



GOOD TIMES SETEMBER 2026



1616 Presidio, Sarasota, FL
(941) 355-8747 (F) 941-360-0060 (W) Triparpark.org

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Deans Desk

Greetings,

We may be experiencing a quiet Hurricane Season in Sarasota, but if you have been around our TriPar office lately you would think a hurricane came through – As we continue moving forward, I am pleased to share some positive updates taking place. Our goal has always been to provide residents with professional, responsive, and courteous service while ensuring that the day-to-day operations of our community run as efficiently as possible.

Over the past several months we have been working to improve our office procedures, transparency, communications, organization, and overall efficiency. These improvements are designed to make it easier for residents to obtain information and receive timely feedback. In addition, we've recently painted the office, shifted desks and personnel to better utilize space; a small private conference room will be available for residents to meet with office personnel as needed where they will be able to speak freely and in confidence behind closed doors.

We are also continuing to review and improve our policies and procedures to ensure that the office operates consistently and that residents have clear information regarding community requirements and expectations.

These may seem like small changes, but together they make a significant difference in how effectively we serve our community.

Our office team continues to work together to provide the level of service our residents deserve. As responsibilities and needs within the community evolve, we are making adjustments where necessary to ensure that the right people are in the right roles and that our office remains organized and productive.

I am grateful to our staff for their continued efforts, flexibility, and commitment. Each member of the team plays an important part in keeping our community moving forward.

Looking Ahead

Change and improvement do not happen overnight. They require teamwork, patience, consistency, and a willingness to continually evaluate what is working and what can be done better.

Our commitment is to continue building an office that is professional, transparent, accessible, organized, and responsive to the needs of our residents.

Thank you to everyone who has offered suggestions, encouragement, and constructive feedback along the way. Your involvement helps us identify opportunities for improvement and ultimately strengthens our community.

"The strength of the team is each member. The strength of each member is the team." – Phil Jackson

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TRIPAR ESTATES OFFICE STAFF

District Manager	Dean Chandler	Districtmanager@triparestates.com	941-355-8747x 102
Office Manager	Dianne Searight	Ofcmgr@triparestates.com	941-355-8747 x 101
Accountant	Barbara Baker	accountant@triparestates.com	941-355-8747 x 103
Office Assistant	Maria F	Maria@triparestates.com	941-355-8747 x 100
Office Assistant	Barbara J	Barbara@triparestates.com	941-355-8747 x 100

TRIPAR ESTATES PARK & RECREATION DISTRICT BOARD OF TRUSTEES - 2026

Pam Regula	Board Chair	chairman@triparestates.com	Admin/Deed Restrictions
Gary Kormann	1 st Vice Chair	gary.kormann@triparestates.com	Building Permits
Doug Ward	2 nd Vice Chair	doug.ward@triparestates.com	Buildings, Grounds/ Maint.
Maureen Lafortune	Secretary	maureen.lafortune@triparestates.com	Tri-Par Events, Rec Events
Mark Wright	Treasurer	mark.wright@triparestates.com	Financial Plan, Ins
Tami Marano	Trustee	tami.marano@triparestates.com	Policy & Procedure, Disaster Prep, Health & Welfare
Jerry Gallagher	Trustee	jerry.gallagher@triparestates.com	Deed Restrictions/AV/IT
Bud Stanley	Trustee	bud.stanley@triparestates.com	Storage, Roads & Drainage
Jackie Hunter	Trustee	jackie.hunter@triparestates.com	Library

IMPORTANT PHONE NUMBERS

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TECO (Gas)	877-832-6747	FRONTIER	844-660-0648
FPL (Electric)	800-375-2434	DIRECT TV	866-258-8766
FPL (B4 U-Dig)	877-832-6747	WATER SAR. CTY	941-861-6790
Waste Pro	941-340-0700	VOTER REG	941-951-5307
Hurricane Info	941-951-5283		
TRIPAR FAX #	941-360-0060	TRIPAR OFFICE #	941-355-8747

RESTROOM CODE: JULY 1 – SEPT 30: 1234

Office Hours	Mon-Fri	8:00 am	1:00 pm
Recreation Hall	7 Days	8:30 am	10:00 pm
Laundry Room	7 Days	7:00 am	9:00 pm
Clubhouse	7 Days	8:30 am	10:00 pm
Pool	7 Days	9:00 am	10:00 pm
Shuffleboard	7 Days	8:30 am	10:00 pm

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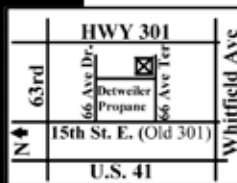
-Matt Ferguson-

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BOARD OF TRUSTEES MEETING SCHEDULE

Following are the dates we have set aside for Board Workshops and Board Meetings for 2026. Please note that these dates could change. Check our website www.triparestates.com, newsletter, and bulletin boards as dates approach to confirm.

Sept 1	7:00 p.m. Board Workshop
Sept 15	10:00 a.m. Board Meeting
Oct 6	7:00 p.m. Board Workshop
Oct 20	10:00 a.m. Board Meeting
Nov 3	7:00 p.m. Board Workshop
Nov 17	10:00 a.m. Board Meeting
Dec 1	7:00 p.m. Board Workshop
Dec 15	10:00 a.m. Board Meeting

Board Meetings are held with attendance in person and in accordance with the Local Government Public Meetings Florida Statutes as amended (and extended) by the Office of the Governor.

POLICY REVIEW

LAWN CARE - Article 7 -Property Maintenance

Each owner is responsible for their own yard maintenance per TriPar’s CC&R (Covenants, Conditions & Restrictions), especially when away for any length of time.

Therefore, in keeping with the Rules & Regulations, CC&R TriPar has established, all flower beds, planting areas and similar areas on all lots must be kept free of weeds and overgrowth. Property owners are responsible for removal of mildew from their home. Shrubs and trees must be pruned when needed.

Dead shrubs and limbs must be removed. Trees which are removed must have the trunks (base of tree) ground down below the surface of the lawn. Should any lot owner fail to do the above, the District’s Board of Trustees may provide for said service at the lot owner’s expense after reasonable notice has been given. Any unpaid fee for said service shall become a lien on the property where said service is provided.

