



# Resident Information Packet



## Welcome to Ranchero Village

Dear Resident,

Welcome to Ranchero Village! We are delighted to have you join our vibrant and close-knit community. We believe you will find Ranchero Village to be a wonderful place to call home, filled with friendly neighbors and a wealth of amenities to enjoy.

Therefore, we would like to extend a warm invitation for you to join the Ranchero Village Homeowners Association (HOA).

Our HOA plays a crucial role in maintaining the beauty, safety, and harmony of our community. The HOA is the main liaison between the residents and the park owners and park management. Basically, the HOA is the voice of our residents.

By becoming a member, you will have the opportunity to vote on important matters that affect our community, and support the continued work of the HOA board volunteers.

Here are just a few benefits of joining the HOA:

- **Community Engagement:** Get to know your neighbors and become an active participant in community events and activities.
- **Communication:** Stay informed about community news, upcoming events, and important announcements through our regular communications.

We host regular HOA meetings where members can voice their opinions, share ideas, and help shape the future of Ranchero Village. Your input and involvement are highly valued, and we encourage you to attend these meetings and take an active role in our community.

### **Our Vision/Mission Statement:**

*Our mission is to establish a positive and collaborative working relationship with the owners of the park, to protect the investment and interest of all residents (as allowed by Florida Statute #723).*

*We strive to inform and assist residents in matters related to park rules and regulations and advise them of any changes in rights, privileges or government laws. We also encourage them to contribute to the betterment of Ranchero Village in any way they choose.*

To join the HOA, please visit our website at [RV-HOA.com](http://RV-HOA.com) or contact one of the board members for more information.

We are thrilled to have you as part of our community and hope you will consider joining the HOA.

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# Introduction

Ranchero Village offers many activities available right here within our community. For a vibrant lifestyle, we encourage all residents to take advantage of the resources available that meet their particular needs.

This package is designed to provide homeowners with information pertaining to the various activities and options available to you as a part of our community.

This guide is divided into major topic sections to help you quickly locate the desired information. Within each of the major sections are several options available to you.

Clubhouses include locations and major amenities available.

Social activities include group participation such as:

- Men's groups
- Women's groups
- Religious groups
- Group dinners
- Dances
- Entertainment
- Social contribution groups

Physical activities include among others:

- Water exercise
- Physical exercise
- Chair Volleyball
- Bocce Ball
- Shuffleboard
- Golf
- Tennis
- Pickle ball

Communications

- How to Contact

Emergency Information

- Contact information during an emergency situation

HOA

FMO

# Clubhouses

Here in Rancho Village, we have three (3) Clubhouses, all with heated swimming pools, and public Wi-Fi for your convenience. Below is a list of the clubhouses and their major amenities.

- **The Hacienda**

This clubhouse is located on Rancho Boulevard West, at 6th Street. It is the largest of the three clubhouses and houses the Legacy Business and Sales Office. The business office is open Monday through Friday from 9:00 am to 4:00 pm (excluding holidays). The office is typically closed for business between 1:00pm and 2:00pm for lunch.

Events held at this Clubhouse include Saturday Morning Coffee, Dances, Dart Baseball, HOA meetings, Bingo, Concerts and a host of other activities.

There is a full kitchen located inside this clubhouse and the ice machine is available for the use of our residents. You must check in with the office for access to the kitchen. The Hacienda Swimming Pool is for adult residents and their guests (age 16 and older) and is handicap accessible. Guests aged 16 to 18 must be accompanied by a resident of Rancho Village.

- **The Corral Clubhouse / Recreation Center**

This clubhouse is centrally located at 3rd Street and Rancho Boulevard. It houses our library and is home to the Corral Chapel and their activities.

This facility has a full kitchen for various activities – only scheduled activities with permission may use the kitchen. An ice machine is located in the kitchen, and is for the use of Rancho Village residents only.

The Corral swimming Pool is the largest of the pools, and it also has a hot-tub and two separate restrooms with showers for residents and their guests. Pool hours are from a half hour before sunrise, and a half hour before sunset.

This is the only swimming pool that allows children who are visiting. Children's hours are from 10:00am until 2:00pm and 5:00pm to 7:00pm. Children must be accompanied by a resident of Rancho Village. All other times are for adults only. Water fitness classes are held at the Corral pool.

- **The Lakeside Clubhouse**

This is the smallest of the three clubhouses and is located on Lake Drive toward the Ulmerton Road entrance. Several activities are held at the Lakes clubhouse, though there is no kitchen facility. The Lakes pool is also the smallest of the three pools but is open to all residents and their guests age 16 and older. Guests under age 19 must be accompanied by a resident of Rancho Village.

# Social Activities

Each of the currently available social activities is listed within this section.

## Social Activities Committee (SAC)



It is SAC's responsibility to coordinate many social functions for all residents of Rancho Village. This is a volunteer organization and relies on volunteers to promote and administer activities within our community.

