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[www.upcai-fl.com](http://www.upcai-fl.com)



THE UNIVERSITY PARK COMMUNITY ASSOCIATION NEWSLETTER

# UPtoDATE

## PBM Transformation

### New Structure for Park Boulevard Management

Park Boulevard Management (PBM) is a limited liability corporation owned and operated by your HOA. It was formed following resident takeover in 2019 as the operation arm to run the association—UPCAI. Working alongside your Board, all staff are local, working on property with the single focus of managing University Park.

There has been a PBM Management Team and Staff Restructure underway for some time. Although an agenda item at recent Board Meetings, there has been no formal community communication until now. We want to ensure you understand why the restructuring has taken place, what can be expected moving forward and to know that like all our other initiatives, this is just another step to improve your life in University Park.

First some background. Your Board's mandate has changed appreciably with the increase in significant projects to improve our Park



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## PBM Transformation continued from page 1

infrastructure beginning in 2020. This includes lift stations, sewers, sidewalks, roads, landscaping, CERT, Finance including portfolio Initiatives and our website. Our resident volunteers—over 100—on our 10 current or ad hoc Committees have stepped up to leadership roles and/or taken on additional responsibilities. This is a community with an abundance of talent and their efforts have also helped to position us well for the recent PBM Staff Restructure.

The PBM realignment will not by itself address the occasional “crises of the moment” work plan; however, it represents a significant step toward streamlining our operation and allocating resources and personnel expediently.

We began the restructure by recruiting a highly experienced team:

1. administrative professionals each with extensive property management experience.
2. one manager; and
3. a property manager who agreed to become our office manager to lead the reassessment of staff duties and identify an optimized organization structure. She developed specific job responsibilities and then supported us in interviewing and hiring.

We are currently evaluating software systems in use by selected HOA's and with the support of the new Team members staff will move quickly on this. In parallel with the software evaluation we have:

- Upgraded the phone “system”;
- updated and finalized all staff job descriptions and responsibilities;
- created an extensive hard copy filing system;
- and, initiated a process improvement effort in our financial approval and tracking processes.

And to better communicate that our Team is who is working in our stand alone building before the Gatehouse, we are changing the name to UPCA Business Offices with new Office Hours effective August 7th, 2023: 9 am to 4 pm, Monday to Friday.

Please join us in officially welcoming the professionals of your PBM Team. We know you will find everyone experienced and ready to support you and the entire University Park community.

Your Board of Directors

And to help get your community specific questions/issues to the right PBM team member, you can now also use the following email addresses:

[compliance@upcai-fl.com](mailto:compliance@upcai-fl.com)  
[tenant@upcai-fl.com](mailto:tenant@upcai-fl.com)  
[Irrigation@upcai-fl.com](mailto:Irrigation@upcai-fl.com)  
[landscape@upcai-fl.com](mailto:landscape@upcai-fl.com)  
[tenant@upcai-fl.com](mailto:tenant@upcai-fl.com)

## PBM Team

**Patrick Bell** – Landscape Manager

All landscaping and ponds-related concerns including “wildlife alerts”

941.355.3888 ext. 194

[pbell@upcai-fl.com](mailto:pbell@upcai-fl.com)

**Jennifer Everingham** – Assistant Board

Secretary & Neighborhood Committee Liaison Document requests, opt-in and consent form information, meeting notice & agenda information, ballot & proxy form requests, meeting minutes, website maintenance

[jevingham@upcai-fl.com](mailto:jevingham@upcai-fl.com)

941-355-3888 ext.233

**John Fetsick** – General Manager

941.355.3888 ext. 226

[jfetsick@universitypark-fl.com](mailto:jfetsick@universitypark-fl.com)

**Amanda Goodhue** – Staff Accountant

Accounts payable and estoppel requests

941.355.3888 ext. 244

[agoodhue@upcai-fl.com](mailto:agoodhue@upcai-fl.com)

**Janice Kemper** – Administrative Assistant to the Office Manager

RFID decal installation, community gates, dwellingLIVE, Architecture & Landscape requests, new owner-tenant-realtor questions, open houses