WALK AWAY THE POUNDS by Dayl Carlson



Walk away the pounds will resume on Monday, Nov. 16th



COMMITTEE MEMBERS WANTED:

As mentioned in the August Board Workshop – TriPar is in need of committee members for the Compliance Committee and if there is enough interest we will move forward with an ARC committee. Please submit a letter/email of interest for either committee.



Tri-Par Estates Park & Recreation District Resident Information Update Form

To keep our records as accurate as possible, please report any changes to your contact information using this form and return via email to ofcmgr@triparestates.com, general@triparestates.com, or in person at the Main Office.

PERSONAL INFORMATION: **INCLUDE IN TRIPAR RESIDENT DIRECTORY:** ☐ YES ☐ NO

Today's Date: _____ **Check IN -** ☐ **Date:** _____ **Check OUT -** ☐ **Departing Date:** _____

1. First Name: _____ **Last:** _____ **Email:** _____

☐ Owner ☐ Renter ☐ Year-Round ☐ Seasonal **(Check all that apply)**

Primary Phone: _____ ☐ Cell ☐ Home ☐ Work

Secondary Phone _____ ☐ Cell ☐ Home ☐ Work

2. First Name: _____ **Last:** _____ **Email:** _____

☐ Owner ☐ Renter ☐ Year-Round ☐ Seasonal **(Check all that apply)**

Primary Phone: _____ ☐ Cell ☐ Home ☐ Work

Secondary Phone _____ ☐ Cell ☐ Home ☐ Work

TRI-PAR ADDRESS:

Street: _____

EMERGENCY CONTACT INFORMATION

Name: _____ **Relation:** _____ **Phone:** _____ ☐ Cell ☐ Home ☐ Work

Email: _____ **Address:** _____

PET(S)

Name: _____ **Type of pet:** _____ **Breed:** _____ **Weight:** _____

Name: _____ **Type of pet:** _____ **Breed:** _____ **Weight:** _____

VEHICLES

Year: _____ **Make/Model:** _____ **Color:** _____ **Plate #:** _____ **State:** _____

Year: _____ **Make/Model:** _____ **Color:** _____ **Plate #:** _____ **State:** _____

LANDSCAPER/PROPERTY MAINTENANCE:

Name: _____ **Phone:** _____ **Email:** _____

HOME ADDRESS:

Street: _____ **City:** _____ **State:** _____ **Zip:** _____

Signature: _____ **Date:** _____ **Submit Form:** ☐

TRI-PAR COFFEE by Maureen Lafortune

COFFEE & DONUTS


Sept. 5th
at 9: 00 a.m.
in the CLUBHOUSE!

COMING EVENTS

- Sept 1** Board Workshop - 7:00 p.m. Clubhouse
Sept. 5 Tri-Par Coffee - 9:00 a.m. Clubhouse
Sept 9 Summer Supper- 5:00 p.m. Clubhouse
Sept 15 Board Meeting - 10:00 a.m. Clubhouse
Sept 15 Thirsty Thursday – Tiki Hut
 Every Thursday- 4:00-6:00 p.m.
Sept 18 Covenant Church Potluck Dinner-6 p.m.
 Clubhouse
Sept 25 Brown Bag Lunch- 12:00 p.m. Clubhouse

COVENANT CHURCH OF TRI-PAR ESTATES

Sunday Worship for those able to attend is a wonderful way to worship together. We meet each Sunday at 11:00 a.m. in the Clubhouse and everyone is welcome.

Serving Christ and Tri - Par Park Community,
 Reverend Rick Milikin

SUMMER SUPPER by Georgia Wos



Summer Suppers!
2nd Wednesday of each
month 5:00 p.m.

Tickets are \$5, and you will need to bring a side dish or dessert to share. Tickets

will be sold at our summer Coffees, or you can call Georgia at 330-321-7822 for tickets.

HAPPY BIRTHDAY & HAPPY ANNIVERSARY


SEPTEMBER BIRTHDAYS

- | | |
|-----------|-----------------|
| Sept 3 | Rick Yates |
| Sept. 3 | Sue Braunstein |
| Sept 7 | Marian Bussetti |
| Sept 8 | Lois Wegner |
| Sept. 8 | Frank Conner |
| Sept. 11 | Tony Messina |
| Sept. 26 | Debbie Fowler |
| Sept 28 | Judy Jacques |
| Sept 28 | Cathie McIntyre |
| Sept 28 | Gloria Miller |
| Sept. 30— | Arleen O'Neil |

SEPTEMBER ANNIVERSARIES

- | | |
|----------|------------------------------|
| Sept. 11 | Gary and Loretta Kormann |
| Sept. 12 | Richard and Glenna Kraus |
| Sept. 15 | Michael and Pamela McCormick |

THIRSTY THURSDAY by Maureen Lafortune



Thirsty Thursday
Tiki Hut

4:00-6:00 p.m.

See you there!

All residents are invited. This is BYOB (bring your own beverage) and snacks. No glass. Plastic items only. Stay longer than 6:00 pm if you'd like.

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VARIETY SHOW by JJ Jurdak and Debbie Harris


TPVariety Entertainment Club

Thank you to all, for your support of our March 2026 Variety Show! We had a good crowd for Saturday's matinee and a packed house for the evening show.

Next year the show will take place on the third weekend of March 2027. If you have any suggestions for skits, want to volunteer with our Club, or wish to comment on what days and times you'd prefer shows to be, please email us at:

tpevarietyentertainment@gmail.com

Take care- stay safe.

Enjoy the summer! JJ, Debbie & Barry

BROWN BAG LUNCH by Aura Rasmussen



Please join us for our Brown Bag Lunch of the Summer. September 25th in the Clubhouse. Bring your own lunch, dessert will be provided.

This is our day of **Giving to the Childrens Garden**. Please contribute if so inclined.

Items needed are Paper towels, paper plates, paper cups, hand sanitizer, washable paint and crayons.

