



See What's Coming  
Down the....

# PIPELINE NEWSLETTER

April 2021

Volume: XXIV Issue: XXIX

Visit Us at: [PVCOA.com](http://PVCOA.com)



## **President – Jim Zilaro**

Welcome back to all our members old and new. I hope everyone was able to stay safe and avoid the Covid virus. Our main concern for the 2021 season will be to continue keeping our park as safe as possible. During the 2020 season we were able to accomplish many projects like replacing all the road signs in the park, patching and sealing our road infrastructure, clearing the drain field by the pool, maintaining, and painting several areas in the park, cleaning and trimming several common areas, changing some outdated bylaws and numerous small projects. The BOD welcomes our new appointees Tom Hutcheson; Architectural, Linda Hackett; Activities, John Nash; Grounds, and Clyde Camp; Water and Sewer. Please review the rules, covenants, and by-laws. If you have a question or do not understand them, please ask. Remember no question is a dumb question. Let's have a fantastic 2021 season where we all can say, "we are truly in Paradise!"

## **Secretary – Carole Winter**

Hi everyone, we are so excited about our upcoming 2021 season with a new year under new leadership and strong commitments to our



owners as well as preserving our beautiful PVC. Here are some highlights for the upcoming months. We have elections this year for 5 BOD positions for the upcoming year of 2022. Letters for nominations will be mailed in April so be thinking about your nominees! Don't forget you can nominate yourself!! Also, in that same mailing will be the welcome letter that discusses our yearly membership meeting the end of May with, hopefully, great owner participation to ensure our 90+ votes needed for our quorum to conduct business. Last but not least, included with the mailing is the yearly HOA fees which are due May 1st. Do not forget anything postmarked after June 1 will have a 10% penalty. By the way, no raises in this year's HOA fee! Also, an especially important reminder included with the mailing is a request to send directory/contact information updates in the return envelope with your nominations/fees. That way we can include the updates in the new directory scheduled for release at the membership meeting. Looking forward to seeing y'all at the April meeting and to welcoming all new owners since our last October meeting. Here is to a great start for a great year!!

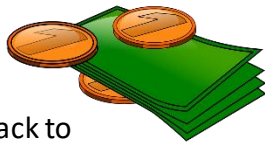
## **Architectural – Tom Hutchinson**

Hello everyone! I am Tom Hutchinson, your new Architectural Committee Chairman. All indications are



that 2021 is going to be a remarkably busy season. Lots of new owners, and numerous inquiries during the off season about new permits for new cabins. For most cabins and storage sheds, a county permit is required prior to us issuing a PVC permit, however, I have been recommending that you run your plans by us before getting a county permit. Review your covenants for PVC requirements, and White county requirements also must be complied with. We are a seasonal park, and that season also applies to building permits. Permits begin issuing April 1<sup>st</sup> and must be completed prior to the end of the season. Rick Gass, lot 147; Gary Jarvis, lot 19; and Bruce August, lots 199/200 have agreed to remain on the committee and I believe Bill Venditto, lot 210, has expressed an interest in our committee. Norma and I plan to be back in the park the beginning of April. We are on lot 265, and my phone number is 904-382-6010. Welcome back!

**Treasurer – Karen Cantrell**



Hello everyone and welcome back to our Paradise. I am very hopeful this year we will be able to join in activities and meet all the new faces that have purchased in the last year. There are quite a few new owners and we hope they will get involved with their park to be on committees and also run for the board. But most of all come to board meetings!! The first board meeting is April 10, and we hope everyone is able to attend. Maintenance fees will be sent out this month. Please be sure to get your payment in to us by May 1. There are mailboxes available for rental should you need one for the season please contact me and we will get you set up.