941.355.3888 ext. 103

[jkemper@upcai-fl.com](mailto:jkemper@upcai-fl.com)

**Beverly Latine** – UPCA Controller

Billing questions, assessments, and budgets

941.355.3888 ext. 261

[blatine@upcai-fl.com](mailto:blatine@upcai-fl.com)

**Curtis Nickerson** – Deputy General Manager

941.355.3888 ext. 249

[cnickerson@universitypark-fl.com](mailto:cnickerson@universitypark-fl.com)

**Merry Porter** – Office Manager

Architecture & Landscape Committee requests & questions, new owner & tenant orientations & questions, PBM website updates, community gates, dwellingLIVE, other general communications

941.355.3888 ext. 105

[mporter@upcai-fl.com](mailto:mporter@upcai-fl.com)

**Dava Reyes** – Administrative Assistant

Landscape and Infrastructure Liaison

941.355.3888 ext. 104

[dreyes@upcai-fl.com](mailto:dreyes@upcai-fl.com)

**Fidel Villegas** – Infrastructure Systems Manager

Manholes, potable water leaks, irrigation pumps, roadways, sewer systems, sidewalks (including lighting) and all other utilities & infrastructure systems

941.355.3888 ext. 263

[fvillegas@upcai-fl.com](mailto:fvillegas@upcai-fl.com)



## What's Your Hurry?

Let's keep our roadways safe!



We seem to be in such a hurry nowadays, but at what cost to those around us. We may even have the mistaken notion that an HOA community has less need for stringent traffic rules. However, reality cannot be more different.

It's so important that everyone who resides in, or visits University Park understands the significance of obeying speed limits, stop signs and University Park Non-Motorized Rules of the Road within our community. [Click here.](#)

Keeping our roadways safe is a shared responsibility. Traffic enforcement alone will not solve the problem. Speeding and aggressive driving complaints can only be reduced if drivers actively choose to do their part.

Let's pay more attention to the speed limits on The Park Boulevard and side roads and be more considerate of our bikers and golf carts drivers. Plus the many walkers who have not discovered our miles of sidewalks and still prefer strolling on the roads. And, to slow down when we see pedestrians—especially at cross walks. And, a reminder to ALL neighborhoods, that vendors should not park their trucks or other vehicles in cul-de-sacs. This

interferes with the free flow of traffic and creates a hazard for other vehicles that want to pass.

And we are also asking you, our residents, to help us document any accidents, "near misses," traffic incidents or rules of the road infractions that you witness. Please try to get a photo of the license plate (this is key!) and indicate date, day, time and location and send to [compliance@upcai-fl.com](mailto:compliance@upcai-fl.com). Then we will attempt to identify the offender and communicate with the driver directly.



And as a reminder, effective July 1st all golf cart drivers must be at least 15 years old with a learner's permit or 16 with a driver's license to legally operate a golf cart on Florida roadways. And drivers must carry a government-issued I.D. while behind the wheel of a golf cart.

## Cracking the University Park Email Subject Code



During the July HOA Board Meeting there was a presentation to demonstrate how icons (or graphic symbols) could act as a signal or "heads up" to the resident community to make it easier to identify most day-to-day operational emails from your HOA and PBM that hit the inboxes of your computer, cell phone or tablet. What we've come up with is not a new concept but would be for University Park.

A "UP Palette of Icons" or symbols that consists of 11 graphic symbols (or more) will give residents a type of visual shorthand when an email hits your inbox as to immediate content. Then a reader can determine from the subject line what the message is and decide if more information is required, click and read on.

Please [CLICK HERE](#) and you will see the complete UP Icon Palette and how it can be utilized in your everyday HOA email life.

Now we're asking for your help as we move forward fine-tuning this concept. Please send all comments directly to our Assistant Board Secretary Jennifer Everingham at [jevingham@upcai-fl.com](mailto:jevingham@upcai-fl.com) to us to help you be fully informed of ongoing community news.

# Why Have an Architecture and Landscape Committee

Without a set of standards for exterior home improvements, a community can quickly decline. The purpose of the University Park Architecture and Landscape Committee (ALC) is to preserve the aesthetics of our community, so you do not experience the value of your home dropping as well.