MEXICAN TRAIN by Laurie Legler

Mexican Train
Thursdays at 6:00 p.m.
Clubhouse

Please sign up on the sign-up sheet located in the Clubhouse hallway on the bulletin board. We start promptly at 6:00 p.m. Bring a snack to share if you'd like and BYOB. New players are always welcome.

Questions? Call Laurie at 253-355-0016

YARD OF THE MONTH by Dianne Anderson



STRETCH CLASS by Judy Shepard



STRETCH CLASS
EVERY SATURDAY - 10:45 a.m.
at the CLUBHOUSE

Chairs will be provided. For more information, contact Judy Shepard 603-477-8502



VOLUNTEER OF THE MONTH

September 2026


Dianne Anderson
VOLUNTEER OF THE MONTH!

THANKS FOR YOUR CONTINUED SUPPORT.

TRI-PAR COVENANT CHURCH POTLUCK DINNER



**TRI-PAR COVENANT
 CHURCH MONTHLY
 POTLUCK DINNER –
 3rd Fridays, 6:00 p.m.
 Clubhouse**

All are welcome. Bring your favorite meat, covered dish or dessert to share with everyone, along with your own place setting and utensils. Water, coffee, hot tea, and hot chocolate are provided, but you are welcome to bring any non-alcoholic beverage of your choice.

We ask that you sign up using the sign-up sheet on Sunday mornings at Church Service or RSVP by calling Dianne Bolyard at 717-418-1549.

LABOR DAY PICNIC by Maureen LaFortune



Monday, Sept 7th
Serving 12 noon to 2
p.m. \$7 ticket

Sliders (variety), pasta
 salad, chips & sodas.

Make your own Ice-Cream Sundae – we have all the fixins.

REMINDER

PUBLIC INPUT –

If you have and questions or comments for the Board please be reminded – You may submit any comments or questions for the Board to read and discuss at the Board Workshop and Board Meeting. Please send your feedback via email (**at least 24 hours prior to the meeting and on agenda items only**)
general@triparestates.com

FOOD BANK

Any and All Donations are Welcome!

We are collecting non-perishable items for Resurrection House in Sarasota. There is a container in the Clubhouse by the Library where donations can be dropped off. No clothing or bedding may be brought into the Clubhouse for donation. These gifts from you are deeply appreciated.



POLICE BLOTTER June – July 2026

6/3 Palm Springs - Worthless Document
 6/3 TriPar – Suspicious Incident
 6/13 Kenwood – Assist Other Agency
 6/24 Bel Air – Assist Other Agency
 6/27 Pebble Beach – All Other Disputes
 6/29 Winged Foot – All Other Death N/classified
 7/8 Beechmont – Disturbance
 7/8 Rancho – Welfare Check
 7/12 Bel Air – Animal Problem
 7/16 Skokie – Civil Processing
 7/20 Oakland Hills – Officer Public Service
 7/21 Winged Foot – Assist Other Agency
 7/21 Pebble Beach – Civil Disturbance

EMERGENCY RESPONSE TEAM

These are your Street Captains. Please give them time to get their areas done and they will notify you as early as possible. Keep in mind, their assessments will be STREET VIEW ONLY. The role of the Street Captains is to provide communication and general information concerning their assigned areas.

Tami Marano:

Tamidegr8@aol.com

Winged Foot
Braeburn

Rick and Debbie Yates:

rlycorp@gmail.com

Debyatesttravel@gmail.com

Sea Island
Grassy Sprain
Burning Tree

Patrick and Michelle Ryan:

Patrick

Ryan48636@gmail.com

Michelleryan48636@gmail.com

Boca Raton
Skokie
Tri-Par Desoto Side
Kenwood
Cherry Hill

Barb Volle

Vollebb@gmail.com

Oakland Hills
Blindbrook

Diane Mitchell

Mitchellreo@gmail.com

Pebblebeach

Dolly Graf

Luckkeydawg@live.com

Bel Air
Glen Echo

Colleen Cooper and Dave
Karwatsky * Needs Additional
Vol.

Coopercd131@gmail.com

Davidkarwatsky@gmail.com

Rancho Ave
Beachmont

Dayl Carlson

daylcarlson@gmail.com

Broadmoor
Brookfield

Pam Regula

Pjregula@hotmail.com

Hidden Springs
Innisbrook
Laurel Valley

Dean Slabach

Deanslabach@gmail.com

Woodstock
Cypress Point

Dianne Bolyard

Gospelmeasure@gmail.com

Tri-Par (301) side

Charlene Derenches

Carforabookkeeping@gmail.com

Midlothian

Ray Grady

raygrady45@gmail.com

Olympia Fields

Bob Bass

rebass1@verizon.net

Old Elm

Linda and Dean Regula:

Dean.regula@verizon.net

Linda.regula@verizon.net

Palm Springs

Mary Ann Upton

theuptonsmj@gmail.com

Calumet Ave
Desert Inn

Auxillary Captains:

Pat Myers

Lori Alamo

Jeff Bacon:

wachipil@yahoo.com

lalamo25@gmail.com

lballking@aol.com

Phone tree Volunteers and seasonal:

Don & Kathy Leven

Wes & Laurie Shepeluk

Ella Mye

Jean Grant

Julia Graney

Mike Bare

Dleven32@comcast.com

wshepeluke@yahoo.com

ellalmye26@gmail.com

Jeangrant+2008@yahoo.com

jgraney0804@gmail.com

Mikebare42@gmail.com

**The Tri-Par Dance Club 2026-2027 Season
Lace Up Your Dancing Shoes!**



A massive **THANK YOU** to our amazing Tri-Par Dance Club family for an unforgettable last year! You brought the energy, and we noticed.

Because of you, we went all out for this upcoming season. We have built a lineup so wild, so nostalgic, and so rhythmic that your feet will start moving just reading it. Check out what we have in store for you!

October 25 | Halloween Costume Dance Party



- **The Music:** The Aloha Sharks Band
- **The Vibe:** Leave your tricks at the door, dust off your broomsticks, and come shake your bones on the dance floor. Join us for a wicked night of rhythm – we are simply dying to see you in your costume best.

November 29 | Black & White Dance Party



- **The Music:** The Kickin' Brass Band
- **The Vibe:** Leave the color at home. Dress in your sharpest black, your crispest white, or a mix of both. We are painting the town in black and white – and we want you there!

