

THE SUNDANCER



Sundance MHP

www.zephyrhillssundancehoa.org

Volume 1 Issue 9

July 2026

Sundance Homeowners Association

6336 Santa Fe Drive, Zephyrhills, Florida 33542
info@zephyrhillssundancehoa.org



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marilyn@zephyrhillssundancehoa.org
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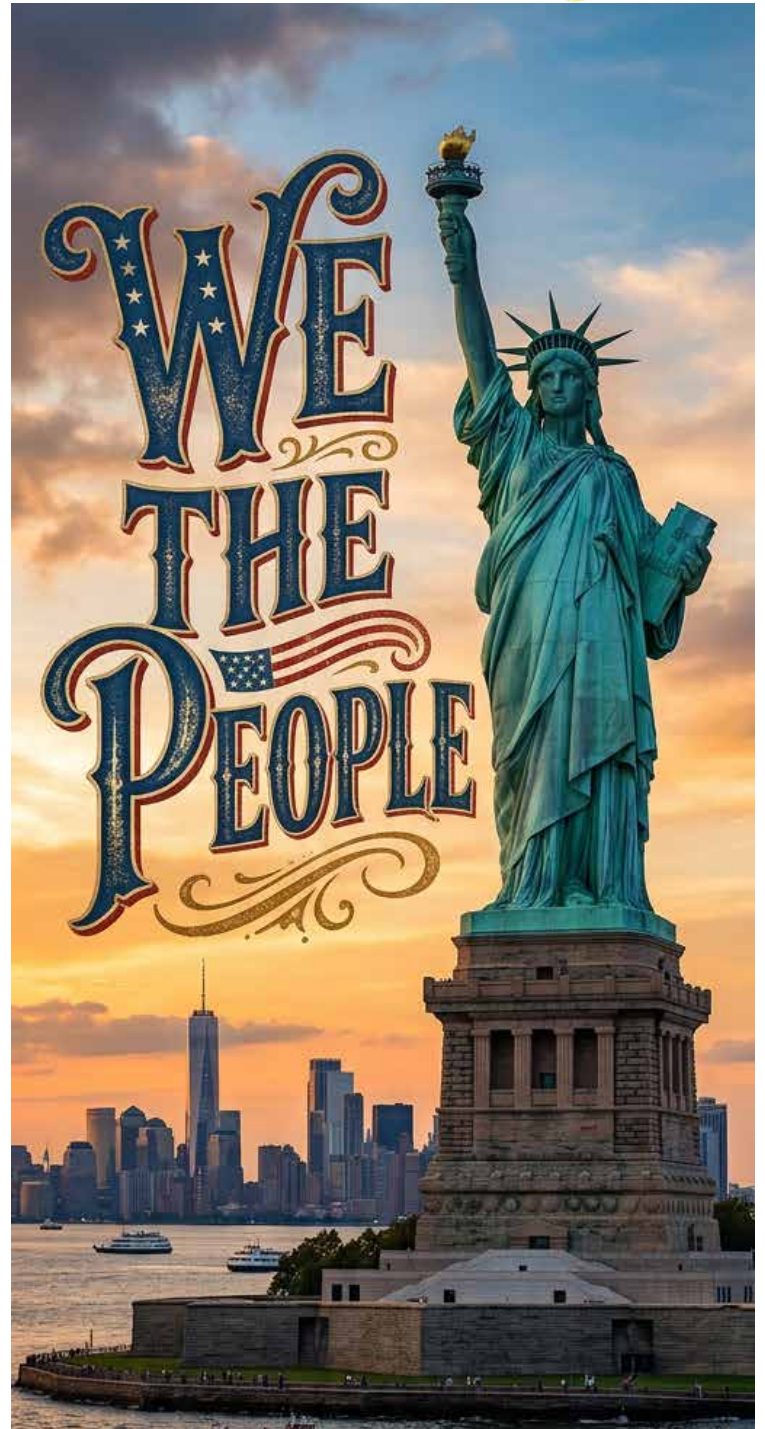
Sundance Mobile Home Community Office:

Office Hours: Monday thru Friday 8:00 am til 4:00 pm
Community Mgr: Deidra Shelley 813-779-3214
sundance@legacymhc.com

