

Sunny Hills Civic Association, Inc.

SunnyHillsCivicAssociation.com and BoatLakeSunnyHills.com



NEWSLETTER



- October 2018 -

- Volume 44, Issue - 10

E-Mail: SunnyHillsCivicAssociation@Outlook.com

- Since 1974 -

Sunny Hills, Florida 32428

The **Sunny Hills Civic Association, Inc.**, was originally incorporated in 1974 to promote and sponsor the special and civic interests of the property owners and/or residents and is non-political and non-partisan in nature. The Civic Association is not a homeowners association. It operates through a Board of Directors with 8 members with four officers and four directors who are also chairs for the Activities Committee, Parks Committee, Membership Committee, and the Community Development Committee. Officers and directors serve two-year terms that are staggered so that 4 positions stand for election by the membership every year, and all positions have a two consecutive terms limitation.

The **Sunny Hills** Community was platted in 1971 and 1972 as a community for about 60,000 residents on 24,301 residential lots. Its land area is about 28 square miles (17,743 acres) and is almost 5% of the land area in Washington County. With 220 miles of roads, it has 55% of all the paved roads in the county. Currently there are 630 homes in the Community and about 1,400 people. In the master plan there are 3,829 acres of greenbelts and natural preserves, about 400 acres for commercial development, as well as provisions for churches, schools, and parks. Currently, the Sunny Hills Golf & Country Club operates an 18-hole highly acclaimed golf course.

At one time we had a Valid Sunny Hills **MSBU** Benefit Unit, but mismanagement in the last few

years has made it an Invalid assessment according to Florida laws.

The Florida State court's stated that "**Special Assessments** can only be levied to pay for an improvement local in character, as distinguished from general ... and the proceeds thereof cannot be used to augment the general revenue fund nor to finance a separate and distinct improvement project, nor to create a sinking fund for the payment of bonds." The benefit must "be special and peculiar to the property assessed and not a general benefit to the entire community. Thus, services which are provided by a government may be essential to the public welfare but fail to provide the special benefit necessary for the imposition of a valid assessment.

October 11th @ 6:30 pm

Sunny Hills Civic Association



Membership Meeting

From the Desk of the President :



Ron Jones

October 2018



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Email: SunnyHillsCivicAssociation@outlook.com

Since 1974



A Florida non-profit corporation with Federal income tax exemption under section 501 (c)(4), civic League, of the I.R.S. Code. Operates under Title XXXVI, F.S. Chapter, Corporations Non - Profit

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By Grady Powell

Bad guys are becoming more bold and aggressive. Understanding that valuable items and softer targets are more likely located in more affluent areas they are increasingly targeting suburban homes and neighborhoods in historically low crime areas. As with most things the sage Boy Scout motto of "Be Prepared" applies.

1. Plan it, drill it. Everyone remembers the fire drills that were practiced in elementary school. The alarm bell sounded and a swarm of generally chaotic creatures with an inclination for ignoring direction suddenly fell into line and moved to a predetermined point of safety with precise exaction. In the same vein, create a simple plan to move everyone living in your house to a pre-determined point of safety, which ideally will be room with few exit points. Only leave the security of the room you are in if other loved ones need to be secured. Everyone should know what starts the plan . . .

An alarm, a whistle, or predetermined action initiating word. Adults should plan to move to children or the elderly. Older children should move to younger ones and they should all move to a predetermined meeting point or hiding place in the room, and stay put. Panicked people tend to wander if they don't have a highly defined place. Designating these locations will give you the ability to discriminate targets far more quickly and effectively if an assailant has made it into the kids' rooms.

Using techniques similar to those the police employ to deal with active shooters is best for the solo shooter. Don't clear every room or move tepidly through the house. Instead, move quickly and decisively to the objective point and only engage bad guys that are an immediate threat or in the way. Understand the layout of your house and identify likely entry points/weak points. Set up a primary route and secondary route if available to get to your objective and plot out areas an invader will be likely to move through or toward. Move to the hold point and wait it out. Remain silent and listen. After sufficient time has passed, then go through the home. If anything indicates that an intruder is present, call the police and let them clear the house in a team. Better to look a little sheepish than go on a one-man house clearing suicide mission leaving your family members unprotected.

When you call the police, tell them precisely where you and your family are located in the house. Tell them that you are armed, have received firearms training and that all your family members are safe and secure with you. Ask them to carefully and loudly identify themselves when entering your strongpoint. Once the plan is set, drill it multiple times. Practice. Practice. Practice. Your wife may think you're a tin-foil-hat-wearing wack-o and the kids will think it is cool. Run through it several times, both during the day, then again at night with low light/no light. Then have an occasional surprise drill. If and when the real thing happens, you'll be surprised to see how a standard operating procedure keeps a stressful situation a lot calmer and more coordinated.