December 31 | New Year's Eve in Las Vegas



- **The Music:** Messenger Band
- **The Vibe:** Skip the flight – we are bringing the Vegas strip right to the Tri-Par Casino Resort Ballroom. Expect high-stakes glitz, massive glam, a midnight countdown, and a spectacular ring-in to the New Year. Come dance and toast the New Year with family and friends!

January 30 & 31 - Football Homecoming & High School Reunion Weekend



- **January 30 (Saturday):** Pre-dance tailgate and pep rally! BYOB and bring your favorite tailgate bites. Wear your Tri-Par High colors: **Blue, Orange, and White**.
- **January 31 (Sunday):** The Reunion Gala at the Tri-Par High School Gymnasium. Celebrating the legendary Classes of 1951–1995. **Bring a picture from your high school days.** Join us for an evening of pure nostalgia!
- **The Music:** The Ruby Blues Band

February 14 | The Super Bowl Ultimate Big Game Watch Party



- **The Vibe:** Football fan? Commercial lover? Just here for the halftime show? Perfect. We are broadcasting the main event live and running Super Bowl Square Boards. Bring your favorite game-day snacks and your loudest cheering voice!

February 28 | 3rd Annual Hippie Dance Party



- **The Music:** The Boomers
- **The Vibe:** Raid your closet for tie-dye, bell-bottoms, fringe, love beads, and flower crowns. Get your groove on, dress in your Woodstock best and join us for a night of peace, love and rock 'n' roll!

April 4 | Hawaiian Dance Party



- **The Music:** The Aloha Sharks Band
- **The Vibe:** Pull out your bold floral shirts and tropical dresses. Grab a lei and dance the night away at our island oasis!

The dance floor is calling, and you **must** answer! Let's make this season unforgettable!



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UPCOMING CARPOOL and LOCAL EVENTS**

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Check out my Discount Travel Site: www.DEBYATESTRAVEL.COM

Call Deb Yates to sign up: 941 932 2743

The August IKEA Shopping excursion will be rescheduled end of fall when the store opens.

September 13th Sunday 12:30-4:30 Sarasota Art Museum (Second Sunday is FREE!) 1001 S Tamiami, Sarasota, FL 34236 Meet in Parking lot at 12:30 go to lunch first at Crabber's 4195 N. Tamiami Trail and then to the Art museum.

November 20th Friday thrift shopping in Sarasota Mark your Calendar!

December 13, 2026, Marina Jack Lunch Cruise Sunday Dec. 13th. 12:30-2:30 Marina Jack Lunch Cruise—\$50. Tickets are still available for Sarasota Bay tour and lunch. Your tickets from March will be good for Dec. 13th sailing.

January 11th, (Monday) Join your friends for a day at the Ringling Museum. We will be eating lunch in the Ringling Café on-site

Cost Free to get in. Lunch on your own.

February 15th, 2026, Bus/Gambling trip to Hard Rock Casino in Tampa. We must have 40 people to make this happen.



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GROUP MOTORCOACH TRIPS

NOVEMBER 29-DECEMBER 4TH, 2026 6 DAYS/5NIGHTS BILTMORE ESTATE & ASHVILLE, NC

FEBRUARY 23-26TH, 2027 4 DAYS/3 NIGHTS MIAMI, FT. LAUDERDALE, & KEY WEST, FL

APRIL 26-MAY 1, 2027 MYRTLE BEACH SHOW TRIP (3 EVENING SHOWS!)

GROUP CRUISES INFORMATION

October 3-17, 2026 9 ports 5 countries. Greece, Montenegro, Spain, France Italy

November 1-8th, 2026 Tampa to Cozumel, Bimini and Nassau Bahamas.

March 7 – 14, 2027, NORWEGIAN EPIC, 7 nights/8-day Western Caribbean Cruise from Port Canaveral. Visit Great Stirrup Cay, Ocho Rios, George Town and Cozumel.

May 29-June 13, 2027 14 day Scandinavia Cruise on Sky Princess. 9 ports 7 countries: United Kingdom, Denmark, Germany, Sweden, Finland, Estonia, Norway.

Contact DebYatesTravel and start your journey!

941-932-2743

Want to be updated monthly by email? Join my email newsletter. DebYatesTravel@gmail.com

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TPVariety Entertainment Club

By Debbie Harris & JJ Jurdak

Do you want to be in movies, do you want to be a star! Or do you want to help others do that! We have booked our Clubhouse for the Weekend of March 19 and 20. Come see a show!

Last year we had our first ever matinee to an almost full house and overfilled the house at the evening show. Our hope is to encourage TriPar's neighbors and friends to participate. **On** or **Off** the stage. We also wish to keep you updated and are building our contact list. **Please send** your contact information, phone and email, we will not abuse it. to us at tpevarietyentertainment@gmail.com

Because many of us are away from our TP home please watch the TPE newsletter for updates. We will set up a few open forums, in the Clubhouse or Rec Building, and will post in the newsletter and on the TP APP. Please consider attending. Everybody has something to offer. Coming to our show, you are important, because without you there is no performance. Let's get together! Would you prefer an active role? Join us! We will work with you or your groups to make the experience as fun as possible. You can practice or rehearse on your own schedule. As important, we need many hands to volunteer to help off stage.

There are newcomers to our Park, all are welcomed. Join us; your involvement **will** make the difference.