After Hours: 813-779-3214
Website: www.legacymhc.com

Emergency Care/Urgent Care

Pasco County Sheriff's Office (non-emergency)
..... opt 7 727-847-8102
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..... 813-788-0411
24 hour ER 7050 Gall Blvd., Zephyrhills 813-783-6112
Zephyrhills VA Clinic 37827 Eiland Blvd. M-F, 0700 - 1630
..... 813-780-2550
Caring Physicians Medical Clinic 6755 Gall Blvd
..... 813-782-4439



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2026



2027

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Director



Kathy Oliver

Director



April Blackman

Director



Sandy Smith

Director



Sally Defina

info@zephyrhillssundancehoa.org

HOA Website: www.zephyrhillssundancehoa.org

Are you new to SUNDANCE?



Are you new to SUNDANCE? Our Hospitality Greeters are Andy & Betty Ludwick, and they would like to connect with you!

Check this newsletter or contact any board member.

Please let Andy & Betty Ludwick know you're here! 813.715.2385

We all look forward to meeting you soon!!

Disclaimer: Our advertisers, and their products/services, have met the needs of many of your neighbors. The HOA, Sundance Community, or this Newsletter, does NOT endorse or recommend any paid advertiser. Thank You.
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Free Community SHRED EVENT

SATURDAY
AUGUST 1

10 AM - 1 PM

AT THE

Sundance
Clubhouse



- Limit 1 Box or Large Bag per person
- No need to remove staples, paperclips or file folders
- No binders, metal or plastic - no zip lock bags
- We can shred paper, plastic credit cards & cd's

Join us for a FREE community shred day Saturday, August 1st from 10 am - 1 pm.

While you're here you can also:

- Purchase tickets for the Toby Keith Tribute with Kris Pierce \$10 Pass Member or \$20 General Admission
- Join FMO
- Join the HOA

Please look for this flyer at the Information Center to sign up!

Sunshine Club

Get Well: David Jordan, Tom Unangst.



Sympathy: Maggie Ward, on the passing of her sister, Lynda Haynes, Family of Darlene Senovitz, on her passing.



If you know of a friend or neighbor that has been ill, in the hospital, or lost a loved one, the Sunshine Club would like to brighten their day with a card. Please reach out to Ann Krauss at 813-783-7860 or email at akmidnight@tampabay.rr.com and give her the info including name and address.



SAFETY PATROL

SAFETY PATROL, TUES, JULY 21 @ 1 PM

From your Safety patrol. Our front gate is fixed and now sports a big stop sign. New fencing has been installed along Sierra and Pueblo. With so many people up north there are a lot of empty houses. Please be a courteous neighbor and keep an eye on those vacancies around you. Report any suspicious activity to the Zephyrhills Sheriff office. And Jeff has taken over leading the Safety Patrol. We welcome him as he figures out how to make this job his own. He would also like to encourage anyone interested in joining the patrol, to contact him at 813. 355.1347.

Rock Painting

Thurs, July 23, @ 1pm



Need a nice calm afternoon? Bring a cool drink, sit in the air conditioned clubhouse and paint.



Don't miss out on events, activities, and information!

We now have our own Facebook Group and if you are a HOA Member you can join. Look for the Sundance Logo and request to join today!



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SUNDANCE

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full kitchen and community library

YEAR-ROUND ACTIVITIES:

shuffleboard, bingo, veteran's club,
dance clubs, card games
fully equipped fitness center

EVERYTHING INCLUDED:

no amenity fees, including
clubhouse events

**OPEN
HOUSE**

**Thursday,
July 16th
10am-1pm**



SUNDANCE

813-779-3214

6340 Santa Fe Dr • Zephyrhills

Bloodmobile Dates

Bloodmobile dates:

Oct 28,

Dec 23,

Feb 17, 2027 & Apr 14, 2027



Toby Keith
1961-2024

Kris Pierce
Presents a
Toby Keith Tribute

Sundance Mobile Home Community
6340 Santa Fe Drive, Zephyrhills

AUGUST 15, 2026 @ 7 PM

Icon of a cowboy hat | **SERVING A RED SOLO PLATE SOUTHERN SUPPER** | Icon of cowboy boots