People purchase homes in deed-restricted communities for any number of reasons. They might be attracted to the amenities such as a pool, tennis courts, golf course or limited access. Or it could be there is a certain comfort in knowing that the homes, while looking somewhat similar, will continue to increase in value because there are certain standards that are legislated within the community's governing documents (CCR's).

The ALC ensures uniformity throughout the community and makes certain that its property values are preserved. Standardized rules prevent unsightly scenes like cars rusting in driveways, purple garage doors and half-completed landscaping projects lingering for months.

By having a set of standards that extends to paint colors, roofs, landscaping materials and fence styles, our community can avoid litigation issues that are costly and that could create animosity in the community.

Please. Do not begin your improvement project prior to receiving written approval from the ALC. Your contractor may be hovering over your shoulder, telling you that they've done several similar jobs in this community, they have a hole in their schedule and could

start tomorrow, any number of tactics to get you committed. But don't do it as this could cause you to have to remove what you've started and postpone the work. There's also a chance that what you want done does not comply with the exact standards of our community, such as fence styles, designs, materials, or location.

## Some quick tips:

- When submitting for ALC approval—especially fences, generators, pools, or cage enclosures-- always attach a copy of your boundary survey with your improvement marked on the survey. Also, make sure to include a detailed description of your improvement and the types of materials that will be used. You can obtain this information from your contractor. This is particularly important because your survey will show any easements or rights of way.
- For exterior paint colors, we require paint swatches of your proposed colors be placed on your home that are easily visible from the road. Swatches should be 1.5' X 3' and outlined in blue painters' tape.
- For roofs, submit a sample of your roofing material. Plus photos of your home as well as the homes to the immediate left and right will help us in our decision making.

Before making any change to the exterior of your home, please contact the ALC to find out if there are written guidelines for your improvement request.

Note: If you have an interest in joining the ALC Committee, please complete the brief application form ([click here](#)). Or pick up a form at the UPCA Business Offices just before the gatehouse.

## Our Focus in 2023-2024

UPWC's new slate of board members met this summer to establish goals aimed at enhancing member engagement by:

- scheduling formal and informal gatherings for members to meet new people and reinforce existing relationships;
- ensuring that new members have a positive, complete onboarding experience;
- soliciting member opinions;
- strengthening our Special Interest Groups (SIGs);
- encouraging members to fill out their Backgrounds and Profiles on our website so members can quickly find shared interests and experiences;
- maintaining on the website a calendar of all relevant events for the year; and
- making sure our fund-raising efforts are aligned with today's community needs.

Apropos gatherings, we will hold an informal "welcome back" happy hour for all members October 16th from 5 to 8 pm in the Varsity Club, where a renowned mixologist will instruct us on how to make the latest cocktails and mocktails.

In conjunction with the Country Club, we are also planning a timely, inspiring event on November 18th called "Lifestyles in the Park – A Pathway to Longevity," which will focus on how we can live our lives with fun and in good health. Attendance at this program will be open to all UPCC and UPWC members, so look for further information if you are interested (see Netflix series on living to 100 starting August 30th).



*Jan Solomon, Siesta Key Sailing*



*Beth Bertsch, Carol Shabe*

At the June luncheon at Marina Jack, Carol Shabe was inducted as President by Past President, Beth Bertsch, as were the other board members. Carol thanked outgoing President Karen Vereb for her thoughtful, inspiring leadership. Guest speaker Jan Solomon of Siesta Key Sailing, started her entertaining remarks with, "People who eat chocolate on sailboats don't start wars." From there she talked about her life experiences, connection to Sarasota, and the sailing business.

## SAVE THE DATE!

### Residential Security

Tuesday, October 10

3:30-5:00 PM | Lakeside Room

Deputy Tom Kaczmarek, Manatee County Sheriff's Office Crime Prevention, will be here for an in-person discussion about securing your residence to deter criminal behavior. Question & Answer segment to follow. Watch for information on how to sign up coming soon.

