



Conquistador
December 2024
Newsletter



PRESIDENT'S MESSAGE

CHA President Kathleen Murphy

How pretty and festive Conquistador looks! Not that it doesn't always look

great thanks to our hard-working staff, but the holiday lights certainly add beauty to our home.

2025 should be a great year for Conquistador. With new lighting and possibly a new color palette for our buildings, we all continue to make Conquistador a great place to live.

As I finish my short term as President and my long tenure on the Board, I want to thank Bonnie, Matt, Joe, Martha, and Renee for all their hard work and dedication to Conquistador. It has been a pleasure to serve with you. I wish the best for the new board and know they will continue the long tradition. I continue to urge residents to get involved.

Have wonderful holidays.



Manager's Corner

Bonnie Guenther

I want to do a little Conquistador civics lesson. If you own a home, you belong to one master homeowners' association and are governed by the Conquistador HOA set of governing documents. If you are a condo unit owner, you belong to two associations: 1) the Conquistador HOA, the master association and 2) the condo association where you live, and you are governed by your condo association set of governing documents and the Conquistador HOA set of governing documents.

Each condo association has an annual meeting every year, and the master HOA has an annual meeting on the first Friday of December every year. This year it is on 12/6/24 at 10AM.

The condos just finished having their annual meetings and part of those meetings was at least one vote per association. This year, the common vote for all condo associations was the color palette which was approved by the master association and forwarded on to the condo associations for their approval through a vote of their membership (you).

The master association, CHA also typically has at least one vote per year. This year that vote is for the community document revisions approved by the Board of Directors and now forwarded to membership (you). As the community just started electronic voting this year, residents who signed a consent to receive correspondence and vote electronically voted electronically via an e mail that came from vote@votegrity.net. If you are a condo unit owner, you will receive two e-mails from vote@votegrity.net, one for your condo association vote and another for your master association vote so home owners should have completed one vote and condo unit owners should have completed two votes. There are vote limits that must be reached for items to pass so every vote counts!!!! If you have not participated in any or just one of the votes, there is still time. The votes have been left open to give residents more time to vote. They will close on 12/6/24 so:

CAST YOUR VOTE(S) NOW!!!!!!



I want to wish peace, love, and joy to our residents, their families, and the whole world. Happy Holidays!!!!



EVENTS COMMITTEE

Anyone interested in helping decorate the clubhouse for Christmas, please come on December 3rd at 11:00 am. Looking for new volunteers to learn the process.

Plans for our 1st Strawberry Festival are underway for January 25th, 2025 from 11:00 to 1:30. Menu includes hot dogs, chips, strawberry shortcake and more. Daryl Magill will entertain with his array of talent.

As previously mentioned, the committee is looking for anyone who would like to coordinate an event or volunteer for events. Is it possible for you to relish.

Lona Ciliotta - 772-221-0749

Sharon Kelly - 413-333-9785

Karen Milligan - 585-315-6920

Eleanor Rizzi - 516-238-3615

Kathy Smith - 401-419-5171

Diane Encarnation - 401-578-7494 - Treasurer

Looking forward to hearing from residents!



LIBRARY NEWS

Shirley Reilly

Many thanks for all the wonderful book donations. Luckily for the library, many seasonal residents bring books back with them to donate to our collection. Just a reminder that

books 2017 or newer are accepted along with older editions of popular authors.

In addition to donated books, a few current best sellers are purchased each month. The funds for these books comes from the CHA budget. Unfortunately, many of these recent purchases have been checked out but never returned. I have posted a list of some missing titles in the library. Please read the list and check to see if you may still have one or more of the titles in your residence. If this trend continues the library might have to use a checkout system instead of the honor system.

I have recently been asked about the free books that are available in the lobby and in the library. These books are duplicates, books earlier than the 2017 copyright date or books that have not been checked out in several years. The culling of these books allows more room in the library for newer purchases and donations.

Seasons Readings!