Let's have fun - contact: tpevarietyentertainment@gmail.com

Debbie Harris (440) 477-0412

JJ Jurdak (207)283-5261

Barry Grimm (814)227-4999





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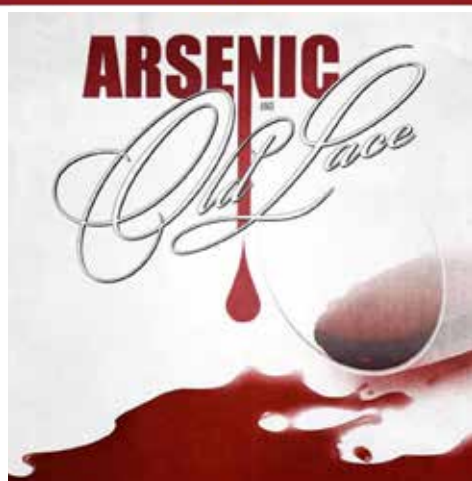
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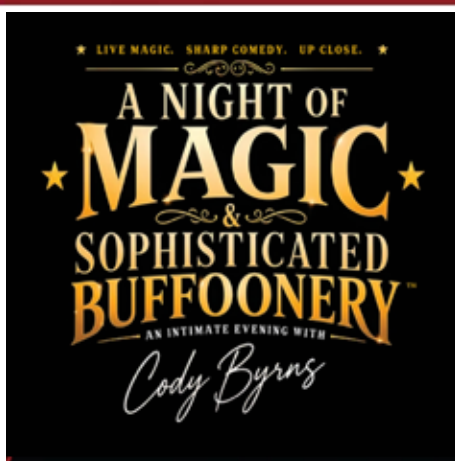
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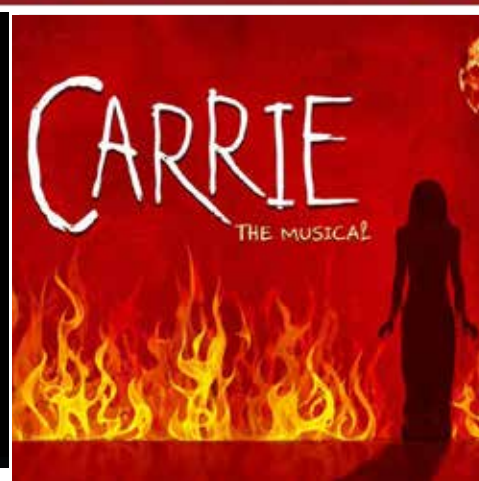
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RECIPES OF THE MONTH

Pumpkin Chocolate Chip Cookies



Ingredients

- 1 (15-ounce) can pumpkin puree
- 1 (15.25-ounce) box spice cake mix
- 1 cup milk chocolate chips

Instructions

1. Preheat the oven to 350 degrees Fahrenheit. Line 2 baking sheets with parchment paper.
2. Now, in a large bowl, let's keep it simple. Just mix the **1 (15-ounce) can pumpkin puree** and **1 (15.25-ounce) box spice cake mix** until they're fully combined. Then, stir in **1 cup milk chocolate chips**. It's that easy!
3. Use a medium cookie scoop to scoop the dough, about 2 ½ tablespoons per cookie, onto the prepared baking sheets, leaving about 2 inches between them.
4. Bake for 13-15 minutes, until the edges of the cookies are set and begin to turn golden brown. Remove them from the oven and allow them to cool on the baking sheet for 5 minutes before transferring them to a cooling rack to finish cooling.

Notes

- **Counter or Fridge:** Store in an airtight container, single layer. Keeps 4 days at room temp or up to 8 days in the fridge. Cookies get sticky if stacked.
- **Freeze:** Cool completely, then freeze in layers with parchment between cookies. Thaw at room temperature or in the fridge. Keeps up to 3 months.

Corn and Black Bean Salad



Ingredients

- 1 can organic black beans drained and rinsed
- 2 cups corn kernels fresh or frozen
- 1 red bell pepper, diced
- 1 jalapeno, finely diced
- 1/4 cup red onion, finely diced
- 1/2 cup fresh cilantro, chopped
- 2 tbsp. fresh lime juice
- 1/2 tsp. [salt](#)
- fresh black pepper to taste

Instructions

1. Combine all ingredients in a mixing bowl. Taste and adjust seasoning as needed (adding more salt or lime juice)

Notes:

Storage and Leftovers:

This salad will keep in the fridge for up to 4 days.
Store in an airtight container.



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MEET YOUR NEIGHBOR

by Vicki Cooper

**Meet Jeff & Terri**

Meet Jeff and Terri Bacon. Maybe you have noticed a new addition to the flea market. Terri has been baking and selling her goods with 10% of her earnings going to the flea market fund. She redecorated a cute cabinet and used a pink theme. Or maybe you have noticed an upgrade in the memorial garden as Terri and Jeff have been helping the garden committee also.

Jeff and Terri are among the newest residents of TriPar, moving to their home on Brookfield Terrace in June of 2025. The couple previously lived in Omaha, Nebraska, where they spent many years building their careers and raising their family. Jeff was born in Omaha, while Terri grew up in Morris, Illinois. Their move to Florida was inspired by family - two years ago their daughter relocated to Riverview Florida and Jeff and Terri decided they wanted to be closer to her.

While searching for a place where they could own their own land, the Bacons came across an advertisement on line(Zillow) for TriPar. During their next trip to Florida, they drove through the park and immediately fell in love with the community. After 25 years in their Omaha home, they decided to sell it and make the move to Florida full time.

Jeff built a career using the construction and repair skills he learned at an early age. He turned those talents into a business that he operated for 35 years in Omaha and continues to put those skills to use today, helping neighbors with painting and home repairs wherever he can. Terri graduated from the Randall School of Real Estate and worked in property management from 1996 to 2025. They met while dancing at a bar in 1995, and they were married in 1997.

Jeff and Terri have one daughter together, along with another daughter from an earlier relationship who has two children- a boy and a girl- making them grandparents. Many weekends over the years were spent camping in their fifth wheeler.

Since arriving at TriPar, the Bacons have quickly joined the community and its activities. They enjoy playing euchre, shuffleboard, and bingo with Jeff taking a liking to pickle ball. They enjoy the pool and attending dances. They are helping with the memorial garden and are learning how to maintain the beautiful landscaping.

Jeff has always enjoyed softball (he coached his daughter and both grandchildren in softball and baseball), camping, old cars (he has a Ford Torino), and pickle ball while Terri loves cooking, baking and dancing. Together they have been on several cruises and their next one will be this coming summer to Rome, Italy, Greece and Turkey. On this cruise their daughter will be getting married by the ship's captain.