This includes the Women's Club, Men's Club, Dances, Entertainment, Bingo, Saturday Morning Coffee, Heedless Hoarsemen, and Outreach. You will learn about upcoming events and be able to purchase tickets for the many activities being planned.

We have many activities you may want to review to see if you would like to offer your talents or your time to get involved. These functions are operated solely on a volunteer basis, and we are always looking for volunteers.

On behalf of SAC, welcome to Rancho Village, and we look forward to seeing you at future events!

## Saturday Morning Coffee



Each Saturday morning at 8:00am (except for the month of August), the Social Activities Committee hosts the Saturday Morning Coffee at the Hacienda Clubhouse.

Announcements are made about upcoming events, and discussions as to prior meetings. It is also here that you may purchase tickets for upcoming events. There is a minimal donation request for coffee and a donut. The announcements usually take about 50-60 minutes. This gathering provides a great opportunity to meet your neighbors and learn what's going on in our community.

# Bingo



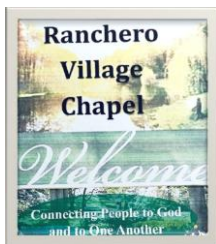
We invite you to attend the Rancho Village Bingo held on Wednesdays at the Hacienda Clubhouse (except for the month of August).

Cashiers open at 5:00pm and games begin at 6:30pm. Six pack cards and nine packs are available.

Enclosed within this welcome packet is a Gift Certificate for one (1) Six-Card Pack for new residents aged 18 or older (1 per household).

Snacks are available for purchase. We would love to see you here for a fun evening!

# Chapel



The Rancho Village Chapel was founded in 1980 as a **Non-denominational church**.

We welcome you to one of the friendliest churches in Florida.

Our spiritual leaders are:

Pastor Tom Hamilton and Kathy Hamilton

We meet every Sunday morning from 10:00am to 11:00am.

Our "meet and greet" begins at 9:30 am, which includes coffee and snacks.

There are events and programs available throughout the year:

- Weekly Bible study at 6:30pm which includes snacks
- Ladies Bible study led by Kathy Hamilton twice a month
- Ladies Circle offers prayer and service to the village and the outlying community
- Once a month, we have movie night in lieu of our Bible study

## Special Events

Day of Giving

Ice Cream Social

Summer Picnic

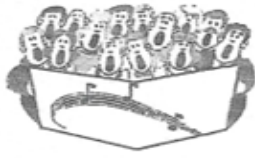
Fall Potluck

5<sup>th</sup> Sunday Fellowship

Gospel Concerts

Monthly Communion

## Chorus (Mixed)



Start your week off in a good mood by joining us in song. There are no auditions or tryouts required. We are simply a group of friends who love to sing a variety of music. We always have a good time!

Sometimes we sing in unison, and at other times we sing in 3- or 4- part harmony. We present two shows each year for the residents of Rancho Village.

At Christmas time we have a songfest of traditional and not so familiar Christmas songs, and we share some light snacks and fellowship with our neighbors. We also sponsor the Holiday Dance at the Hacienda Clubhouse in December. In March, we present our Spring Show of familiar and more current music.

Rehearsals are being held on Monday mornings at the Corral Clubhouse from 9:15am to 11:45am. Please look for further details in the Rancho Monthly Bulletin at [www.monthly-media.com](http://www.monthly-media.com).

**PLEASE COME AND SING WITH US!**

## Dances



Greetings Newcomers,

We would like to welcome you to our fun-filled park and invite you to join the fun at one of our dances.

We sponsor six dances each year:

- February Valentine Dance
- March St. Patrick's Dance
- April Snowbird Dance
- October Halloween Dance
- November Fall Dance
- December Holiday Dance

Some dances are available free of charge at the Corral Pavillion.

We would like to invite you to one dance of your choice free of charge. Please use the enclosed coupon to exchange for a ticket.

## Entertainment



Where can you go for great entertainment for less than \$25.00 per person? Right here in Rancho Village!

For a great entertainment experience, you do not have to get in your automobile and drive outside the park – just arrive at the clubhouse with your paid ticket and enjoy a wonderful time.

Special guest entertainers are invited to perform throughout the season right here at Rancho Village. Entertainment varies from nationally known comedians to musical performances, to tribute artists, and more.

For information on upcoming events, please attend Saturday Morning Coffee at the Hacienda or consult the monthly bulletin, or online at [www.monthly-media.com](http://www.monthly-media.com). Events are also published on the HOA website: [RV-HOA.com](http://RV-HOA.com).

## Game Night



Join your neighbors Friday nights at the Corral Clubhouse at 6:00pm. Come and go as you like. Bring your favorite game or come and learn a new one and meet new people.

# Heedless Hoarsemen



The Heedless Hoarsemen Men's chorus welcomes you with a warm and robust greeting.