2. Have an early warning. Police response to home alarms are notoriously slow and often set as a priority right above extracting cats from trees. Forget or even disconnect that part of it, but have a good alarm system installed set to activate instantly when a door or window is breached and *use it religiously* so you'll be acutely aware of the moment someone enters your perimeter. You have the luxury of knowing who belongs inside those walls and who doesn't. Once your alarm system is in place, the moment you hear it go off, it's time to execute your plan. Make sure to disengage the alarm quickly so your hearing can be used to detect interior movement.

3. Prepare resources. Make sure firearms, flashlights and telephones are readily available. Waking up to an alarm, still foggy from sleep, is not the time to be fumbling with combination locks on a gun safe or scratching through your drawer looking for a light. Install quick-access gun safes next to your bed and make sure a phone and flashlight are on the night stand. Practice using them.

An good alternative is a **vehicle-style shotgun lock** like those used by police. These can be attached to bed frames and hidden by dust covers but accessed with a hidden switch. Computer cash drawers can be purchased on eBay for peanuts and with rudimentary knowledge of electronics, wired complete with battery backup and hidden activation switch. Stash an old cell phone and charging cord in the stronghold room. Even deactivated phones can still call 911. Also, store critical first-aid supplies, such as a CAT tourniquet, quick clot agent and any prescription medicines necessary for household members. If for some reason you take a hit on the way to your secure point you'll be able to buy yourself time.

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Add a few bottles of water for a short potential wait. Enter the direct dispatch number for the local law enforcement on your phone and print detailed directions to your house and to the stronghold inside the house and tuck them away in your safe room. Direct dispatch will almost always function faster than 911. For the ultra-prepared, a great innocuous cover barricade can be made by putting a full set of bookshelves, tightly packed with books, in a strategic place in your stronghold room.

4. Harden the structure. A man's home is his castle and one of the best defenses is making your castle a more difficult target than your neighbors'. Encourage the assailant to choose the path of least resistance and go down the street. Remove shrubs and plants close to the house that make good hiding points. Better yet, replace them with thorny bushes that will discourage anyone from trying to move through them. Consider glass bricks as a relatively cheap and bombproof replacement for exterior windows in first floor bedrooms. Use quality locks and, even more important, install door jambs that will resist kicking and crowbars.

As a super economical alternative, drill 1-inch holes in the floor at the foot of both sides of the door and place pieces of steel pipe in them to secure the door at night. While not exactly esthetic pleasing, the pipes can be easily removed and the holes covered by an entry mat. Make sure that entry and exits points are well lit and windows are covered to prevent people from getting a look at the valuables in your house. And get a dog- even the small ones bark when they sense an unwanted presence near or in the house.

5. Get Adequate and Applicable Training. Don't let the first time you shoot your gun in the dark with a light be when a bad guy has just broken in. The fewer first time variables you experience in a real fight, the better off you will be. Numerous schools exist that provide valuable instruction and practice in night shooting, civilian room combat and scenario-based gunfighting skills. Often this instruction is provided by individuals with substantial combat experience. Many, including Asymmetric Solutions, use full-size ballistic house mock ups that allow the shooter to simulate tactical movement through the structure while engaging strategically placed targets.

Also consider taking an intensive first aid course that will help you deal with a serious medical issue while waiting for the police to arrive and clear your house. Wilderness first aid classes designed to teach civilians how to care for major medical problems when help is at a distance are far more intensive and full of practical knowledge than the basic "call 911 and apply direct pressure" quickie basic first aid/CPR courses. Asymmetric Solutions would, of course, like to be a part of your training and offers a wide spectrum of reality-based training courses to civilians. If you don't use us, find a solid firearms school and make sure you're prepared. We can vouch for CSAT, TFFT, Gunsite and EAG Tactical from personal experience, but there are plenty of other good ones out there. Bottom line: making holes in paper down a shooting range lane will not – in any way – prepare you for the real fight. Reality-based training will.

These steps will be met by some with the thought that, "Home invasions are rare and would never happen to me." That, of course, is usually correct. Insurance companies are highly profitable institutions that bet on bad things not happening. Still, nearly all of us spend thousands yearly with insurance companies to prepare ourselves for those rare contingencies.

We will also hear the classic "That level of preparation is paranoid." One man's paranoia is another man preparation until the preparation is needed. At that point paranoia is reclassified as insight. I'm not paranoid when I drive my car because I wear my seatbelt any more than my grade school principal was paranoid when he made us do fire drills. Being prepared gives you options and puts you in greater control of your situation. While home invasions are relatively unlikely, consider the value of the people and things inside your four walls. Personally, I will never let a few dollars spent on training and equipment, a little inconvenience and time spent in planning and practice and the imposition of a plan for my family be too great a cost to increase the surety of their safety and well-being.