Terri and Jeff's help around the park is greatly appreciated. TriPar is fortunate to have them volunteer and join in the activities. Today they are enjoying their next chapter in Florida, meeting new neighbors, staying active and looking forward to many more adventures ahead.



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SEPTEMBER 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Board Workshop 7:00 p.m.	2	3 Thirsty Thursday 4:00 Mexican Train 6:00 - Clubhouse	4	5 Coffee 9:00 a.m. Clubhouse 
6	7 Labor Day Office Closed 	8	9 Summer Dinner 5:00 p.m. Clubhouse	10 Thirsty Thursday – 4:00 Mexican Train 6:00 - Clubhouse	11	12
13	14	15 Board Meeting 10:00 a.m.	16	17 Thirsty Thursday – 4:00 Mexican Train 6:00 - Clubhouse	18 Covenant Church Potluck Dinner 6:00 p.m.	19
20	21	22	23	24 Thirsty Thursday – 4:00 Mexican Train 6:00 - Clubhouse	25 Brown Bag Lunch 	26
27	28	29	30			

All scheduled events are tentative and may be postponed or cancelled. Please check our website for any changes. Tri-Par thanks you for your understanding.

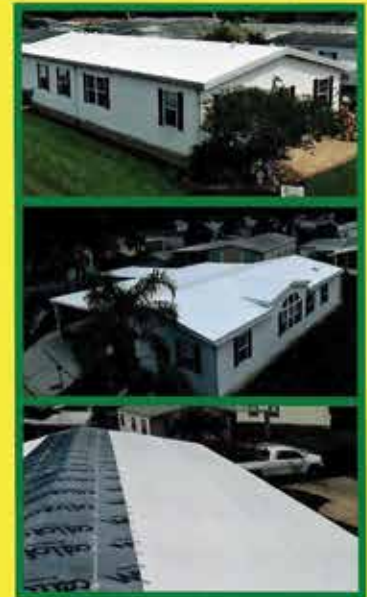
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WEEKLY ACTIVITY SCHEDULE

* Y = Yearly S = Seasonal *

NOTE: SOME ACTIVITIES MAY NOT BE TAKING PLACE. CHECK WITH CLUB LEADERS FOR DETAILS.**Mondays**

Event	Location	Start	End	
Walk Away the Pounds	CH	8:30 AM	9:15 AM	Y
Quilting	A	8:30 AM	12:00 PM	Y
Flea Market Financial Com.	B	9:00 AM	10:00 AM	2nd Mon
Pickleball (Morning)	CT	9:00 AM	11:00 AM	S
Pool Walkers	PO	9:00 AM	10:00 AM	Y
Aqua Belles	PO	10:30 AM	11:30 AM	Y
Poker (Men and Women)	C	1:00 PM	3:00 PM	Y
Bridge	B	1:00 PM	4:00 PM	Y
Shuffleboard (Nickels)	SB	1:00 PM	3:00 PM	S
Whist	B	6:00 PM	8:00 PM	S
Poker	C	6:30 PM	10:00 PM	Y
Pickleball (Evening)	CT	7:00 PM	9:00 PM	S

Tuesdays

Event	Location	Start	End	
Board Workshop & Mtg	CH	10:00 AM	11:00 AM	3rd Tues
Walk Away the Pounds	CH	8:30 AM	9:15 AM	Y
Pickleball (Morning)	CT	9:00 AM	11:00 AM	S
Pool Walkers	PO	9:00 AM	10:00 AM	Y
Keeping You in Stitches	A	9:00 AM	3:00 PM	Y
Horseshoes, Ladies	PIT	10:00AM	12:00PM	S
Poker (Men and Women)	C	1:00 PM	3:00 PM	Y
Bridge & Mahjong	B	1:00 PM	4:00 PM	Y
Pinochle	B	1:00 PM	4:00 PM	S
Euchre	B	6:00 PM	8:00 PM	Y
Pickleball (Evening)	CT	7:00 PM	9:00 PM	S

Wednesdays

Event	Location	Start	End	
Walk Away the Pounds	CH	8:30 AM	9:15 AM	Y
Pickleball (Morning)	CT	9:00 AM	11:00 AM	S
Pool Walkers	PO	9:00 AM	10:00 AM	Y
Swedish Weaving	A	9:00 AM	11:30 AM	S
Aqua Belles	PO	10:30 AM	11:30 AM	Y
Texas Hold Em	C	1:00 PM	3:00 PM	Y
Duplicate Bridge	B	1:00 PM	4:00 PM	Y
Band Practice	B	5:00 PM	8:00 PM	Y
Bingo	CH	7:00 PM	10:00 PM	S
Pickleball (Evening)	CT	7:00 PM	9:00 PM	S

Thursdays

Event	Location	Start	End	
Horseshoes, Men	PIT	8:30 AM	12:00 PM	S
Walk Away the Pounds	CH	8:30 AM	9:15 AM	Y
Pickleball (Morning)	CT	9:00 AM	11:00 AM	S
Pool Walkers	PO	9:00 AM	10:00 AM	Y
Prayer Gathering	A	10:30 AM	11:00 AM	1st-3rd
Poker (Men and Women)	C	1:00 PM	3:00 PM	Y
Shuffleboard	SB	1:00 PM	3:30 PM	S
Mexican Train	C	6:00 PM	10:00 PM	S
Card Bingo	B	6:30 PM	9:00 PM	S
Pickleball (Evening)	CT	7:00 PM	9:00 PM	Y
Covenant Church Bible Study	B	10:30 AM	11:30AM	Y
Arts & Crafts	A	1:00 PM	4:00 PM	S bi wkly

Fridays

Event	Location	Start	End	
Walk Away the Pounds	CH	8:30 AM	9:15 AM	Y
Pickleball (Morning)	CT	9:00 AM	11:00 AM	S
Pool Walkers	PO	9:00 AM	10:00 AM	Y
Flea Market	Mat. Bld.	9:00AM	12:00PM	S
Bowling	Offsite	10:00 AM	12:00 PM	S
Aqua Belles	PO	10:30 AM	11:30AM	Y
Brown Bag Lunch (seasonal)	Tiki Hut	12:00 PM	1:00 PM	Last Fri
Texas Hold em	C	1:00 PM	3:00 PM	Y
Pinochle (Evening)	A	6:15 PM	8:45 PM	S
Bridge	B	6:30 PM	9:00 PM	S
Pickleball (Evening)	CT	7:00 PM	9:00 PM	S

Saturdays

Event	Location	Start	End	
Softball Practice	B-Field	11:00 AM	12:00PM	S
Stretch Class	CH	11:00 AM	11:30 AM	Y
Poolside Entertainment	PO	4:00 PM	10:00 PM	Y

Sundays

Event	Location	Start	End	
Covenant Church of Tri Par	CH	11:00 AM	12:00 PM	Y

All scheduled events are tentative and may be postponed or cancelled. Please check our website (triparestates.com) for updates.