Contact 813-610-3527 for Tickets **\$20**

Monthly Activities

Shuffleboard

Monday – Wednesday – Friday @ 9 am

Coffee n' Donuts

Wednesday @ 8 am, in the Clubhouse
Donuts \$1.25 each

Euchre

Tuesday & Friday @ 6 pm

Indoor Cornhole

Tuesday & Thursday @ 10 am, in the Clubhouse
9:45 am set up

Hand, Foot & Elbow

Monday @ 6 pm, in the Clubhouse

Water Aerobics

Monday – Wednesday – Friday @ 9 am
Contacts: Bev Fick 330-754-7041 or Sue Naugle
813-355-4594

Sundance Veterans Group

Last Tuesday of Each Month @ 9 am, in the
Clubhouse
Coffee & Donuts

Romeo Club

(Retired Old Men Eating Out)
Romeo Club is taking a summer vacation.
See ya' in October
Contact: Dennis Dutkiewicz 860-944-1190

Good Grief

3rd Thursday of each month @ 3pm

Lunch Bunch

Cheddar's, 2391 Sun Vista Dr, Lutz, FL
Thursday, July 16 @ 11 am

Ice Cream Social

3rd Monday of each month @ 1 pm

Line Dancing

Monday @ 11 am

Chair Yoga - NEW

Monday & Wednesday @ 9 am

Vintage Beats

Every Friday @ 6 PM

Safety Meeting

3rd Tuesday of each month @ 1 PM

Recipe:



ITALIAN SAUSAGE PENNE PASTA

Ingredients:

4:12

- 12 ounces of penne pasta
- 1 pound of Italian sausage (choose mild or spicy based on your taste)
- 1 tablespoon of olive oil
- 1 onion, chopped
- 3 cloves of garlic, minced
- 1 can (28 ounces) crushed tomatoes
- 1 teaspoon of dried oregano
- 1 teaspoon of dried basil
- Salt and pepper to taste
- 1/2 cup grated Parmesan cheese
- Fresh basil leaves for garnish

Instructions:

1. Boil a pot of salted water and cook the penne pasta per package directions until al dente. Drain and set aside.
2. In a large skillet, warm the olive oil over medium heat. Sauté the chopped onion for 3-4 minutes, until it becomes translucent.
3. Remove the casing from the sausage and add the meat to the skillet. Cook, breaking it apart with a spoon, until fully browned, about 5-7 minutes.
4. Add the minced garlic and sauté for another minute until it becomes fragrant.
5. Mix in the crushed tomatoes, oregano, and basil. Season with salt and pepper to your liking. Simmer for 10 minutes to blend the flavors.
6. Add the cooked penne to the skillet, tossing it with the sausage and sauce. Heat everything through for 2-3 minutes.
7. Serve warm, topped with Parmesan and fresh basil.

Prep Time: 10 minutes | Cook Time: 20 minutes | Total Time: 30 minutes
Calories: 480 kcal | Servings: 4

COMMUNITY SPOTLIGHT

- July 2, Legacy 4th of July Celebration, open to all residents, 4:00 pm – 7:00 pm. FREE. You must have a ticket.
- July 18, ENTERTAINMENT PASS EVENT, Double Treble, show 7:00 pm.
- July 23, Rock Painting, 1:00 pm.
- August 1, Shred Event, 10:00 am – 1:00 pm.
- August 6, Culver's Dinner Out, 4:00 pm

Archwell Health

is hosting our
Ice Cream Social,
Monday, July 20, @ 1:00 PM





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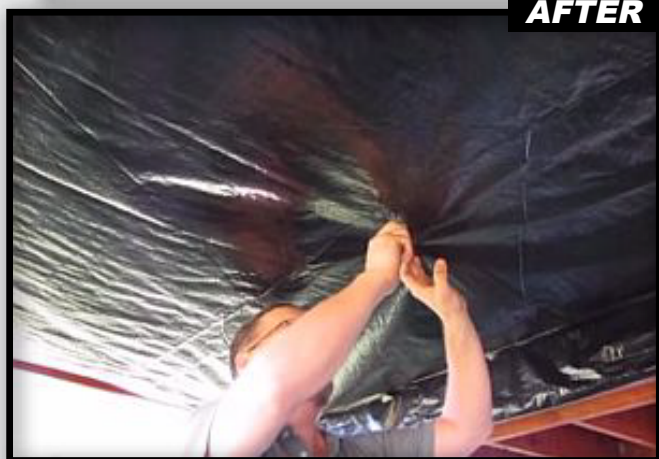
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More Than a Social Club: Understanding Your Sundance HOA



Over the past year, I've heard several residents ask a very reasonable question:

"Isn't our HOA just a social club?" The short answer is **no**.