Presented by University Park Community Association, Inc.  
and University Park Country Club



## University Park, You ROCK!

Our UPCA (HOA) Outreach Committee is all about history, volunteer commitment, longevity, and resident philanthropy. Since its inception in 2002 by the UPCA President who later turned over its stewardship to former resident Linda Versluis, our community has anticipated the annual arrival of the 4-fund raising events: Feeding Empty Little Tummies (FELT), HUGSS & Smiles, Manatee Food Bank Meals on Wheels Plus and Mayors' Feed the Hungry. All vetted charities focus on food insufficiency—including seniors—and educational amenities for needy children in Sarasota and Manatee County.

During the period 2017 through 2022 our community raised over a quarter of a million dollars: \$267,627. And that does not include generous donations of canned food and school supplies with a significant decline during the onslaught of Covid in 2020 and into 2021.

For the first 7 months of 2023, our fund-raising efforts for F.E.L.T., the original backpack program, and HUGSS & Smiles in concert with the Eternal Bread of Life (EBOL) Outreach, totaled \$47,790.

University Park you Double Rock!!

Here's our Outreach volunteers at work for our 2023 charities.



**HUGSS & Smiles 2023 Donation Turnover**

*l to r: Co-Chair Re Gibson, EBOL Director Shirley McArthur, Co-Chair Sandy McClure*



**Backpacks ready for HUGSS & Smiles students**



**Hands-on Work at F.E.L.T. Warehouse**  
*l to r: Amy Gay, Leslie Timme, Mary Hohler, Re Gibson, Paula Lapierre*



**Food Stuffing Assembly Line at F.E.L.T. Warehouse**



## Common Aquatic Birds of University Park

Hérons and egrets are medium to large wading birds with long necks and spear-like bills. Their food is fish, frogs, crayfish and other aquatic animals, rodents, insects, and an occasional snake. In UP, the largest is the Great Blue Heron, distinguished by its blue-grey color and long black plume at the back of the head. Others are Great Egret and the Snowy Egret. The Great Egret is larger and has a yellow bill and black feet. The Snowy egret has a black bill and yellow feet.



We have both Ospreys and Bald Eagles, too. Bald eagles catch fish near the surface of the water. An osprey plunges feet first into the water 1-2' to grab a fish and then shoots back out of the water and flies to its perch,



orienting the fish in its talons so that the head faces forward because it is more aerodynamic in flight.

No one can miss our Sandhill Cranes! These long-legged, long-necked gray and rust-colored birds, with a red patch on top of their heads are a treat to see. Our resident birds make their nests in the shallow marshes of our ponds. Their little yellow fluff-ball babies (usually 2) grow amazingly fast under their parents' watchful eyes.



Anhingas and Cormorants are often mistaken for each other because of their similar size and coloring. The easiest way to tell them apart is by their beaks - the cormorant's is hooked and the anhinga's is long and sharply pointed. With no oil on their feathers they can swim underwater extremely well hunting for fish and other aquatic animals. They hang out



beside the pond with their wings outstretched to dry out their feathers.

Other less common water birds seen here are limpkins, wood storks, merganser ducks, night herons, whistling ducks, purple gallinules, and tricolored herons to name a few.

# IMPORTANT!! Toilet "Trash" Talk Re-Issue

Some items should just not be flushed  
down your toilet

**IT'S NOT A TRASH CAN!**



Toilets are a modern-day plumbing convenience that takes care of human waste, but they're not so great at disposing of other items. Flushing certain household products, instead of tossing them in the trash can clog drainpipes, causes backup and overflow of sewage and contaminate the water systems or even cause environmental damage.