**WELCOME BACK EVERYONE!**



**Activities– Linda Hackett**

Hi, my name is Linda Hackett, the new Activities Director for Paradise Valley Campground. I am recruiting park members to work with me as committee members, volunteers for events and people to help with event planning and

organizers! Anyone interested in being involved please join me at the first Activities Meeting on April 5<sup>th</sup> at 10am, in the pavilion. If you cannot make the first meeting and would like to add your input, please txt to 321-412-1437 or email me at [lhackett53@gmail.com](mailto:lhackett53@gmail.com). Here are a few of the events we are looking at for the 2021 season:

- BUNCO
- KARAOKE
- TRIVIA
- LINE DANCING
- INDOOR WALKING CLASS
- WATER AEROBICS (WHEN WARM)
- POTLUCK DINNERS
- AND MUCH MORE!!

Join me on April 5<sup>th</sup> for the monthly Activities Meeting to help plan a fun filled season!!

**Activities – Farewell – Kathy Gibson**



As the spring flowers start to bloom, I will be fading away as of April 1st. I just wanted to take this time to thank all of those that stepped up and decorated, cooked, served, etc., but most of all, helped me through thick and thin, to make things happen and made me look good as a special director!! THANK Y'ALL! I am looking forward to working with LINDA HACKETT, who will be replacing me as the new Activities Director. So y'all come out on Mon, Apr. 5th., 10:00am, at the Pavilion for the first Activities Meeting. See y'all there!



**Water and Sewer – Clyde Camp**

Replacement nominee was appointed by the Board of Directors.

**Grounds – John Nash**

Replacement nominee was appointed by the Board of Directors





### Sunshine Committee

Currently looking for volunteers to be on the **Sunshine Committee**. This committee is truly the SUNSHINE of the park. As aware of, they acknowledge the loss of family members and pets and those recovering from illness on behalf of the park. Contact a Board member if interested.

### **WELCOME NEW OWNERS!!**



- ✿ Bill & Marsha Brown, lot 204, call 2545 Little John Ln., Cumming, Georgia 30044, home.
- ✿ Dawn & Craig Reumund, lot 173, arrived from 131 Gold Ditch Rd., Cleveland, GA 30528.
- ✿ David & Stella Halbruner, lot 248, come to us from 3273 Westbrook Trace, Lawrenceville, GA 30044.
- ✿ Daniel McGuinness, lot 52, arrived by way of 36631 Monahan Dr., Zephyrhills, FL 33513
- ✿ Loretta & Ron Raines, lot 41, also own lot 288.
- ✿ Tricia Robinson & Darren Thacker, lot 238, hail from 1403 Craftsman Ave. East, Celebration, FL 34747.
- ✿ Deborah Forman, lot 131, comes to us from 1801 Hickory Ln., Dixon, IL 61021
- ✿ Ronny & Cheryl Foster, lot 249, arrived via 1402 SW Abacus Ave., Port St. Lucie, FL 34953
- ✿ Michael & Rhonda Schmidt are the new owners of lot 174.
- ✿ Jerry & Sharon Hilderbrand, lot 85, now own lot 69.
- ✿ Joe Cuce, lot 230 and others, now owns lot 277.
- ✿ Sandra Stanish, lot 284, now owns lot 162.
- ✿ Jan & Glenn Williams, lot 126, has arrived from 396 Barrington Hall Dr.; Macon, GA
- ✿ Wanda & Terry Stephens from 78 Dawson Village Way, Suite 140-193; Dawsonville, GA

Be sure to get your Park Directory from our Secretary of the Board, Carole Winter. If you need to make changes to your information within the directory, please also contact Carole.

### 12/31/2020 Approved Covenant Changes

1). Article X, Section 5 – Signs and Billboards: Second sentence.

New sentence to read: Notwithstanding said prohibition, lot owners shall have one sign per lot, not to exceed 5 square feet in size, giving the name of the lot owner, the number of the lot and the “911 address,” **and must be clearly visible from the street.**

2). Article X, Section 18 – First sentence.

New sentence section (a) to read: **(a) No burning of leaves, trash, garbage, or other refuse shall be permitted.**

3). Article X, Section 25 – Storage Buildings; Make Section 25 into 2 parts (a) & (b). No change of wording occurs. Part (a) remains as is currently stated in original Section 25 and Part (b) merges Article X, Section 40 and becomes Part (b).