While our HOA is organized as a 501(c)(7) nonprofit social club for IRS purposes, Florida law recognizes us as a **Chapter 723 Homeowners' Association**, which gives us responsibilities that extend well beyond organizing social events.

In many ways, we wear two hats.

One hat is the social side of the community. We sponsor activities, educational programs, entertainment, volunteer efforts, and events that bring neighbors together and help make Sundance a great place to live.

The second hat is equally important. Under Florida Statute Chapter 723, we serve as the organized voice of homeowners in matters that affect our homes, our leases, our rights, and our quality of life within the community.

What Powers Does a Chapter 723 HOA Have?

Florida law specifically recognizes homeowners' associations within mobile home communities and gives them important responsibilities.

Among other things, a Chapter 723 HOA may:

- Represent homeowners as an organized association.
- Establish committees to study issues affecting residents.
- Communicate with community ownership regarding matters affecting homeowners.
- Participate in meetings concerning proposed rent increases, rule changes, pass-through charges, and reductions in services or utilities.
- Designate representatives and negotiating committees when discussions with ownership are required under Chapter 723.
- Participate in mediation and other dispute resolution processes authorized by Florida law.
- Educate homeowners about their rights and responsibilities under Chapter 723.
- Maintain corporate records, hold elections, conduct meetings, and operate according to adopted bylaws.

In simple terms, Florida law gives homeowners a mechanism to work together and speak with a collective voice rather than as hundreds of individuals acting alone.

Why Does the HOA Participate in Mediation and Negotiations?

This is perhaps the most misunderstood part of what we do.

Some residents believe the HOA should only focus on social activities and that issues involving rents, leases, prospectuses, or homeowner rights are outside the HOA's role.

In reality, Chapter 723 specifically contemplates homeowner representation through the homeowners' association.

When issues arise that affect large numbers of residents—such as rent increases, prospectus concerns, rule changes, pass-through charges, or reductions in services—the HOA often serves as the organization through which homeowners can gather information, discuss concerns, form committees, and participate in discussions with ownership.

This is why the HOA has a Rent Committee and why HOA representatives may participate in meetings, negotiations, and mediation proceedings.

That participation is not because the HOA is trying to "run the park." It is because Florida law recognizes homeowners' associations as the organized representative body of homeowners in matters affecting the community.

The HOA does not set rents. The HOA does not own the property. The HOA does not control community operations.

What the HOA can do is help ensure homeowners are informed, organized, represented, and heard.

Why Participation Matters

The effectiveness of a Chapter 723 HOA does not come from owning property or collecting assessments. It comes from the participation of homeowners.

Whether through volunteering, attending meetings, serving on committees, supporting community activities, or simply staying informed, resident involvement helps ensure that homeowners have a voice in matters affecting our community.

Sundance is fortunate to have residents who care deeply about their homes and their neighbors. While we certainly enjoy the social side of community life, our HOA's purpose is broader than that. We exist not only to build community, but also to inform, represent, and advocate for homeowners within the framework established by Florida law.



July Birthdays:

Judy	Thiede	Jul 01
Chary	Morales	Jul 05
Mary	Hardt	Jul 05
Lelia	Morse	Jul 07
April	Britton	Jul 08
Charlie	Hall	Jul 10
Marlyn	Clees	Jul 12
Butch	Elliott	Jul 13
Joe	Pasquale	Jul 13
Janna	Campbell	Jul 14
Sandy	Stevenson	Jul 14
Mark	Rose	Jul 15
David	Dodge	Jul 16
Bruce	Couron	Jul 18
John	Jucius	Jul 18
Ralph	Holt	Jul 20
Bob	Rivard	Jul 21
Stephen	Oakes	Jul 22
John	Diehl	Jul 24
Michael	Fletcher	Jul 25
Ann	Krauss	Jul 26
Judy	McNeil	Jul 26
Lee Ann	Bucherati	Jul 27
Jane	Patton	Jul 29
Carl	Morse	Jul 30
Mark	Wentzel	Jul 30
Cheryl	Jurgens	Jul 31



July Anniversaries



Filipowski, Edward & Lois Jul 03
Purcell, Jack & Lupe Jul 04
Ludwick, Andy & Betty Jul 04
Nobles, Spike & Gail Jul 05
Savastuk, Steve & Diane Jul 16
Steffen, John & Gail Jul 18
Stevenson, Tucker & Sandy Jul 19
Rippl, Dan & Becky Jul 31



Birthdays and Anniversaries

If you would like to have your special day recognized please send birthday/anniversary updates to the editor.