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Disney Junior	292	Ovation	274		
Disney XD	236	Paramount Network	241		
E!	206	PBS Kids	288		
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KNOW THE RULES**State Laws****Florida Golf Cart Laws**

Effective October 1, 2023, Chapter 2023-67, L.O.F. (CS/CS/HB 949) required that a person operating a golf cart on a public road or street, as authorized by the responsible local government entity, must:

- If 18 years of age or older, possess a form of government-issued photographic identification; or
- If under 18 years of age, possess a valid learner's driver license or valid driver's license.

Sarasota County**Contracting/Licensed Contractors**

Any new structure or improvements to an existing structure must be performed by a State of Florida or locally-registered Sarasota County contractor. Owner-builders can perform work with the applicable permit. To report suspected unlicensed contracting or activity, please call 941-861-5000 or Crime Stoppers at 941-366-TIPS (8477); you may remain anonymous.

ALERT Sarasota County --- REPLACES Code Red Warning System

Sarasota County has switched from Code RED to a new alert system for emergency alerts for items such as water main breaks, weather warnings, etc.

To register for this new system you can call 941-861-5000 or go to the Alert Sarasota County webpage to get more information and to register for the alerts.

<https://www.alertsarasotacounty.com/>

YOUR INFORMATION'S SECURITY: Data entered into the Alert Sarasota County system is only used to send alerts and will never be sold. Call Sarasota County 941-861-5000 if you have questions.

Sarasota County – Anonymous Reports

One of our goals is to keep our Park safe and maintain a great quality of life. If you observe suspicious activity, please report what you observe by calling 911. There is also an anonymous tip line, 941-366-TIPS (8477).

Non-Emergency Sheriff's Line

Reports can also be made to the Non-Emergency Sheriff's phone at 941-316-1201.

Sarasota County Code Highlights

- ***Junk, Trash and Debris:*** Prohibited from being left in the yard and must be disposed of properly. This includes, but is not limited to wood, tires, automobile parts, hazardous waste, abandoned property, unusable or discarded household items, inoperative or discarded machinery or equipment, motor vehicles and trailers, which are inoperative or lack current license tags, solid waste, construction or demolition materials.
- ***Unlicensed, Inoperative Vehicles:*** All vehicles must be operable and have current license tags or must be stored in a completely enclosed building.
- ***Overweight Vehicles:*** Parking, servicing repair and storage of trucks, buses, vans, and tractor trailers in excess of 6,000 pounds vehicle empty weight is prohibited in residential or open use districts.
- ***Living in Motor Homes or RVs in Residential Areas:*** It shall not be used for living, sleeping, housekeeping or business purposes and shall not be hooked to any utilities.
- ***Building Permits:*** Before the start of any construction or structural repair, check with the County permitting Office (861-6678) to ensure if a permit is required.
- ***Household Garbage and Yard Waste:*** All waste must be in trash cans, plastic bags or tied bundles, weighing no more than 40 pounds. Put containers out no sooner than 5 pm on the day before pickup (Sunday) and remove them by 10 am the day after (Tuesday). All containers are to be stored inside or rear yards only. You must separate yard waste from solid waste.

- **Household Hazardous Waste:** Except for motor oil and filters, hazardous waste is not collected at the curb. You must bring these types of items to a collection center, neighborhood collection or community collection program for proper disposal.

Call the Sarasota Call Center (all violations) at 941-861-5000 or Code Enforcement at 941-861-6403 to report a violation of these codes.

Recycling

We are all aware of the need to cut down on our trash and the impact it has on our environment. Some activities you can undertake to reduce the impact of the waste you produce:

Waste Prevention: Avoid buying more than you need. Print only documents and emails that must be legally stored in paper form.

Waste Reduction: Avoid products with excessive packaging. Buy loose vegetables instead of pre-packed goods.

Reuse: Repurpose plastic bags. Find creative ways to transform used containers into home storage bins.

Recycle: We are all recycling in our homes, but sometimes find we are attending or running meetings or social events where the building does not have recycling facilities. (Such as our Tri-Par Clubhouse) Club leaders can arrange to have cardboard items, pop cans and steel cans taken home so that these articles can be recycled

Dogs and Cats

Sarasota County Ordinance Chapter 14 contains the regulations concerning pets and other animals.

These regulations contribute to the well-being of the pets in our community and, therefore, to the well-being of us all.

- Each year you must obtain a license certificate and tag for your dog or cat. To receive the license, your pet must be vaccinated against rabies by a licensed veterinarian. The official county license may be attached to a collar or harness and must be worn by a dog or cat at all times.
- Your dog or cat may not run at large on any public property or the property of another and must be under the direct control of a responsible person. Direct control always means immediate and continuous physical control of an animal (dog or cat) by means of a fence, leash, cord or chain of sufficient strength to restrain the animal.
- Under no circumstances shall a person improperly tether any animal. It is unlawful to tether an animal outdoors, except when all 10 conditions (listed in Sarasota County Code of Ordinances, Section 14-35) are met. The most important condition is, "The Animal is in visual range of the Owner, and the Owner is located outside with the Animal."
- There have been instances when individuals are frightened by the behavior of our animals. If this occurs to you or you observe anything listed above, please report the incident to Animal Services at 941-861-9500.

