

# WEST WAYS

THE OFFICIAL NEWSLETTER OF THE ROTONDA WEST ASSOCIATION, INC

MARCH 2022



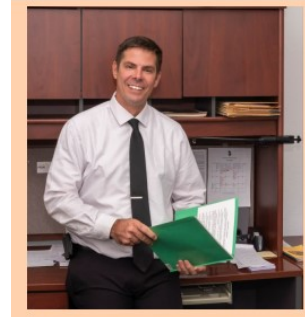
PUBLISHED BY THE ROTONDA WEST ASSOCIATION FOR ROTONDA WEST PROPERTY OWNERS.  
THE E-NEWSLETTER IS PUBLISHED MONTHLY AT [ROTONDAWEST.ORG](http://ROTONDAWEST.ORG)

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**ROTONDA WEST CELEBRATES 50 YEARS**  
**1972-2022**

## MANAGER'S MESSAGE



The arrival of spring is quickly approaching and that means longer days to enjoy all that our wonderful community and state has to offer. Our beautiful Rotonda West Association's Broadmoor Park has been busy with many walkers, nature enthusiasts, and others enjoying the fabulous weather.

The Rotonda West Association is continuing to have numerous property transfers with the selling of homes and vacant lots. With the many transactions, in my weekly Manager's Report I have mentioned estoppels, and I have received inquiries from members on what an estoppel is, and how it works. An estoppel is an important part of an HOA such as ours. Estoppels not only help offset the assessments, but it is an important piece of information to protect the member that is selling and the soon-to-be new member that is buying. It helps guarantee that the past member had no outstanding balances, assessments are current, the property is compliant, and that the selling member does not have any Deed Restriction violations. The estoppel allows the soon-to-be buyer to ask questions that are imperative to know when buying a home. New buyers may ask if the HOA voted on special assessments, informs the buyer if the HOA has had serious lawsuits or is in financial problems and it allows the new buyer to view the Deed Restrictions and check that the Association Insurance is up to date. The Rotonda West Association is in excellent financial shape, has fully funded reserves, and has not planned any special assessments. New buyers looking in other HOA'S outside of the Rotonda West Association might change their minds if they were to learn that the home that was interesting to the buyer was in a failing HOA.

For those wondering how it works, the Rotonda West Association receives an estoppel letter from the title agency notifying that a member is selling their property and information that states when the member is selling, and the date of closing. By law, the Rotonda West Association must have this letter filled out and sent back within 10 days of receiving it. The Association then confirms that the selling member does not have any past due delinquencies, liens, violations, and verifies that they are the owner. When this is confirmed, the Association will have our Compliance Officer confirm that there are no violations on the property. If the property has sheds, wooden fences, illegal structures, and if it is a vacant lot and has invasive species on it the Rotonda West Association will not let the property sell if it is in violation and the seller has not communicated with the Association on how the seller is going to remedy the violations. If a seller sneaks one by the Association, the new owner is now liable for the violations and monies owed to the Association. Last year the Rotonda West Association processed approximately **98** estoppels a month. It is too soon to tell this year, but in the month of January the Association processed **85** estoppels and the Rotonda West Association held up 9 properties from selling until the owners became compliant. It is a lot of work for the compliance officers and staff to follow up with and process and I am immensely proud of the entire Rotonda West Association team.

*Derrick Hedges*

Rotonda West Association  
Manager

# MARCH 2022

## MARCH 20TH, SUNDAY

**BINGO 1-3 p.m. (doors open at 12:30 p.m.)**

**Bring your snacks and drinks; although water and snacks will be available.**

## MARCH 27TH, SUNDAY

**Annual Volunteer Appreciation Banquet**

**Honoring all committee volunteers for the year 2021**

**BY INVITATION ONLY.**

## MARCH 31st, THURSDAY

**MUSIC IN THE PARK 6:30-8 p.m.**

**Doug White and Friends**

**Will feature a drummer, keyboardist, and Doug on woodwinds (sax, clarinet and/or flute). They will be playing jazz, older tunes, and 60's and 70's music. Bring your chairs, drinks, snacks, and bug spray. Join us on the lawn behind the Community Center.**