If you have used a company or a service that you think did exceptional work and would like to tell your friends and neighbors about it, send it to me. As editor and advertising director I can reach out to them. I will tell them about your glowing review and invite them to advertise with us.

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Upcoming Events

July 18th - **Double Treble Band** - Music & dancing starts at 7:00 PM. Celebrate America's 250th Birthday. (Southern Rock). **Cocktail Party** at 6:00 pm.

August 15th - **A Toby Keith Tribute with Kris Pierce. Cocktail Party** at 6:00 pm, music & dancing starts at 7:00 PM

September 26th - **Big Poppa Band & Lady Jae** Motown Night - Music & dancing starts @ 7:00 PM. Coctail Party at 6:00 PM.

October 31st - **Halloween Excitement with DJ Ritchie Hodge** - Music, dancing & karaoke starts at 7:00 PM. Bring your own food & drinks

November 21st - **Toppermost Beatles Tribute - Cocktail Party** at 6:00 pm, show starts at 7:00 PM

December 31st - **NYE with It Takes Music Dueling Pianos** - Music starts at 9 PM
Hibachi Dinner, 7 - 8:30 PM. \$20 per person (dinner is a separate cost from the entertainment ticket)

January 30, 2027 - **Chrome '57 Sock Hop**. Music & dancing starts at 7:00 PM

February 13th – **Neil Diamond**, Music & dancing starts at 7:00 PM

Contact Gloria Connell # 813.610.3527 for tickets.

EST. 1776
250
DOUBLE TREBLE BAND

Sundance Mobile Home Community
6340 Santa Fe Drive, Zephyrhills

We're celebrating **250 YEARS OF AMERICA** and it doesn't get any more American than **Southern Rock!**

JULY 18, 2026 @ 7 PM

Contact 813-610-3527 for Tickets **\$20**

get!
YOUR
TICKETS

Need tickets for events?

*Be sure to see our ticketmaster
Gloria Connell for any and all
events requiring a ticket and she
will help you out!*

813-610-3527

**UPCOMING
EVENTS!**

The History of the Sundance Veteran's Garden

In 2016, Marge Burke was President of the HOA with the Sundance Park Manager being Anna Cooley. Anna informed Marge the Veterans Memorial Garden was the responsibility of the residents and needed to be maintained.



While at an HOA meeting, Marge asked for volunteers to help make improvements to the Veterans Garden and make it a meaningful place to honor our veterans. The space was overgrown with thorns, and the stones were damaged and had fallen apart. The area was a mess and certainly not a tribute to our veterans.

No one volunteered! We had veterans in the audience, but no one came forward. There was no money in the HOA Budget for improvements, and we were told by the office if the HOA did not make the area presentable the office would take the area back and only a flagpole would remain.

Well, you guessed it. I volunteered, leaving my husband, Jim, with no choice but to join me!

We started cleaning up the area. Oh, it was back-breaking work, especially the removal of the stones surrounding the area.

We called a meeting to see if anyone would be interested in donating money for all the improvements needed. We are so thankful that Wayne Page, Anne McDonald and the Women's Club donated to purchase items needed to start the project.

Once the area was cleared of debris, we created a layout of what the new garden would look like. Our friends and landscaper, Mark Treadway, put in many hours of work and planning. Mark spearheaded the cementing of the existing flagpoles into place, at no charge, to help bring our garden to fruition.

Jim and I spent our time searching for a landscaper that could get us the existing service statutes to be placed in front of its coordinated service flag. We found a memorial business based in Plant City that came out and placed the veterans stone on a slab in an upright position and set it in our garden.

The granite bench was donated by Barbara Duarte in honor of her late husband, a --- veteran. Currently, the bench needs a replacement plaque honoring his efforts.