We are a male chorus of voices singing in four- part harmony. It is the love of singing in harmony and of bringing cheer to our audiences that is our mission and common bond.

Our weekly practices begin in mid-November and continue through to Show-Time in March. We offer eight performances each year, two of which will be given in Ranchero Village, while others are in retirement communities in Pinellas County.

Our repertoire consists of a wide variety of songs and skits designed to entertain senior audiences with patriotic, love, sacred, and old and new favorites, with some good old barbershop thrown in for good measure. We have been doing this since 2002.

We are always on the lookout for new talent. Look for further details in the Ranchero Monthly Bulletin [www.monthly-media.com](http://www.monthly-media.com).

Welcome neighbor – it is a pleasure to have you aboard!

# HOA Cares Network



This group which is supported by the HOA, contributes to the safety and wellness of residents of Rancho Village.

## **Purpose**

We provide contact with RV residents who live alone, have limited mobility, or are socially isolated. This is provided by volunteers who live here in Rancho Village. Contact with a resident may be daily, monthly, or a frequency determined by the resident. Contact can be made by phone, text or a personal visit. This arrangement may be on a short-term or ongoing basis.

**Exclusions** Volunteers cannot provide transportation, medical advice or personal services.

## **Emergency Response**

We have a system in place to assist residents in the aftermath of community emergencies (hurricane, tornado).

## **The 10 Neighbors Project**

We encourage residents to know and be aware of at least ten nearby neighbors.

## **Yellow Dot Program**

Pinellas County's Yellow Dot and Vial of Life programs alert first responders to your critical healthcare needs when you are seriously injured and cannot communicate that information yourself. By affixing a Yellow Dot sticker on your home and/or automobile lets first responders help in emergency situations.

All you need to do is [request a kit](http://www.pinellas.gov/yellowdot) on line at [www.pinellas.gov/yellowdot](http://www.pinellas.gov/yellowdot).

Once you receive your information packet, fill in the information and place in your vehicle's glove compartment and on your refrigerator at home. The kit comes with decals for your vehicle and front door, so first responders know you are a Yellow Dot participant.

The brochure now includes emergency pet care contact information that will enable Animal Services to contact a caregiver for your pet during an emergency. Making this information available could help save your life and the life of your pet.

## **Contact Us**

If you would like to sign up for Cares Contact, suggest a neighbor or volunteer to help us, please contact Debbie Mills at 309-696-1444.

# Let's Play Cards



- **Bridge**  
Bridge is played on Tuesdays at the Corral clubhouse. Play starts at 6:30pm, however plan to arrive 15 minutes early to help set up the boards and cards. If you do not have a partner, contact Jim Peel (705) 991-3157 to see if he can help find a partner for you.
- **Bunko**  
Bunko is played monthly on the first Thursday of the month at 1:00pm at the Hacienda clubhouse.
- **Ladies' Phase 10 and Hand and Foot Card Games**  
This is a simple, yet enjoyable game. Meet your friends for fun and laughter on the 2<sup>nd</sup> Saturday of each month 2:00-5:00 pm at the Corral Clubhouse.
- **Thursday Night Bid-Euchre**  
Join us at the Corral Clubhouse on Thursday nights at 6:30 pm. Bring \$1.00 and a friend!
- **Cribbage**  
Cribbage is played each Monday night at 6:30pm at the Lakes Clubhouse. The cost is only 25 cents to have a great time with friends and enjoy an evening out.
- **Mahjong:**  
We are looking for more residents to play mahjong. If you are not familiar with this game, we will gladly teach you. It is open to all Rancho Village residents, and play begins at 11:00am at the Lakes Clubhouse every Tuesday. Come check us out!!

Make certain to check the monthly bulletin online at [www.monthly-media.com](http://www.monthly-media.com) for updates on dates and times of all games. Some games may be seasonal.

# LGBTQ and Friends



Our group meets on the 2<sup>nd</sup> Sunday of the month at 1:00pm at the Lakes Clubhouse.

We welcome all to attend and then go out to eat afterwards. We have been inviting the Bay Ranch LGBT group to meet with us as well.

For more information contact:

Johnny Mathes: (317) 340-9139 email: [Johnny1659@gmail.com](mailto:Johnny1659@gmail.com)

## Library



We have our own library here at Rancho Village, which is located in the Corral clubhouse.

You are welcome to just sit and read or borrow an item to take home and enjoy.

We have the following materials available:

- Books (printed)
- Audio Books
- Jig Saw Puzzles

If you want to borrow an item, we employ the honor system. Please return the borrowed item when you are finished.

The library is sorted and labeled by genre to help you easily find your particular interest.

If you have media to donate, please contact our Librarian, Bev Thoreson at (727) 248-5846.

## Men's Club



All men living in Rancho Village automatically become members of the Men's Club. There are no dues required to participate.