# APRIL 2022

## APRIL 7TH, THURSDAY

**Open House 6-8 p.m.**

**A chance to meet and talk to the various Rotonda West committees, clubs, and organizations.**

**Held in the Community Center at Broadmoor Park**

### **OFFICE STAFF**

**Derrick Hedges,**  
Manager

**Tammy Birdsong,**  
Administrator

**Holly Carr, &  
Nancy Schwechel,**  
Administrators  
Deed Restrictions

**Penny Hanson,**  
Bookkeeper

**Annette Casteel**  
Minutes Clerk

**Sheryl Ann Nowicki**  
Administrator

**Joe Harris,**  
Communications  
Specialist

**Mike Heincelman, &  
Matt Rooney**  
Compliance Officers

### **MAINTENANCE STAFF**

**Lamar Higdon**  
Maintenance  
Supervisor

**Wayne Taylor**

**Paul McGinley**

**Pablo Guardiola**

**Dale Anderson**

### **BOARD OF DIRECTORS 2021**

Patricia Aho, President

Patti Cowin, 1st Vice President

Sam Besase, Treasurer

Jerry Eldred, Secretary

David Kelly, Director

Andy VanScyoc, Director

Les Goodman, Director

### **WEST WAYS STAFF**

Nadine Clough, Editor

Karen Harvey, Writer

Barry Kean, Writer

Connie Smith, Writer

David Pulaski, Photographer

Wayne Mengel, Photographer

Nadine Clough, Layout & Design



## **ROTONDA WEST ASSOCIATION 2022 BOARD OF DIRECTORS**



Sitting left to right: Sam Besase (Treasurer), Patricia Aho (President)  
Patti Cowin (1st Vice President), Jerry Eldred (Secretary)

Standing left to right: David Kelly (Director), Andy VanScyoc (Director),  
Les Goodman (Director)

Photo: Deb Orchard

**ROTONDA WEST ASSOCIATION, INC.**

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**Rotonda West, Florida 33947**

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# Music In the Park Presents Jonny Puma- Draws Largest Crowd Yet

By: Nadine Clough

Photos by: Dave Pulaski



On Thursday, February 24th, over 200 people enjoyed the talents of Jonny Puma making it the biggest crowd yet to delight in the Music in the Park presentations. Put on by the Community Outreach Committee and emceed by Deb Orchard, the Music in the Park program regularly presents local talent in beautiful Broadmoor Park.

Jonny Puma entertained the crowd with his acoustic guitar and his strong, clear voice. He opened with Garden Party by Ricky Nelson, and continued hitting all the marks with songs like What A Day For a Day Dream, You Were Always On My Mind, by Willie Nelson, Take Me Home Country Road by John Denver, You Got A Friend by James Taylor, and many more. He welcomed requests and played Sweet Caroline, Tennessee Whiskey, Cats in the Cradle, Sweet Baby by James, and even wowed the crowd with The Wreck of the Edmund Fitzgerald.



As darkness and the time on the clock forced the ending to a perfect evening, Jonny sang the haunting Hallelujah. The appreciative crowd left singing their own praises of his performance and humming one of the tunes heard that night.



Smiling faces  
say it all!



**Next Music in the Park performance:**  
**Doug White & Friends Thurs. March 31st 6:30-8:00 p.m.**

## ED MCMAHON MADE A NICE GUY IMPRESSION ON HIS YOUNG NEIGHBORS

By: Connie Smith

In 1976, the Brower family moved into Rotonda West, settling into their new home on Golfview Road. With them came their two youngest – 15-year-old Mark and 12-year-old Melodie.

Although she felt she lived the woods, because Rotonda's development was still in its early days and situated among thick Florida scrub, Melodie loved to swim and ride her bike. Around the corner from her home and at the end of a cul-de-sac, lived nice Mr. Ed, his wife Ms. Victoria and Mr. Ed's son Jeff. A little older, very nice and very cute, Melodie admitted she had a "huge" crush on Jeff. However, the young man's behavior was never inappropriate. Melodie would ride bikes with Jeff, and the two would go swimming at the Riverhouse Condominiums.



**Ed McMahon was a spokesman for Budweiser Beer as evidenced by this 1960's era poster sold by Walmart**

The Riverhouse Condominiums happened to be the living quarters for the Superstars contestants. Melodie's mother Jean Brower helped to clean the condominiums during the athletes' residence. Melodie said she served as a ball girl ("towel girl, water girl – whatever they asked me to be, I did!") for the Superstars tennis competition. Her memories of this additional brush with celebrity are also good. She collected autographs and specifically remembers Drew Pearson (Dallas Cowboys wide receiver) and eventual Incredible Hulk Lou Ferrigno. "Lou also let me squeeze his muscles which was fun. They were all terribly nice and kind," she said.