*Grady Powell is chief civilian instructor at **Asymmetric Solutions**. AS is a special operations training facility on over eight square miles outside St. Louis, Missouri employing an instructor cadre of former SpecOps personnel. While AS primarily serves the Department of Defense it now has open enrollment classes for the civilian public.*

Sunny Hills Civic Association, Inc.

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Sunny Hills



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1. MSBU Emergency (Fire)



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2. MSBU Beautifications



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3. MSBU Street Lighting



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Florida State Statute

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 ss. 3 and 20 (1967).

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Sunny Hills Property Owners!

This is a friendly reminder from The Sunny Hills Architectural Review Committee making homeowners aware of the Deed Restrictions in our community. Any construction, building, major remodeling, fencing and other requirements as outlined in the Sunny Hills Subdivision Deed Restrictions must be approved by the Architectural Review Committee (ARC).

Washington County will not issue any building permits without prior written approval from the ARC.

You can submit your requests to : **Sunny Hills Architectural Review Committee** at PO Box 165 Wausau, FL 32463.

All new residents moving into the area, please contact us so we can welcome you.
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WORSHIP 10:00 - 11:00 AM
FELLOWSHIP 11:00 - 11:30AM

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Non - Advocacy Statement

The Newsletter currently publishes a "Letters To The Editor" section, if you have news about the community that should be common knowledge, send it in as an article, and it will be considered for publication (with or without author attribution).

Selection of articles is solely the responsibility of the Editor and the Civic Association Board of Directors, and there is no intent by the Civic Association to provide the type of news coverage on all sides of issues that might be found in public media. The sole intent of "The Sunny Hills Newsletter" is to inform Sunny Hills/Oak Hill property owners and residents about topics and issues of common interest within the community, only the Truth.

Any Washington County Government action with County Government or that of the **MSBU**(Municipal Services Benefit Unit)that affects the Community of Sunny Hills in any way.

By the People for the People, We the property owners,

Sunny Hills Newsletter:

Publishing by Earl Stewart

Editing by Ron Jones

Newsletter submission deadline:

the 15th of each Month for publication in the following month's edition. We welcome articles of general interest for the community can be published with author attribution.

Community Organizations :

No charge for news coverage.

Submit via email directly to:

SunnyHillsCivicAssociation@outlook.com

Mail to:

P.O. Box 165 Wausau, Fl. 32463

Message Boards Posting:

For general community interest, submit 1 week, or more, in advance via email to: SunnyHillsCivicAssociation@outlook.com

Not all messages can be accommodated and the Association reserves the right not to post at its sole discretion.

Web Page Address :

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The Civic Association will be having its annual nominations and elections before the year is over. Our next meeting will be in October . You are encouraged to attend.

On a final note, if people don't get involved in the community, and it's problems, your surroundings, and that includes ALL of Sunny Hills will only continue to be degraded. Property values will continue to plummet. When the **MSBU** was set in place it was to help improve the property values by keeping the community on an upward drive to improve our surroundings and make the area more desirable.

That was happening, but when the county elected to put most if not all of the \$500,000.00 collected into their road debt in Sunny Hills instead of growing the community, things started slipping downhill. An assessment fee (MSBU) cannot help fund any governmental services to a community (**Fla State Laws**)

If you want your property value to be increased, **you HAVE GOT TO GET INVOLVED**. Please attend our next meeting at the community center on Gables Blvd. or the BOCC meeting in Chipley. If you DON'T get involved, don't be surprised when you decide to sell your home, that it is worth only about half or less than what you think it is valued at.



Scientists: World's warming; expect more intense hurricanes

WASHINGTON — A warmer world makes for nastier hurricanes. Scientists say they are wetter, possess more energy and intensify faster.

Their storm surges are more destructive because climate change has already made the seas rise. And lately, the storms seem to be stalling more often and thus dumping more rain.

Study after study shows that climate change in general makes hurricanes worse. But determining the role of global warming in a specific storm such as Hurricane Florence or Typhoon Mangkhut is not so simple — at least not without detailed statistical and computer analyses.

The Associated Press consulted with 17 meteorologists and scientists who study climate change, hurricanes or both. A few experts remain cautious about attributing global warming to a single event, but most of the scientists clearly see the hand of humans in Florence.

Global warming didn't cause Florence, they say. But it makes the system a bigger danger.

"Florence is yet another poster child for the human-supercharged storms that are becoming more common and destructive as the planet warms," said Jonathan Overpeck, dean of the environment school at University of Michigan. He said the risk extends beyond the Atlantic Ocean, such as Typhoon Mangkhut, which hit the Philippines on Friday.

For years, when asked about climate change and specific weather events, scientists would refrain from drawing clear connections. But over the past few years, the new field of attribution studies has allowed researchers to use statistics and computer models to try to calculate how events would be different in a world without human-caused climate change.