As a group, we host various events and functions throughout the year including the below – please refer to the monthly calendar for specific dates/events:

- Pancake Breakfasts
- Corned Beef Dinner
- Italian Dinner
- July Fourth Picnic
- Music Bingo

Our members cook and serve all meals. We meet on the 1<sup>st</sup> Saturday of the month after coffee at the Hacienda Clubhouse, except for the months of July and August. We often provide interesting speakers at our meetings, and we always serve refreshments.

We invite you to attend, and we look forward to meeting new members.

## Outreach



Do you have the urge to volunteer for a good cause, but prefer not to leave the park? If so, we have the right spot for you!

Come join a fun group every Thursday 9:30am to 1:30pm at the Corral Clubhouse (November through March).

The Outreach group consists of a group of volunteers who make quilts, which are donated to our residents as well as local organizations supporting people in need. We have all the supplies needed, sewing machines, fabric and tools. If you are not a “sewer”, we need people to be “ironers” to assist the sewing volunteers.

No experience is necessary, and we can teach you how to sew.

Join us in making a difference, One Stitch at a Time!

# VFW (Veterans of Foreign Wars)



Veterans of Foreign Wars Post 7938 Rancho Village. 7100 Ulmerton Rd, Lot 1036, Largo, FL 33771. (727) 408-5481

We welcome all VFW Veterans to attend our meetings on the second Tuesday of each month at 18:30 hours (6:30pm) at the Hacienda Clubhouse. Post 7938 was organized and chartered in May of 1984 at Rancho Village and is a party to district 9 in Pinellas County.

We have various programs throughout the year including Memorial Day, Veterans Day, various picnics, and an all-Veterans dinner dance.

We Gladly welcome all Veterans in Rancho Village to join us.

## Women's Club



As residents of Rancho Village, all Women are automatically members of the Women's Club and are extended this invitation to come see what we are all about.

The Women's Club has a board meeting the first Tuesday of every month where all women are invited to attend. Also, the Women's Club generally has a luncheon/dinner/event every second Tuesday of every month. This may change at any time of course.

We operate from October through the end of May the following year. A plan will be made for the upcoming new year at our October meeting and will be announced in the October bulletin. New and exciting luncheons, events, and dinners are on the agenda. Join us with your fresh ideas or thoughts on how we can make this year the BEST ever!

Enjoy your Complementary Ticket to our next luncheon from us!

We are excited to have you in the community, making this a home to enjoy! A fun place to be! Many memories to cherish! And, most of all, friends to be made.

**WELCOME WOMEN OF RANCHO VILLAGE, HAPPY YOU ARE HERE!**

# Physical Activities

## Fitness Center



Our park has its own fitness center located at the Corral Clubhouse between the Laundry and the shuffleboard courts, with brand new equipment as of 2017. The fitness center is open to all Rancho Village residents and guests over the age of 18.

To enter the fitness center, you must obtain the passcode from the Hacienda office.

Feel free to listen to music on the radio or watch some TV while using the machines, however, please be courteous of others using the facility. Please bring your own towel and sanitizing sprays to wipe off equipment after each use. The facility is air-conditioned, and there is purified water available for our fitness buffs.

## Aerobics - Cardio



Stay fit and have fun! Everyone is welcome to Cardio Aerobics

Every Monday through Friday at 8:30am at the Corral Clubhouse Pavillion. Bring your light 1-3 lbs. weights and ropes. Come and join us. This activity is all year long.

## Aquacise



Every Monday, Wednesday, and Friday at 10:00am at the Corral pool (weather permitting of course). It's healthy exercise and easy on the joints.

Please check the monthly bulletin for any schedule changes.

## Chair Volleyball



Chair Volleyball is a new event that was added in 2026. We play on Mondays and Thursdays at 1:00pm at the Hacienda Clubhouse.

Chair (sitting) volleyball is a variation of traditional volleyball designed specifically for individuals with mobility issues. The sport follows many of the same principles as standing volleyball but with some key adaptations to ensure it is accessible and competitive for all participants. Instead of using a volleyball, we use a beach ball.

We rotate out players depending on the number of residents wanting to participate.

This is a lot of fun, and all are welcome as participants or viewers.

## Billiards



Ranchero Village has its own billiards room which is located near the laundry room at the Corral Clubhouse.

Please see the office for the key-pad code to enter the building, and bring your own cue, or use one of ours to enjoy some games with friends. All residents are welcome!

## Bocce Ball



Lakes Bocce Courts League begins in January. Our mixed teams play on Wednesday mornings and run for 10 weeks. A banquet will be held the week after the final game of the season.

The cost to join is \$5.00 per person. The sign-up sheet is located in the Hacienda clubhouse. To keep things fair for all teams, we are looking for players who can commit to Wednesday morning games.