BOOK CLUB

Karen Thomas

January Book Club Wednesday, January 8, 2025 in the Card Room at 6:30 PM. I've received many positive comments about this book from residents that are presently reading it or



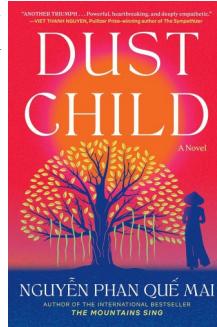
have already read it. Last month we had a great turn out. There were 11 attendees which is probably a record for November. Hope to see even more of you in January.

Dust Child: A Novel by Que Mai Phan

Nguyen. Finalist for the 2024 Dayton Literary Peace Prize. From the bestselling author of The Mountains Sing, a richly poetic and suspenseful saga about two Vietnamese sisters, an American veteran, and an Amerasian man whose lives intersect in surprising ways, set during and after the war in Vietnam.

"Powerful and deeply empathetic. A heartbreakingly tale of lost ideals, human devotion, and hard-won redemption. Dust Child establishes Nguyen Phan Que Mai as one of our finest observers of the devastating consequences of war, and proves, once more, her ability to captivate readers and lure them into Viet Nam's rich and poignant history."—Viet Thanh Nguyen, Pulitzer Prize-winning author of The Sympathizer and The Committed.

Karen karenthomas408@gmail.com



SHUFFLEBOARD

Dennis Weinand

It's almost Shuffleboard time!!! Let's get a nice crowd to come down and join in the fun. Shuffleboard will start on Thursday January 9th at 3PM.

Bring your favorite beverage and a snack to share if you wish!! See you there!
Enjoy the Holidays!!!

CRIBBAGE

Rick Stenseth

Our Cribbage Crew continues to grow, and we are having so much fun!

Come and join us. We have a chair just waiting for you.

Would you care to learn or brush up on your skills?

Call Rich Stenseth Bldg 11-108
312-406-2644

Mondays Game Room 1:00 PM start. Please come early.



BRIDGE NEWS

Jackie Williams

December will be an active month for Conquistador Bridge. With the arrival of our friends from the north, we are increasing our numbers.

The group meets every Friday at 12:45 in the Card Room at the Clubhouse. We play until approximately 4:00. The group is open to all.

This December brings something new... the Bridge Club's "First Annual Fran Dorman Bridge Tournament." The tournament, named after long-time Bridge organizer Fran Dorman, will be held on Friday, December 20. We'll have prizes and dinner in the Card Room afterward. The "Fran Dorman" is open to all bridge players, even those not regularly playing with the bridge group. Who knows? You might just enjoy playing with us and joining us on an ongoing basis!

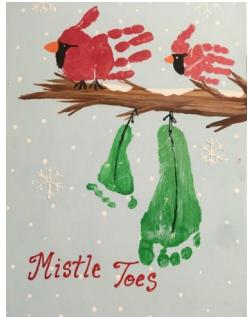
To sign up to play on Fridays or to sign up to play in the Fran Dorman Bridge Tournament, call or email Jackie Williams at 772-285-0677 or jackiew37@yahoo.com



Enjoy the holidays with friends and family!

TENNIS Kathleen Murphy

Join us for some mixed doubles every Thursday morning at 8:15am. We have a loyal few! For more information, or to officially join the group to receive weekly text messages on who's playing, call or text Kathleen Murphy at 518-744-2115. Hope to see you there!



HAND AND FOOT Pat Stenseth

An enjoyable, easier, version of Canasta. Join us for fun, laughs, and friendly competition. We play in The Cardroom. Tuesday 12:30 PM and Thursday 6:30 PM. Come a little early. We sign up for each week so please call.

Want to learn or brush up? We're glad to teach you.
Contact: Pat Stenseth 815-545-0507 Bldg. 11-108

MAHJONG Marilyn Brown

Mahjong is played every Wednesday at 1:00 pm in the Clubhouse Cardroom.



BINGO Eileen Thibeault

Please note there will not be BINGO in December. BINGO will resume every other week in January.

