board has worked with Hunter Printing to generate 4' x 8' signs personalized for each park that show where you are, the 911 address, and a map of all the parks in relation to your current location. These have been built and erected by Jule McGee along with help from Charlie Arnett, Don Spradley, Wayne Sellers, Paul Morris, and Walt Sherrod. Hunter Printing is currently working on the Suwannee County images and gathering the 911 information for the signs in that county.



**Improvements:** Walt Sherrod has completed many projects, including an upgraded septic system, new roofs on the pavilions, and fixing the bathrooms at Hodor Park, countless repairs to gates, locks, fences, etc. at the other parks. He is currently working on a new gate for Bridge Park, reworking the gate at Point Park, fixing up Camping Park, repairing the deck at Mid-Point Park, and bringing in fill-dirt for Boat Ramp – Suwannee.

Thanks,  
Michael Foret - Chairman

## Save the Date!

**Annual Halloween Party**  
October 29<sup>th</sup>, from 3- 7 p.m.  
There will be a costume contest, games, prizes, a bounce house, candy, and crafts. Come one and all!



## New Features

We will be starting our own classifieds, 3 lines for \$3. Also, do you have a good suggestion, comment, complaint? Send a Letter to the Editor @ TREPO, P.O. Box 148, Fort White, FL 32038.

## Classifieds

## Alterations & Sewing

Carol Wacaser 386-497-4085



## 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)

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

Locks are changed January 15<sup>th</sup>. Late charges 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, ( ) Children's Playground, ( ) 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.

# Three Rivers Estates Property Owners

P.O. Box 148  
Fort White, Fl 32038

*Return Service Requested*

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## Recurring Theme

Recently, the lock on the main gate at Hodor Park had a key broken off in the lock, as well as a section of the fence destroyed. The key belonged to a vacation rental, and the folks were renting the house for the weekend.

Even more recently, a renter showed up at Hodor Park demanding that the gate greeters let the person in, using profanity and some very disrespectful words. This was followed immediately by the renter going back to the house, and inviting complete strangers to use the property to tube the river that may or may not live in this neighborhood.

These are just the most recent examples of the destruction of property and lack of respect for our parks that some of the vacation renters who do not live here have done in the past couple months alone.

As a result, the board is discussing measures aimed at the property owners who make money off of TREPO parks by renting their homes for vacation purposes. These discussions include charging higher dues to these business owners or requiring that the property owner escort the visitors to the parks, which by the way is already part of the bylaws.

It's obvious that these renters do not respect the parks that we work hard to maintain, since they do not live here. We have all worked too hard to clean these parks up and make them family oriented again to have this continue.

We want your input, so please contact us at [trepo@windstream.net](mailto:trepo@windstream.net), or plan to discuss this with the chairman, Michael Foret or the President, Martha Sherrod at the upcoming picnic in October. We want to make the right decisions, and have input from the rest of the members.

Michael Foret - Chairman