Back on Golfview, sometimes Mr. Ed and Ms. Victoria would invite Melodie in for a delicious fruity (non-alcoholic) drink, but the best thing about her neighbors' house was the Budweiser horses and wagon that ran on a lighted, elevated track above the home's bar. "The lights were beautiful on that track; I got such a kick out of that. They were so nice to me," recalled Melodie. "I don't know how many times I was there. I didn't know their last name but finally mom put it together and told me not to bother them." Of course, the nice 'Mr. Ed' was none other than Ed McMahon, professional spokesperson who was the face of Budweiser Beer, Rotonda West and the Superstars TV show.

Melodie wasn't the only member of the Brower Family to interact with the McMahon family. Brother Mark was also friendly with Jeff McMahon, and he too visited the McMahon Home. "Their house was at the end of Golfview," said Mark, "and that's where I saw Jeff. We probably spent an hour or so playing pool-two times at the most." But it was at Publix Supermarket where Mark worked, that he interacted most with Ed McMahon. "I saw Ed there quite often," Mark recalled. "I was always happy to help Ed with his groceries. He always tipped me three or four dollars."

Melodie's sister Dianna Brower Hedges, although married and living in Columbus, Ohio at the time, confirmed Ed McMahon and his wife Victoria were often seen walking in the community. "They walked all over," she said, and offered some juicy tidbits: the McMahons had a sunken living room; it was their winter home so they had no air, but it was one of the biggest and nicest homes in Rotonda West, between the third and 12<sup>th</sup> holes on the Hills Golf Course.

Literature on the Rotonda West web site confirms that the McMahon house, although just a 2 bedroom, 2 bath, was designed by Miami architect Carson Bennett Wright and the interior design and color styling was furnished by Beatrice West Studios of New York City and Deerfield Beach, FL.

Perhaps Tom Selleck, spotted one day in Rotonda West driving near the McMahon home, eclipsed even Ed's star power. Another sister Darlene Brower Lindsey and Dianna Hedges, said the Selleck spotting came from a neighbor who happened to be outside painting her house at the time.

The Superstars continued until 1977 in Rotonda West before moving on to other locations but McMahon held onto his Oakland Hills home until 1991. Maintaining his nice guy reputation until the end, McMahon died in 2009 at age 86.



**Ed McMahon's Rotonda West home was located between the 3rd and 12th holes on The Hills golf course. Originally, of natural brown colors, it was designed by Miami architect Carson Bennett Wright.**



More photographs of the McMahon home from the Rotonda West Website.



Ed McMahon's home in Rotonda West was designed and furnished by Beatrice West Studios and featured a sunken living room.

Photo courtesy of: [rotondawest.org](http://rotondawest.org)



The bar and billiard room in Ed McMahon's home featured elevated and lighted Budweiser horses and a wagon on a track, according to then young neighbor Melodie Brower who was a friend of Ed's son, Jeff. Brother Mark Brower played pool at least twice with Jeff in the McMahon home.

Photo courtesy of: [rotondawest.org](http://rotondawest.org)



**"Here's Johnny!"**

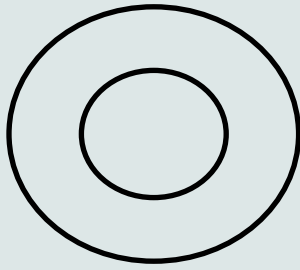
Ed McMahon's famous introduction to the star of the Tonight Show.

Left: Ed McMahon

Right: Johnny Carson

Taken on the set of the Tonight Show





## Rotonda West, A Circular Wonder

By: Nadine Clough

**“In January 1970, a surveyor jammed a stake in the ground and said, “This is it, fellows. The center of Rotonda West. And a community was born.” (The Vision and the Reality, by Jack Alexander)**

**Indeed, a unique community was born. The only circular, wagon wheel style city in the whole of Florida. Cities are typically formed either in a linear fashion, think of a Main Street style; or in a grid fashion, like most large cities. It is rare for communities to choose the circular shape for their layout. But that is exactly what the planners of Rotonda West did.**

**Why build a community in the shape of a circle? Rotonda West is not the first circular village. Throughout history, the circle has held special powers in the human and natural world. Ancient Greek and Roman architecture reflected the respect for the circle in many of their temples and buildings. Indigenous people embraced circular villages for thousands of years. The center served as a gathering place for spiritual and social occasions, and the circumference of the circle which was fortified with wooden walls or stockades, offered protection.**



Typical Indigenous people's circular village



Rundling Village— Found in northern Germany and many Slavic countries. Created in the 12th and 13th centuries, there are approximately 300 protected and preserved Rundlings left today

**Circle villages called Rundlings were popular in the 12th century in Germany and other Slavic countries. These villages were made up of a central circular village green with triangular farms radiating out from the center. This pattern gave everyone an equal size farm. Similar to the indigenous people, the center of the wheel provided an area for religious gatherings and festivals. The outside or rim of the wheel allowed for better defense against invaders or wild animals.**



Today in Denmark, multiple circular villages create a social network of communities. This layout dates back to the 10th century and is still a popular city layout.