Looking forward to cooler weather.
Deborah, Rich and I will see you soon.



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LANDSCAPE NEWS Peg Weinand

Christmas and the Holidays are in the air!!! Let the festivities and plantings begin!!!!

Yellow Lantana was planted along with Creeping Jenny in the planters in front of the Clubhouse entrance!!

More plantings to come!!



*The Landscape Committee
wishes everyone a Happy and
Healthy Holiday Season!!!
Diane, Pam, Tommy, and Peg*



CONQUISTADOR NEIGHBORHOOD CRIME WATCH By Mike McPhillips

Greetings, neighbors. This month I wanted to cover a couple of topics of importance to all of us. First, after two security surveys conducted over the last several years by the Martin County Sheriff's Officer (MCSO) crime prevention specialist recommending improved lighting throughout the community. Our ad-hoc lighting committee is working on a plan to do just that.

Having said that, it won't come too soon. As some of you may be aware, last night our little paradise was disturbed by three youths running in the neighborhood banging on homeowners' doors and running off. The intruders made their way along Coronado Ln., Gran Via Way and Granada Ln. after dark banging on doors. Subsequently, the MCSO was contacted responding to Conquistador and ultimately looking for the miscreants. To our knowledge, MCSO officers were unable to locate the individuals responsible for the disturbance. We do not know if the culprits were intending to break into a home or were just pranksters, but the result was that the incident left several of our residents traumatized. That is not acceptable!

I am currently in the process of following up with MCSO.

We may all remember from history that policing was founded in England almost two hundred years ago by Sir Robert Peel, Lt. Colonel Rowan and a lesser known "Irish barrister" named Richard Mayne. According to my *old* National Crime Prevention Materials regarding the history of the Metropolitan Police, "the first duty of a Constable is always to prevent the commission of a crime." To accomplish this goal the police then and today need the complete cooperation of the community. We need to underscore this concept. The community must take steps to first be able to recognize the importance of working together to provide proper lighting and target hardening but also report suspicious activity promptly to the police.

There is no excuse for complacency or apathy because after a tragedy it is too late.

Further, we have spoken of crime prevention on our streets on many occasions, but today there is also

danger from internet scams. They can be devastating both financially and emotionally. Block unwanted email to your spam folders. Don't let anyone pressure you or trick you into providing your personal information to them and change passwords frequently. If you believe you have been a victim of a scam, report it to the MCSO.

Finally, stay safe and stay well!



BUNCO
Felicia Calabro & Deborah Pavlic

BUNCO HAPPY "HOUR"

Come and Join the Fun! Learn to Play in 5 Minutes. We have had a good turnout of residents just learning as well as seasoned players **-AND - Boy, do we have FUN!!**

Great Way to socialize and meet other residents and maybe win some money!!

Bring Snacks and Your Favorite Beverage for Yourself.

Call Felicia 914-907-2491 or Deborah 412-443-5121 for more information.

CONQUISTADOR
STRAWBERRY FESTIVAL
SAVE THE DATE:
Saturday, January 25th, 2025
11:00—1:30



CONQUISTADOR
TELEPHONE DIRECTORY

Our Telephone Directory is posted on our website, Conquistadorliving.com.

It is updated on a regular basis. Call the office if you need the community logon password.

You can look people up by last name or scroll past the alphabetical listing to find their names listed by lot number or building with unit number.

We have added email addresses. If yours is not listed, and you would like it to be listed, please let the office know:

bookkeeper@conquistadorliving.com



LOST & FOUND

If you have left anything behind in the clubhouse or by the clubhouse pool, check the lost and found basket in the office hallway.



ELEVATOR HELP

If you have an issue with the elevator in your condo building, please contact your Board President. Unless someone is trapped in the elevator...then call 911 immediately! The Board President will then contact Bonnie in the office, TK Elevator, or the fire department.



MERRY CHRISTMAS

HAPPY HANUKKAH

HAPPY KWANZAA!!