Game Times:

Start Time	End Time
9:00am	9:40am
9:45am	10:25am
10:30am	11:10am
11:15am	12:00pm

If you have any questions, please contact:

Sandra Paparelli – [spapar1058@yahoo.com](mailto:spapar1058@yahoo.com)

Donna Dahmm – [rddahmm@gmail.com](mailto:rddahmm@gmail.com)

Cathy Hula – [cathyhula@myyahoo.com](mailto:cathyhula@myyahoo.com)

Note: you can practice Bocce at any time at the Lake House. The balls are in the tin box.

This is a fun league, and you'll meet some new friends and neighbors!

## Bowling



All residents are invited to open bowling at Seminole Lanes every Wednesday at 12:30pm. Seminole Lanes is located at Park Blvd and Starkey Rd. This is NOT team bowling, our Rancho bowlers just bowl for fun! COME JOIN US.

## Corn Hole



Join your friends and neighbors for corn hole on Monday nights from 6:00pm to 8:00pm at the Hacienda. This is not a league - it is pick up. Even if you never played come out and give it a try. We play year-round.

Any questions, please contact Juliana (414) 750-5323 or Rocky (737) 642-9292.

## Dart Baseball



This is a great indoor sport. Everyone is welcome, and if you do not know how to play, we'll show you!

Dart Baseball is played every Friday afternoon at the Hacienda Clubhouse at 12:30pm. It's a big dart board, set up like a baseball diamond. You throw darts and try to hit a base before you get 3 "outs". It's great fun and at the end of the winter season we have a banquet.

## Golf Putting Green/Driving Net



For your enjoyment is a small area to practice your putting or practice your drives.

This facility is located just outside the Fitness Center (Corral Clubhouse). You can bring your own clubs and balls or use some that are provided at the driving net.

These amenities are for our residents and guests, so please help take care of our equipment.

## Chics 'n' Sticks Ladies' Golf



We welcome players of all levels who enjoy the game & are familiar with golf etiquette. We are always looking for new players who would like to join us.

We play on Mondays at the par 3 Largo Municipal Golf Course. Please arrive by 7:30am to be ready for an 8:00am start.

It's your choice whether you would like to play with our 9-hole group of ladies, or golf with those who play 18 holes.

We play November, all through December holidays ending with our banquet held mid-March each year. Watch for information in the Ranchero Monthly Bulletin, that is available at any clubhouse or on-line. Information on play is in each Bulletin beginning in October through March. If interested, you can contact us & then start playing anytime between November & February.

For more information, please contact Marilyn Willette:

chicsgolf2022@gmail.com or 1-705-795-4439.

We love to meet fun new faces.

## Men's Golf League



The league starts the first or second Monday of January, and we play through March.

The league plays at Countryway Golf Club in Oldsmar executive course. The first tee time is at 8:30am.

There are currently openings for spare and full-time members. The league is comprised of two-man teams which play head-to-head matches utilizing handicaps. Spares are used when regular members have a player or two missing. If there are no missing team members, spares that show up will be put together and play. No designated spare is turned away. Prior to the beginning of the league and after the league ends, we play every Monday and select teams randomly from those present that day. We ask that everyone be there by 8:30am so that we can select teams. If you are interested in joining the league or wish to participate in our non-league golf, please call Jeff Kubiszewski (414) 349-9841. For more information about the golf course, visit [countrywaygc.com/](http://countrywaygc.com/)

## Largo Golf Course

This 18-hole Executive Course opened in 1969. The course is a par 62 executive course and measures 3,300 yards from the longest tees and features two sets of tees for different skill levels. Greens and fairways are Bermuda grass.

12500 Vonn Rd – Largo, FL 33774 (727)518-3024

**Check website for current rates [www.largogolf.com](http://www.largogolf.com)**

## Pickleball



Pickleball was introduced to Rancho Village in 2017. We have courts located to the right (north) of the Hacienda Clubhouse.

Rancho Village has 6 dedicated Pickleball Courts located at the Hacienda. Courts are available 7 days a week for residents and their guests from 8:00AM to 8:00PM.

There is organized play every Tuesday, Thursday, and Saturday beginning at 8:00AM. A court is available for entry level players as needed.

Instructors are available for anyone who wants to learn this fun game.

We look forward to seeing you on the courts!

If you have questions, please call Dennis Butterfield: (317) 453-6600 or email [DennisB317@gmail.com](mailto:DennisB317@gmail.com).

## Shuffleboard



Welcome everyone! If you would like to learn how to play shuffleboard come to the courts on Tuesdays and Thursdays at 6:15pm and we will teach you (free).

Shuffleboard is easy and a lot of fun. If you already know how to play, also come over at 6:15pm and join the rest of us (weather permitting).

On Tuesday and Thursday, bring a quarter to play three games. We play a crazy game called "Horsecollar". It is a lot of fun and helps you learn, plus nobody goes home empty-handed.

We play competitive shuffleboard on Sundays at 6:15pm, which is good practice for league play. There is no charge for the competitive play on Sunday.