F.I.S.H. Transportation (Free Medical Transportation)

Free medical transportation (via automobile) for Sarasota residents only. Donations are accepted. Rides available in the Sarasota area only. Transportation is for medical appointments only. MUST call to schedule 48 hours ahead and appointments must be between 9 a.m. and 2:30 p.m. Phone: 941-953-5838



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Tri-Par Policies and Procedures

Background Check for New Owners, Renters, or Caregivers and Guests Who Stay More Than 30 Days
Landlords are required to have their renter (s) submit required applications and background documents 30 days in advance of move in date. Background checks are required for all first-time buyers, renters, or caregivers in Tri-Par Estates. A background check is also required for first-time guests staying more than 30 days. Renters, caregivers, and guests who have left the Park for 12 months or more must reapply for a background check. A per person application form and per person \$50.00 fee must be submitted to the Tri-Par Office a minimum of 30 days prior to the desired occupancy date for processing and the Board's action. The new application form is available in the Office.

Board Approval is Required Before Moving into Tri-Par Estates

If a renter, buyer, or caregiver moves in without the Board's prior approval, the first action will be to start the process to assess a fine against the owner in accordance with Section 22 of our deed restrictions. Secondly, unapproved renters or owners will be required to vacate the property and leave the park. If they refuse and it becomes necessary for legal action to remove the unapproved occupant(s), the Board of Trustees shall be entitled to recover all costs, including, but not limited to, reasonable attorneys' fees (Section 21 of Deed Restrictions) from the property owner.

Use of Tri-Par Pool and Spa

Adult supervision is required for children under 16 years of age when at all areas of the Pool. No one 16 and under permitted in the Spa. Pool and Spa rules are posted at the pool area.

Speed Limit in Tri-Par

The speed limit throughout our Park is 20 MPH. We have many walkers, bikers, and people on their golf carts every day. For the safety of all our residents, please do your part in observing the speed limit. If you have guests, let them know we would very much appreciate their maintaining the 20 MPH speed limit within the Park.



IF YOU SEE SOMETHING.....SAY SOMETHING - HELP US HELP YOU!

TriPar Estates Park & Recreation is considered a "Special District". Residents / homeowners of TriPar Estates are expected to abide by regulations set forth by Sarasota County; as noted on your purchase agreement and in the DEED & RESTRICTIONS.

Please contact the number(s) listed below (**also found on the front page of the newsletter**) if any issues arise relating to non compliance of

any of these regulations. By doing so, a documented record is generated, the county will likely follow up in person as well. This record will greatly help TriPar Estates should the problem continue to exist where further action is required.

Non-Emergency 941-316-1201 Animal Control 941-316-1081

Sarasota County – Anonymous Reports

One of our goals is to keep our Park safe and maintain a great quality of life. If you observe suspicious activity, please report what you observe by calling 911. There is also an anonymous tip line, 941-366-TIPS (8477).

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OR
SAGGING
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- 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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WORD SEARCH

A	B	B	E	Y	Y	E	K	U	L	F	Y	A	N
J	O	S	U	P	L	L	G	E	N	T	S	B	E
S	U	W	R	O	I	B	L	G	R	S	J	S	T
K	N	I	D	H	S	I	D	A	R	A	U	O	F
C	C	G	C	K	T	B	P	R	I	O	L	R	O
E	E	I	N	E	S	L	I	A	R	N	L	B	E
D	L	A	R	O	S	E	I	G	E	L	E	S	L
E	L	U	O	E	S	A	U	N	O	Y	B	G	C
P	C	T	F	E	L	I	M	I	S	T	B	T	H
M	Y	N	I	L	L	C	D	N	E	S	M	C	E
A	T	L	I	T	L	I	G	N	K	P	U	A	E
R	F	V	Y	W	O	I	E	I	A	O	D	X	S
T	D	O	O	M	S	T	K	P	L	R	Y	E	E
P	E	T	S	N	I	C	K	S	F	P	T	C	S

Abbey

Absorbs

Bible

Bigot

Blare

Bounce

Cheeses

Cleric

Decks

Dooms

Dumbbell

Elegies

Exact

Flake

Flies

Fluke

Garage

Genially

Gents

Grouse

Guilty

Idioms

Instep

Juices

Lists

Lodged

Nicks

Obeys

Often

Party

Planks

Price

Props

Radish

Rails

Signs

Simile

Skillful

Sooty

Spinning

Tenet

Tramped

Unsure

Villa

Wince

SUDOKU

Puzzle from <https://www.printable-puzzles.com/>

6				4				1
8				1				
7		2			5			
			8		2			7
	8							6
	6					3		9
			9			4		
	5	4	6	3		1		2
	2	8	5			9		3

SOLUTION



6	3	5	7	4	9	8	2	1
8	4	9	2	1	6	7	3	5
7	1	2	3	8	5	6	9	4
4	9	3	8	6	2	5	1	7
5	8	7	1	9	3	2	4	6
2	6	1	4	5	7	3	8	9
3	7	6	9	2	1	4	5	8
9	5	4	6	3	8	1	7	2
1	2	8	5	7	4	9	6	3

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2br 2ba 720 sq ft



5304 Cherry Hill Ave, \$126,600
2br 1.5ba 960 sq ft



Lease in place - CAP Rate 11%

5221 Beechmont Ave \$159,500
2 beds, 2 baths, 864 sqft



5066 Pebble Beach Ave, \$136,000
2br/2ba 1100 sqft



1717 Palm Springs St, \$125,000
2br/1.5 ba, 940 sqft



4833 Boca Raton, \$79,900
2 beds, 1 bath, 672 sq ft



Lease in place - CAP Rate 11%
4819 Sea Island, \$139,000
2 beds, 1.5 baths



4913 Oakland Hills Ave, \$49,000
Vacant Lot 53' x 76' 4188 sq ft



5308 Tripar Dr, \$169,000
2 beds, 1.5 baths, 800 sq ft



1580 Blind Brook Dr, \$169,000
2 beds, 1.5 baths, 780 sq ft.



1862 Palm Springs St, \$157,000
2 beds, 2 baths, 924 sq ft



5229 Bel Air Ave, \$139,000
2 beds, 2 baths, 1,060 sq ft



*** PENDING ***

1451 Burning Tree St, \$158,500
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