Village planning changed over the years from a natural circular layout to a more structured grid style. The grid style provided intersections to help with orientation and finding specific locations. This was needed in cities where trading replaced farming. Gradually, the grid system became the preferred layout.

In 1969, the vision for Rotonda West was to build a “brand new concept”, a community in the round, some thinking it was a historical nod to a pattern seen in Florida of the temporary World War II airfields. Others believed that the circular look was chosen because it was “softer and a more romantic shape”.

It would have what was called a “vital center”, a hub which would be commercially zoned for professional and business offices. It would have walkways, a park, stores, and a towering observation building with a circulating restaurant right in the center. To create a safe, secure community, the outside of the circle would be the Rotonda River, only allowing access across four bridges which would each have a security gate.

Today, the circular shape of Rotonda West is a unique one to other planned communities, but it is a shape that is naturally gravitated to by humans. It has provided many civilizations with a workable, safe design for their communities. As with circle villages through history, our community was designed with the idea of a social center hub, a plan for homesteads, and a boundary created to protect the settlement. As Rotonda West celebrates its 50th anniversary, it is a place that continues to grow and change. Rotonda West’s future may someday fulfill Joe Klein’s early vision for us and become a reality.

Whatever our future holds, our circular shape will continue to link us with many civilizations of the past.



Rotonda West Total area of 11.5 square miles, of which 10.7 sq. mi. is land, and 0.89 sq. mi. is water  
(according to U.S Census Bureau)



# JOAN E. KAAR, OF ROTONDA'S FIRST FAMILY HAS PASSED

By: Nadine Clough

Joan Karr, age 87, of Village of Holiday Lake, Port Charlotte, Florida passed away on Thursday, February 10, 2022 in Englewood, Florida. Joan and her husband Harry Kaar moved to Rotonda West from New Jersey in 1971. They are Rotonda's first family having had the first house built in Rotonda West, and becoming the first family to live here.



Joan Kaar 1934-2022

In 1973, Joan went to work at the Placida Post Office and then went to the Boca Grande Post Office where she retired in 1996. She was a member of the Rotonda West Elks and Rotonda West American Legion. She is survived by her son, Harry Kaar of Port Charlotte, FL. Joan is predeceased by her husband Harry.

Below: The Kaar's history in Rotonda is detailed in Jack Alexander's book, Rotonda West, The Vision and the Reality.

The community of Rotonda West began with a population of three: Harry and Joan Kaar, and their son Jeff. The Kaars moved into their home, 8 Annapolis Lane, in October, 1971. As to it being an honor to be Resident Number One, Joan Kaar said, "They just laid all the contracts face down and we picked ours. Luck of the draw."

The Kaars had gone to a county fair where Joan recalls, Rotonda boxes were everywhere, offering them a chance to "Win a Trip to Florida." She stuffed every box she could find and they won a trip to Miami-where she and her husband, a carpenter hoping for work in the growing community, were exposed to the Rotonda vision.

When they came down later and saw Rotonda for real, they were disappointed. "There was nothing to see on the ground, but then they flew us over it. We could see the circle all laid out for roads and canals", said Joan.



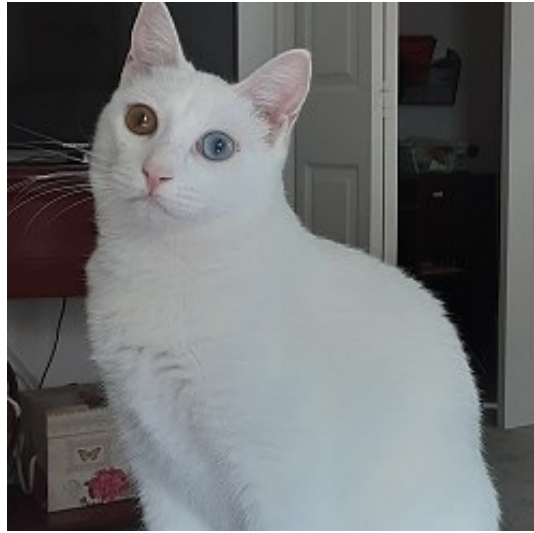
The Kaar's receive "key" to new home.    Planting an orange tree in their yard.