**Proposed Change - New Paragraph Section 25 (a) Storage Buildings...**

**Proposed Change - New Paragraph Section 25 (b) Storage Containers...**

4). Article X, Section 40 – Deleted



Paradise Valley Campground is maintained by MANY volunteers that want to keep the Park beautiful and running smoothly. We are **ALWAYS** looking for volunteers to assist around the Park, what is your expertise? I am sure it would be welcomed! Contact a board member and they will help you find the PERFECT fit!!

## PARADISE VALLEY CAMPGROUND FLOOD 2021

Thanks to the quick actions of the Ryan's alerting all that were in the park on Friday morning at 2:30am of the flash flood we are relieved to report no one was injured! Many had water, mud, muck, and debris left behind in their cabins/campers as well as on their lots. Clean up continues and we see neighbor helping neighbor (beautiful site). If you are still missing items, please be sure to ask around as it could be in someone's yard or under their cabin/camper!



### **BREAKFAST IDEA...**



### **Chorizo and Sweet Potato Hash**

Sweet potato breakfast hash with crumbled chorizo sausage and diced scallions. This super satisfying one skillet breakfast is a perfect way to greet a crisp spring morning! This sweet potato breakfast hash features cubed sweet potatoes, crumbled chorizo sausage, pan-fried eggs, and diced scallions. You can either steer the flavor palette towards the savory side by adding dried thyme or oregano. Or try something a little different and take it towards the sweet side by adding a touch of maple syrup and some warming cinnamon. It is a matter of personal preference and there is no right answer, so you do whatever you think you will enjoy best.

## Tips & Tricks

→ **Smaller Cubes, Faster Cook Time:** The general rule for sweet potato breakfast hash is that the smaller you dice your potatoes, the faster they will cook. So, if you wake up hungry, go for a fine dice. Otherwise, feel free to go with a slightly larger cube.

→ **Select the Right Size Skillet:** You want enough space, so all the cubed potatoes are contacting the skillet in a single layer. Otherwise, they will steam and become a little gummy.

### Ingredients

- 1 medium-size sweet potato, peeled if desired
- 2 green onions
- 1 tablespoon oil
- 2 oz crumbly chorizo, or Soyrizo
- 1 teaspoon maple syrup
- 1/8 teaspoon cinnamon
- 2 eggs
- Salt to taste

### Instructions

- Cut the sweet potato into 1/4-1/2 inch dice and finely chop the green onions (green + light green parts).
- Heat the oil in a skillet over medium-high heat. Once the oil is shimmering, add the sweet potato. Toss to coat, then cook for 5 minutes, stirring occasionally, until just beginning to soften.
- Add the green onions and cook for an additional 5 minutes.
- Once the potatoes are tender, add the chorizo. Cook for 2 minutes or until cooked through. Add the maple syrup and cinnamon, and season with salt as needed. Stir to combine.
- Make two wells in the hash and crack an egg into each. Cook the eggs to your liking – we cover our skillet with a lid for about 2 minutes to make sunny side up eggs.
- Serve & enjoy!





## Did you know?

The first Plat (lot map) for Paradise Valley Campground II was recorded in 1993; III in 1994. Remarkably PVC reached nine phases: probably a record for an RV Park. Phase IX was recorded in 2001. Developer lots were sold until mid-2006. An "anti-new RV park", White County RV Park Code was adopted in 2005. It placed certain restrictions on lot improvements in existing parks. County Permits / Inspections in the nineties were at best, *minimal*. Current Permits, Inspections and Planning review, tends to mirror most urban areas, although the County is mostly rural. *White County regulations are constantly changing so verify carefully and do not assume you may do what was done in the past or that today's rules (practices) will be good tomorrow. Construction permits for new cabins are now often processed through a County, make work, "Variance" procedure, which has largely had outcomes favorable to owners, although of course at extra cost in White County fees.*

**USE:** Since 2015, we have received endless questions about general Lot use, renting here and living here, too. John Coons has written the below to provide answers, a basic understanding of the current situation, and a brief description of what has transpired.