The courts are open daily until 10:00pm for all adults to play. There are cue sticks and disks available at the east end of the shed. Due to vandalism, we had to put a lock on the door, so call the office, or Gene Harris for the combination to the lock if you want to play.

Guests and children must be accompanied and supervised by a resident of Rancho Village.

For additional information, please contact Gene Harris: 727-533-5773

Email: [gene@clanharris.us](mailto:gene@clanharris.us)

**\*\* Closed toe shoes are required for the safety of your feet.**

**SEE YOU AT THE COURTS!**

# Tennis Club



We are always happy to welcome new members to our Co-ed Tennis Club.

You may join any time!

Our season is from November to April, and we meet at the Lakes clubhouse tennis courts from 8:30am to 10:00am on Monday, Wednesday and Friday.

The cost for the entire season is \$15.00, which covers supplies (mainly balls) and the luncheon at the end of our season. You may join us at any time during the season.

For weekly play, you simply sign up at the Lakes tennis court entrance on Friday or Saturday for the day(s) you wish to play during the following week, and our schedulers will assign you to a court with other players for those days. Play consists of 3 sets of 8 games each, and your pre-assigned partners and opponents will change for each set.

Our members have a wide range of ability levels, and every effort will be made to place you with players of comparable ability so that you feel comfortable.

Watch the Rancho Monthly Bulletin for our first General Meeting of the season in November.

Hope to see you on the courts, you will be most welcome!

# Communications

## Monthly Bulletin

The Rancho Village Bulletin contains articles submitted by:

- SAC and HOA board members
- Social Activity Groups
- Physical Activity Groups
- Excursion Groups
- Calendar (center fold) of the month's scheduled events.
- Advertisements that may be of interest to our homeowners.

Contact information is provided in the Monthly Bulletin.

Please note, the Calendar does not include repetitive game events.

New bulletins are typically available a few days before the start of each month which are available at each clubhouse.

You may also view our bulletin online at [www.monthly-media.com](http://www.monthly-media.com). Click on the "PARK NEWSLETTERS" tab, then scroll down to the Rancho Village link. A link to the bulletin can also be found on the HOA website: [RV-HOA.com](http://RV-HOA.com).


# Ranchero Village on YouTube

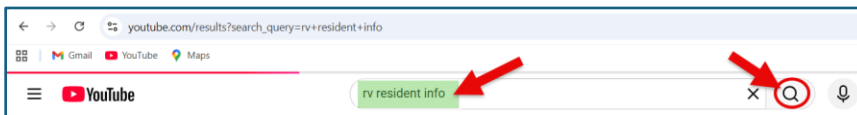
This website contains information on happenings and contact information here within our community.

If you have any questions or concerns, please contact Julia West at (636) 236-5533.

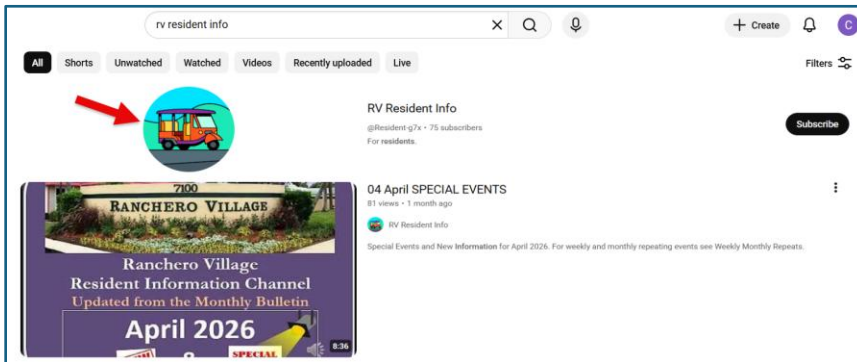
Here's how to watch it on YouTube:

Open your internet browser and type in [YouTube.com](https://www.youtube.com)

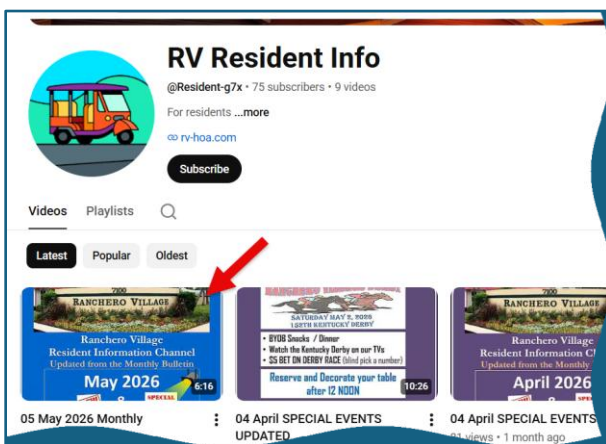
In the search field, type in rv resident info, and then click on the search icon .