A very inspirational, black veteran's marker was donated by Fred Wadelin and we formed an account through the HOA designated for needed improvements and flowers that is still functioning to this day.

The responsibility of keeping the garden neat, trimmed, and ready for celebrations for the past few years is Donnie Connell. There have been many others over time, (more than I can remember and apologies if your name was not mentioned), that have, and (some anonymously) still do, contribute to the maintaining of the garden.

But, alas, as time catches up with us all, we, that have actively maintained the garden for all these years, are looking for a few good volunteers to carry the torch.

We must never forget those brave men and women who died for us. It is now time to pay them back.

Sincerely,
Sandy Wyman



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JULY SUDOKU

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JULY WORD SEARCH

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airfield	pipe
armada	plump
around	point
berate	pulverize
blade	rile
blame	rued
conversation	shard
custom	sheer
discount	stroke
dote	subordinate
dutiful	sucker
error	sustain
gape	sweep
gloom	theory
lima	thump
notice	tote
nylon	vicinity
pies	



A Summer of Free Events Across Pasco County

Families can explore hands-on exhibits, meet live animals, enjoy fireworks, and experience traveling history displays. Events take place at **multiple locations throughout Pasco**, making it easy for residents in every community to join the celebration.

Highlights include:

- Animal encounters
- Educational programs
- Interactive exhibits
- Fireworks displays
- Food trucks
- Freedom 250th Truck Mobile Museum
- Guest speakers
- Giveaways and more



Delivery Street Captains

EAGLES NEST.....	Jim & Jean Dinehart	(6130 Eagles Nest).....	315-520-9466
KEITH CIRCLE	John & Karen Lemieux	(39447 Keiths Cir).....	802-309-8170
LARAMIE LOOP ...	Carolyn Fletcher	(6331 Laramie Loop) ...	540-360-6257
MEDICINE BOW ...	Shawn & Karen Hogan	(39650 Medicine Bow).....	608-201-4167
MISSION VIEIO	Donnie & Gloria Connell	(6221 Mission Viejo)	813-610-3527
PUEBLO	Debby Kiayer	(6212 Pueblo).....	813-778-7268
RED FEATHER	Deb Sauers	(6142 Red Feather)	570-768-2518
SANTA FE	Cindy Natale	(6222 Eagles Nest).....	336-209-2262
SIERRA	Deb Keeley	(39649 Sunvalley).....	570-490-1090
SUNDANCE	Joanna Schmidt	(6148 Sundance).....	317-626-1109
SUNVALLEY	Jill Woods	(39543 Sunvalley).....	813-797-0905



Please keep your Street Captains updated if you will not be home to accept your newsletter.
When you return, please contact your Street Captain about obtaining a current newsletter.

JUNE

S	M	T	W	T	F	S
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
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		August							
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JUNE

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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



MAKE YOUR *Meal Matter*

THURSDAY • AUGUST 6th • 4:00 PM

Meals matter when shared with neighbors, join us for the:

SUNDANCE COMMUNITY - DINNER OUT

Welcome to DINNER OUT @ Culver's of Zephyrhills
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For Tickets see Gloria Connell @ 813-610-3527



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HURRICANE SURVIVAL GUIDE

Supply Kit Checklist

Water

- ☐ One gallon of drinking water per person per day for 14 days
- ☐ One gallon of water for each person per day for cooking and personal hygiene
- ☐ Don't forget water for your pets

Ice

- ☐ Freeze water in zip-type freezer bags and two-liter soda jugs
- ☐ Fill coolers with ice. Ice can be used to preserve food once the power goes out

Food

- ☐ Non-perishable packaged or canned food to last 14 days
- ☐ Ready-to-eat canned meats, fruits and vegetables
- ☐ Canned or boxed juice
- ☐ Canned or boxed milk
- ☐ Cereal
- ☐ Soup
- ☐ Peanut butter and jelly, granola bars, trail mix
- ☐ Powdered coffee or tea
- ☐ Bread, crackers and cookies
- ☐ Raw Vegetables
- ☐ Fresh fruit
- ☐ Special Food for babies and the elderly