## PETS OF THE MONTH



Newly Adopted MooMoo  
Owned by: Lynn Beck  
Rotonda Circle



Lily White rescued from EARS 11/21  
As you see, she has one blue and one yellow eye, but is not deaf. She is sweet and loves to play fetch ALL day! She has made our home complete.  
Owned by: Lorene Thompson & Ed Mancus, Rotonda Circle



Milo is a 3 year old Schnoodle. He is also know as "Kramer" because of the way he slides into a room when he wants to play. He barks to greet you, and to say bye-bye. His eyelashes are real!  
Owned by: Nelson & Cheryl Lateer  
Mariner Lane



This is Bailey. He is a 14 month-old Cavalier King Charles Spaniel.  
Owned by: Dave & Bonnie Bailey  
Medalist Lane



## **GFWC Rotonda West Woman's Club, Inc.** Donna Krabbe, Former-President



GFWC Rotonda West Woman's Club, a proud member of the General Federation of Women's Clubs, participated in the District 12 Art & Craft Competition at the GFWC Naples Woman's Club on Saturday, February 12. Four entries received Blue Ribbons and will continue to the GFWC Florida State Competition to be held at the Rosen Plaza, Orlando in May.

They are as follows:

Blue Ribbon First Place

Blue Ribbon Best of Category

Blue Ribbon Best of Show

Rosana Halprine,  
Category #75 Mixed Media Collage,



Blue Ribbon First Place

Jennifer Cope, Category #4 Mosaics,  
-Seahorse, sea glass (right)



Blue Ribbon First Place

Lois LeVasseur,  
Category #24 Knitting  
Clothing, Cayambo Sarape (right)



CONGRATULATION  
TO ALL  
THE WINNERS!

Blue Ribbon First Place  
 Kay Morris, Category #41 Com-  
 bination Recycling/Crochet  
 - Plarn (plastic yarn) Mat



**Learn more about GFWC Rotonda West Woman's Club.** What we do and what we have to offer you! All of our resident artists love to share their knowledge and skills. Our March General Meeting will be held on the **third Thursday of the month, March 17<sup>th</sup>**. The meeting will be sponsored by our Environment Community Service Program, so wear your Environmental Green! Social hour from 9:00 to 10:00am Business meeting from 10 to 11:30am. For more information, visit [www.gfwcrotondawest.org](http://www.gfwcrotondawest.org)



**GFWC Rotonda West Woman's Club  
 Bella Williams Memorial  
 Continuing Education Scholarship**

The RWWC is offering two (2) Bella Williams Memorial Continuing Education Scholarships at \$1,500 each. Applicants should be from the Englewood/Rotonda West area and pursuing advanced education or retraining in a college or vocational school. The scholarships are intended for those who have had an interruption in their studies and are returning to school.

A resume may be sent to GFWC Rotonda West Woman's Club, Attention: Scholarship,  
 PO Box 672, Placida, FL 33946

Deadline for receipt of resumes is **Thursday, March 31, 2022.**

For additional information call Debra 917-573-5512.





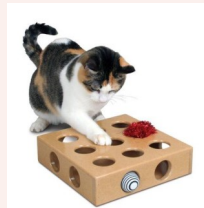


## PET OF THE MONTH

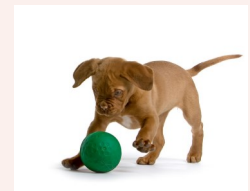
**We love our pets!  
They are funny, loyal, and  
very photogenic!**

**West Ways would like to include your  
pets in our monthly West Ways newsletter.**

**Please send to:  
[westways@rotondawest.org](mailto:westways@rotondawest.org)**



**INCLUDE: A picture of your pet  
Their name, age, and breed or type  
Tell us why they are special  
All types of pets are welcome!**



**Send to: [westways@rotondawest.org](mailto:westways@rotondawest.org)**

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### TO ALL ROTONDA WEST RESIDENTS,

Have you signed up for the  
Rotonda West Association Website yet?

#### **ALLOWS YOU TO:**

- Keep up to date on Rotonda's events & news
  - Have the ability to vote online
- Have the ability to pay assessments online
  - Receive West Ways each month

Sign yourself up and help a neighbor sign up too!