Look for our colorful golf cart icon and click on this.



Choose the most current video, and then click play. (Note: the *New Info and Special Events* video has all new information. The *Weekly Monthly Events* video is mostly directed towards new residents)



## **Cable Television and Internet**

Currently, the only cable television and internet provider for Rancho Village is Spectrum. Currently, included in your monthly bill from Legacy, is a charge of \$40.00 per month that includes access to Spectrum cable and the internet (regardless if you use one or both of these services). The equipment for connectivity to the internet (modem and router) is free of charge from Spectrum.

## **Social Media - Nextdoor**

Nextdoor Holdings, Inc. is an American company that operates a hyperlocal social networking service for neighborhoods. This platform allows users to communicate with an individual or a group of individuals. Rancho Village has established a private forum for which only verified members of the Rancho Village residents may participate. If you apply to belong to "Rancho Village Discussion Forum", simply fill out the information at [www.nextdoor.com](http://www.nextdoor.com). When it is verified that you are a resident, you will be added to the site.

Residents may post items for sale/free, ask questions about events, be apprised of upcoming meetings, or even comment on new restaurants, shops, etc.

Please note that Nextdoor is monitored by the company and any offensive language or posting may result in a suspension of your account. Just keep in mind, this is designed to be a safe and friendly space.

Nextdoor is a great tool for keeping in touch with each other. Additionally, both the Largo Police Department and the Pinellas County Emergency Management System are part of our Nextdoor neighborhood, and issue important information and emergency weather statements for our community. If there are hurricane/storm warnings for our area, you will be advised directly by the Pinellas County Emergency Management System of the best course of action for you to take.

# Emergency Communications

## Shelters

Below is a list of available shelters in the event of an evacuation emergency, and some are pet friendly. Please refer to the list below. Not every shelter will be open for every evacuation. Please check [www.pinellascounty.org/emergency](http://www.pinellascounty.org/emergency) or call the CITIZENS INFORMATION CENTER at (727) 464-4333 or TDD (727) 464-3075

The shelters below are sorted by City.

Shelter Name	Address	City	Shelter Type
Belleair Elementary	1156 Lakeview Rd	Clearwater	General Shelter
Clearwater Fundamental Middle	1660 Palmetto St	Clearwater	General Shelter
Clearwater High	1951 Gulf to Bay Blvd	Clearwater	General Shelter
McMullen-Booth Elementary	3025 Union St	Clearwater	General Shelter
Ross Norton	1426 S Martin Luther King Jr Ave	Clearwater	General Shelter
Skycrest Elementary	10 N Corona Ave	Clearwater	General Shelter
Dunedin Elementary	900 Union St	Dunedin	General Shelter
Dunedin Middle	70 Patricia Ave	Dunedin	Special Needs
Largo High	410 Missouri Ave	Largo	Pet Friendly
Mildred Helms Elementary	561 Clearwater Largo Rd S	Largo	General Shelter
Carwise Middle	3301 Bently Dr	Palm Harbor	General Shelter
Palm Harbor Middle	1800 Tampa Rd	Palm Harbor	General Shelter
Palm Harbor University High	1900 Omaha St	Palm Harbor	Pet Friendly
Palm Harbor University High - Building 19	1900 Omaha St	Palm Harbor	Special Needs
Fairmount Park Elementary	575 41ST St S	St. Petersburg	General Shelter
Gibbs High	850 34th St S	St. Petersburg	Pet Friendly
Jamerson Elementary	1200 37th St S	St. Petersburg	General Shelter
John Hopkins Middle	701 16th St S	St. Petersburg	Special Needs
Lealman Exchange	5175 45th ST N	St. Petersburg	Special Needs
Melrose Elementary	1752 13th Ave S	St. Petersburg	General Shelter
New Heights Elementary	3901 37th St N	St. Petersburg	General Shelter
Sanderlin K-8	2350 22nd Ave S	St. Petersburg	General Shelter
Sexton Elementary	1997 54th Ave N	St. Petersburg	General Shelter

# Special Needs Evacuation Assistance

Pinellas County assists residents with medical, functional or special transportation needs in an emergency. Register for the program in advance to make sure you have the resources you need during a disaster evacuation. A form for application to this program is included in this packet.

Below is an excerpt from the Pinellas County website. A copy of the latest registration form is included in this packet.

For further information, visit [www. https://pinellas.gov/special-needs/](https://pinellas.gov/special-needs/).

## Special Needs

### Eligibility

Residents of all ages who have special needs are eligible for the program. Some examples include but are not limited to:

- Needing oxygen.
- Requiring assistance with routine care and medications.
- Requiring medical assistance.
- Dependence on electricity.
- Requiring transportation assistance.

### How to Register

There are several ways to register for the program:

- Register online.
- Request a form be mailed to you. Call Pinellas County Emergency Management at (727) 464-3800.
- Print out a form and mail it to Pinellas County Emergency Management, 10750 Ulmerton Road, Building 1, Suite 267, Largo FL 33778 or fax to (727) 464-4024.