For The Home

- ☐ Cooler for ice and food storage

- ☐ Flashlights with extra batteries or hand-crank flashlights
- ☐ Battery or solar powered lanterns
- ☐ Battery Powered NOAA Weather radio with extra batteries or hand-crank radio
- ☐ Car charger for mobile phone
- ☐ Battery operated digital TV with car charger adapter
- ☐ Grill with extra propane, charcoal, or sterno (Outdoor Use Only)
- ☐ Matches in waterproof container or butane starter for grill
- ☐ Paper plates/bowls/cups, plastic eating utensils, napkins, paper towels, moist towelettes
- ☐ Manual can opener and bottle opener
- ☐ Cleaning supplies
- ☐ Non-scented liquid household chlorine bleach or water purification tablets
- ☐ Work gloves
- ☐ Duct tape
- ☐ Heavy-duty outdoor extension cords
- ☐ Waterproof tarps
- ☐ Plastic sheeting
- ☐ Rope
- ☐ Basic tool kit
- ☐ Car battery charger
- ☐ Sleeping Bags/blankets
- ☐ Wipes

- ☐ Two-way radio if power, terrestrial telephone and cell towers fail
- ☐ Fire extinguisher
- ☐ Waterproof container or re-sealable plastic bag to store important papers like insurance, medical, bank, or Social Security documents/numbers

Health Essentials

- ☐ First Aid Kit
- ☐ Two weeks supply of prescription drugs
- ☐ Two weeks supply of vitamins
- ☐ Over the counter pain reliever
- ☐ Antibacterial hand soap
- ☐ Toilet paper /wipes
- ☐ Plastic garbage bags
- ☐ Mosquito repellant
- ☐ Sunscreen
- ☐ Toiletries/Hygiene items

For Your Pet

- ☐ Non-perishable food
- ☐ Water
- ☐ Medications
- ☐ Documentation, license

Disposable Toilet:
5 gallon bucket, trash bag,
pool noodle & kitty litter



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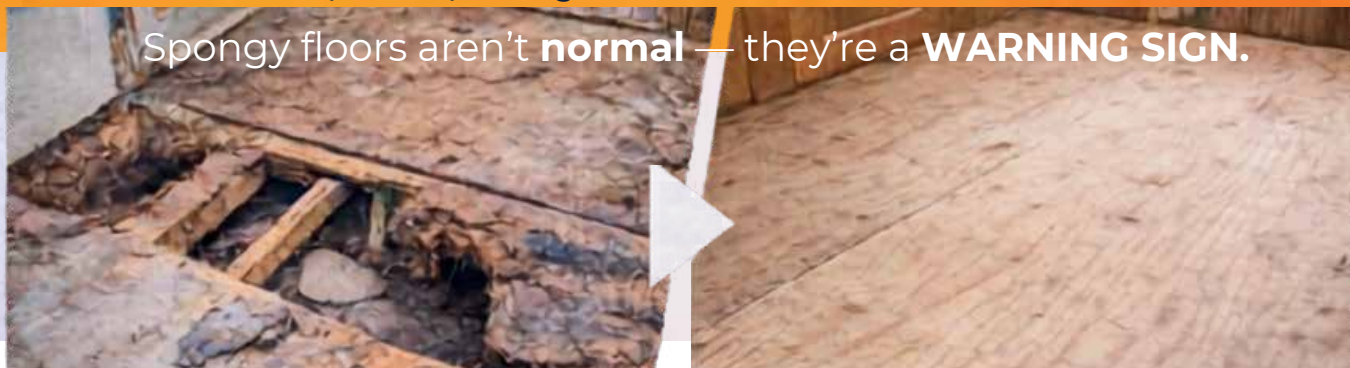
**SOFT
OR
SAGGING
FLOORS?**



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BEFORE - Soft, Unsafe, Damaged

AFTER - Solid, Level, Safe



Spongy floors aren't **normal** — they're a **WARNING SIGN.**

YOUR FLOOR SHOULD NOT FEEL LIKE THIS:

- Soft or "spongy" when walking
- Sagging or dipping areas
- Squeaking or shifting
- Weak spots near bathrooms or kitchens
- Flooring separating or bubbling
- Musty smells coming from floor
- Floors can eventually collapse

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- Clean, professional work
- Honest, no-pressure assessments
- We also do carports & AC Ducts

**SMALL SOFT SPOTS
TURN INTO BIG SOFT SPOTS**

Moisture destroys subfloors from underneath
Floors can eventually collapse
Repairs become more expensive over time

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