A couple of months after Hurricane Harvey, studies found that global warming significantly increased the odds for Harvey's record heavy rains.

"It's a bit like a plot line out of 'Back to the Future,' where you travel back in time to some alternate reality" that is plausible but without humans changing the climate, said University of Exeter climate scientist Peter Stott, one of the pioneers of the field.

A National Academy of Sciences report finds these studies generally credible. One team of scientists tried to do a similar analysis for Florence, but outside experts were wary because it was based on forecasts, not observations, and did not use enough computer simulations.

As the world warms and science advances, scientists get more specific, even without attribution studies. They cite basic physics, the most recent research about storms and past studies and put them together for something like Florence.

"I think we can say that the storm is stronger, wetter and more impactful from a coastal flooding standpoint than it would have been BECAUSE of human-caused warming," Pennsylvania State University climate scientist Michael Mann wrote in an email. "And we don't need an attribution study to tell us that in my view. We just need the laws of thermodynamics."

Georgia Tech climate scientist Kim Cobb looks not just at basic physics but all the peer-reviewed studies that especially link climate change to wetter storms.

"We have solid data across decades of rainfall records to nail the attribution — climate change is increasing the frequency of extreme rainfall events," Cobb said.

Several factors make scientists more confident in pointing the climate-change finger at Florence.

For every degree the air warms, it can hold nearly 4 percent more water (7 percent per degree Celsius) and offer measurably more energy to goose the storm, scientists said.

"The amount of water that comes out of hurricanes is certainly the most robust connection that we have," National Oceanic and Atmospheric Administration climate scientist Jim Kossin said.

And to look at Florence specifically, "it's very likely that climate change has warmed the ocean such that the hurricane's intense rainfall is more destructive than without global warming," said Weather Underground Meteorology Director Jeff Masters, a former hurricane hunter.

The warmer air and water also makes storms more intense or stronger, Stott said.

A Kossin study this year showed that tropical cyclones — a category that includes hurricanes and typhoons — are moving slower and even stalling. Kossin said "it's happening a lot more than it used to." Several studies agree that climate change is to blame but differ slightly in their conclusions.

With the emergence of Florence, some place in the U.S. has been drenched because of a stalled hurricane for four years in a row, storm surge expert Hal Needham said.

Kossin and Overpeck also pointed to studies that show storms are intensifying more rapidly than they used to.

Just like in Superstorm Sandy, scientists said it is clear that hurricane storm surge is worsened by sea level rise because the power of 6 to 10 feet of water comes on top of seas that were considerably lower decades ago. An extra 8 inches or so can mean the difference between staying dry or getting damaged, Masters said.

In the Carolinas, natural and temporary climate factors added to the "march upwards" from global warming. Because of that, the seas have risen nearly 5 inches in five years, said Andrea Dutton of the University of Florida.



**WEDNESDAY,
OCTOBER 31 2018**

Halloween or Hallowe'en (a contraction of All Hallows' Evening), also known as All Halloween, All Hallows' Eve, or All Saints' Eve, is a celebration observed in a number of countries on 31 October, the eve of the Western Christian feast of All Hallows' Day and Reformation Day. It begins the three-day observance of All hallow tide, the time in the liturgical year dedicated to remembering the dead, including saints (hallows), martyrs, and all the faithful departed. It is widely believed that many Halloween traditions originated from Celtic harvest festivals that may have pagan roots, particularly the Gaelic festival Samhain, and that this festival was Christianized as Halloween. Some academics, however, support the view that Halloween began independently as a solely Christian holiday. Halloween activities include trick-or-treating (or the related guising), attending Halloween costume parties, carving pumpkins into jack-o'-lanterns, lighting bonfires, apple bobbing, divination games, playing pranks, visiting haunted attractions, telling scary stories and watching horror films. In many parts of the world, the Christian religious observances of All Hallows' Eve, including attending church services and lighting candles on the graves of the dead, remain popular, although elsewhere it is a more commercial and secular celebration. Some Christians historically abstained from meat on All Hallows' Eve, a tradition reflected in the eating of certain vegetarian foods on this vigil day, including apples, potato pancakes, and soul cakes.



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Washington County, Florida

Newsletter Editor & Publisher: Earl Stewart



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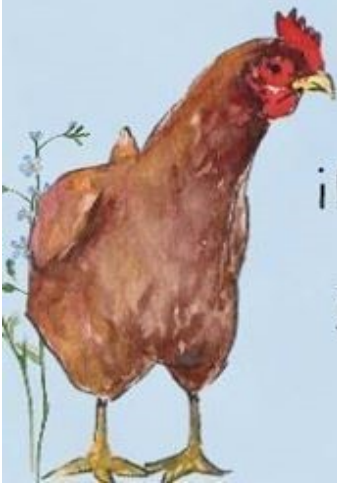
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