# Transportation Services



SENIOR CARE NETWORK

Neighborly is a non-profit 501C (3) organization licensed as a corporation in the State of Florida.

## Mission and Vision Statement

Neighborly is dedicated to improving the lives of older persons in need of home and community-based services who reside in Pinellas County, Florida. As a champion for seniors, we provide **Meals on Wheels, Adult Day Programs, Senior Dining and Transportation\*\***. Since 1966 Neighborly has served the elderly with ever-expanding programs to “improve health, wellness, and independent living for individuals and families.”

Transportation\*\* is one of the important services provided by Neighborly. Transportation is available for individuals, and there is an option for leasing a bus for group trips.

For more information refer to the flyers contained in the welcome packet or contact Neighborly by telephone or visiting their website.

(727) 571-4384 [neighborly.org](http://neighborly.org)

\*\*Transportation is available through the Sunstar FirstCare Ambulance Membership Plan. It is a Pinellas County Government program that works with an individual's (or family's) insurance plan to cover 100% of expenses associated with the deductibles and copayments and 50% of cost for medically necessary transports denied for non-covered charges by your insurance plan.

Visit <https://www.sunstarems.com/about/firstcare-membership-savings-program>.

# Ranchero Village HOA



The Association of Ranchero Village Homeowners Inc. is a non-profit corporation established to benefit the residents of the park.

The board of our association is elected from volunteers who step up to serve the park and its residents.

Our HOA plays a crucial role in maintaining the beauty, safety, and harmony of our community. By becoming a paid member, you will have the opportunity to contribute to the decision making process on important matters that affect our community.

Your input and involvement are highly valued, and we encourage you to attend the HOA meetings and take an active role in our community.

To join the HOA, please visit our website at [RV-HOA.com](http://RV-HOA.com) or contact one of the board members for assistance and/or additional information.

## HOA Board of Directors Contact Information

You may also contact any board member by emailing to [rvhoaboard@hotmail.com](mailto:rvhoaboard@hotmail.com).

Position	Name	Phone	Email	Lot
President	Norman Runkles	407-625-3260	<a href="mailto:Nrunk@aol.com">Nrunk@aol.com</a>	200
Vice President	Doug Rafters	343-553-5417	<a href="mailto:dougrvhoa@gmail.com">dougrvhoa@gmail.com</a>	1111
Secretary	Sydney Runkles	321-297-7539	<a href="mailto:syd419@aol.com">syd419@aol.com</a>	200
Treasurer	Carolyn Johnson	734-228-8977	<a href="mailto:Carolyn.johnson7757@gmail.com">Carolyn.johnson7757@gmail.com</a>	230

## Bus Trips



A special transportation fund was granted to the HOA by Legacy which is primarily used for bus trips. The HOA sponsors Bus trips to various places during the year. Residents are responsible for their own admission fees to destinations. The Transportation committee will announce trips at the weekly Saturday morning Coffee, on NextDoor, the HOA website RV-HOA.com, and at HOA Member Meetings.

# FMO



FMO is the Federation of Manufactured Home Owners of Florida. This is a non-profit organization established to promote its members general welfare, protect the rights and interests of, and be a consumer advocate for manufactured/mobile homeowners.

The FMO enables manufactured/mobile homeowners to become actively involved in Florida legislation that affects future matters to the populous. For those that desire to be socially/politically active in this forum, we encourage you to become an active and participating member. Membership fees are required.

For additional information or to join FMO, visit the FMO website at [www.fmo.org](http://www.fmo.org). Below are some excerpts from the FMO website.

## **Welcome page of the FMO website:**

### **Welcome to the FMO Website**

“The Federation’s purpose is to promote its members’ general welfare, protect the rights and interests of, and be consumer advocate for manufactured/mobile homeowners.

Our members are current, former, and future manufactured homeowners who care about our lifestyle and hope to make a difference at the state level. Our accomplishments are numerous and include the creation of Florida Statute 723, “The Florida Mobile Home Act”, which safeguards your rights as homeowners in Florida. Most recently we’ve successfully lobbied for the extension of The Mobile Home Tie-Down Program for 10 more years. We owe all of our success to our dedicated members. We hope you’ll find the information and resources on our website useful and join us in our fight to protect our lifestyle. Together we can and do make a difference!”

## **FMO website: Why Join the FMO?:**

- Our purpose is to promote our members general welfare
- Protect their rights and interests
- Be a consumer advocate for manufactured/mobile homeowners
- Protection from abusive Park Owners (created Florida Statute 723)
- Protecting you from wind damage (created the tie down program)
- Preventing sales tax (Not added to rent payments)

FMO membership costs less than 10 cents per day. Join us in our fight to protect your lifestyle. Together we can make a difference.