**RENTING:** The Paradise Valley Board in the Spring of 2015, following a "winter of difficulties", (2014/2015) authored and issued a "rental protocol" which directs, "no rental of lots from November through March". In 2016 a Board sponsored By-Law change was voted and approved by the general ownership to establish the Annual Season as April 1 to October 31. This action strengthened rental period limitations by relating to "seasonal" language found in both White County and Paradise documents. There is currently NO Lot renting November through March.

**OWNING:** Paradise and White County documents specify "recreational use" for Paradise Valley Campground. However, about 35 Lots are occupied by owners all year; they reside here. There is no prohibition against staying on your "owned" lot at any particular time of year. In 2015 the Board initiated a program to "identify and enroll" those

residing in Paradise, as "Caretakers" and assigned each one off-season duties.

- 1) You are welcome to purchase and use a lot for your RV home base if you actually travel some with the RV, or simply use your lot seasonally or intermittently. Similarly, if your lot has a "parked" RV, or park model, or any form of RV other than a "moving RV", seasonal, intermittent use or use with extended absence, is welcome. A separate (location elsewhere), maintained legal residence (address, driver's license, insurance, tax filing) is significant in establishing and/or verifying these criteria under questionable circumstances.
- 2) You are not to simply occupy a lot, with any type of RV unit, and just be present there continuously, annually, as if your lot /RV were a single-family home; thereby establishing residence. Exceptions to this condition, are those owners given "Caretaker" status by the Paradise Board of Directors and those grand-fathered.

Look for the fantastic videos of the early days of Paradise Valley RV Resort posted on the Facebook page: [Paradise Valley Campground](#)

Thank you to the Hoovers for sharing!!

Useful contact info:

- Trailer Parking Spaces \$120.00/yr  
See Treasurer
- Trash Disposal. PVC Dumpsters – household upfront and big stuff in the back  
**\*\* Please read the RULES**
- Mail Delivery – PVC has boxes. \$15.00/small and \$25.00/large - See Treasurer
- Building Permits – Architectural Committee – Visit PVC Committee and read the Covenants
- Dues/fees PVC – See Treasurer
- Gate "clickers" - small clickers; fits golf car, motorcycle, keychain (\$10.00 – are \$0.00 and large clickers for \$25.00 John@nobe.net).  
Treasurer has standard the clickers.
- Ice available at Pavilion – **HONOR SYSTEM** – Currently \$2.50/BAG
- To get in contact with the Treasurer or [PVC Committees](#) leave A message 706-865-9645.

**Respect your neighbors!**



Remember, this is also your park and it is up to all owners to help maintain the park. If you see something that you believe is not right say something, in a nice way!



WI-FI IN THE PAVILION

WI-FI NETWORK NAME: WIN\_902862

WI-FI NETWORK PASSWORD: 8ftvk53kb4

**REMINDER:** Golf carts yield to cars/trucks and to watch for children and walkers out enjoying the park!!



**BEAR(s) IN THE PARK** Please be aware of the possibility of bear(s) in the park, this usually happens in the spring! **NO NEED TO PANIC!** Be sure to take in your bird feeders at night and ensure all food is picked up and inside. Black bears are very opportunistic eaters, mostly eating grasses, roots, berries, fish, and insects (and human garbage).



*Join the fun and keep up with all the "happenings" around the park! Look for us on FACEBOOK Paradise Valley Campground*

**1<sup>ST</sup> BOARD MEETING FOR THE 2021 SEASON:  
APRIL 10 @ 10 A.M.  
GET THERE EARLY AND MEET YOUR  
NEIGHBORS AND ENJOY COFFEE AND  
SWEETS AT 9:30 A.M.**

Be informed...

Register on PVCOA.COM. Go to "INFO/LOG IN" to get the "PIPELINE" in living color, receive water & emergency notices, governing docs, calendar of events, the Parks financials, meeting minutes, pictures and so much more!!



Please feel free to submit an article for the Pipeline! Please send to [cgregory555@outlook.com](mailto:cgregory555@outlook.com). Please let me know if there is a "special" topic that you would like to see in the Pipeline!!

Until next time...

Editor: Cindy Gregory  
Lot 183