## 10 everyday items you should never flush down your toilet.

1. **"Flushable Wipes".** These do not go down the toilet despite what it says on the package as they do not break down quickly and can get stuck in drains and cause clogs.
2. **Paper Towels and Tissues.** If you're out of toilet paper, paper towels and facial tissues are not a substitute since these products were designed to absorb water, not dissolve in it. They'll likely block up your pipes.
3. **Cotton Balls, Rounds & Swabs.** Although they might seem small enough to flush, they do not break down in water and tend to build up inside pipelines.
4. **Feminine Products-tampons, sanitary pads, etc.** are designed to absorb liquid and will expand to several times larger than their original size and easily block pipes.
5. **Dental floss.** Usually made of Nylon or Teflon, it does not dissolve in water and can wrap around other products and create large clumps that can clog pipes.
6. **Adhesive Bandages.** Some are made of non-biodegradable plastic which can pollute water systems and the sticky adhesive can also adhere to other items.
7. **Medications and Other Household Materials.** To help prevent water pollution, never flush hazard household material or your medicines unless they are on the FDA Flush List.
8. **Cigarette Butts.** Dumping these in the toilet can introduce potentially harmful chemicals into the water system and harm wildlife.
9. **Fats, Oils, or Grease.** As a rule, you should not flush food down the toilet ever as it can be especially harmful for drains. Although these ingredients might start in liquid form, they can solidify and attach to the interior lining of your pipes which will block normal items from passing through.
10. **Kitty Litter.** This waste, despite ad claims, should never be flushed down the toilet as it will expand as it absorbs moisture and inevitably block the plumbing.

You can find more about each of these "do not flush trash" items in the FDA publication "American Water" or from your friendly local plumber.



# What's With our Drinking Water?

## Did you notice the musty, off-tasting water from your tap?



Potable water, also known as drinking water, comes from surface and ground sources and is treated to levels that meet state and federal standards for consumption. This includes tap water, bottled water, filtered water, and any other water considered safe for drinking and food preparation.

Last month, University Park residents first complained of “musty,” off-tasting water when turning on their taps. As it turned out, this was the case throughout Manatee County and was caused by the blue-green algae bloom in Lake Manatee. However, the county conducted an independent water test that confirmed the county water was free of toxins and therefore up to

their established potable quality standards.

To take it a step farther, and independent of the recent appearance of the algae bloom, your Infrastructure Committee had conducted a collaborative program with Manatee County Water Authority to ensure the water supplied to our community meets or exceeds all County, State and Federal requirements for adequate water quality. The program, which included a review of the County's testing protocols with over 3 years of data, showed continued compliance with applicable standards leaving us with a “high level of confidence of the quality of our drinking water.” The results were impressive. But in the abundance of caution,

members of the Infrastructure Committee also commissioned the independent testing of a representative sample of community locations zeroing-in on cul-de-sac street locations that could be subject to low thru-flow conditions. This type of testing will periodically be conducted to supplement the County's work.

To address the current algae condition of “musty taste,” you might consider the installation of a Filtrete under-the-sink filtration system that would eliminate this taste sensation. These systems are inexpensive, easy to install and quite effective. Click [HERE](#) to get more information.



*Lake Manatee*



# Important UP Wildlife Policy Re-Issue

With help from the local press, along with several "Alligator Alerts" in the Park, we found it necessary to re-issue the University Park Wildlife Warning Policy Statement that was approved last September. And, to provide you with some additional facts about the behavior of alligators in which we feel you should make yourself and your visitors aware.

## University Park Wildlife Warning

University Park, over our 1200 acres, is a wildlife habitat. There are many protected species among the birds and animals here in University Park. Please DO NOT harm them! You will find:

Birds of all varieties, including birds of prey - bald eagles, osprey, hawks, and owls. Several of the birds of prey are capable of swooping down and capturing small pets that are left unattended;

A great variety of animals - again, with predators included - foxes, coyotes, cougars, and bobcats are also present. They are very wild and can react if they feel threatened.

There are alligators (1) in our ponds, and they could attack pets and humans. Please DO NOT go near them because they can move quickly. They also move on the ground between ponds, especially at night. BE ALERT!

Rattlesnakes and other poisonous snakes reside in our bushes and ponds so please avoid reaching into these areas.

Please NEVER feed our wildlife!\*

\*Policy does not include bird feeders

(1) The American alligator (native) is arguably Florida's best-known wildlife resident has been around longer than just about anything in Florida. They are federally protected by the Endangered Species Act as a "least-concern species," meaning that they are still plentiful in the wild. They are extremely important to the ecosystems in the state.

The mere presence of an alligator does not consider it a threat. Most, if left alone, will move on.

Consider that:

- Alligators in Florida look intimidating and can be dangerous if you do not respect them or their space. They

have a natural fear of humans and generally retreat when approached by people. No selfies ever, please.

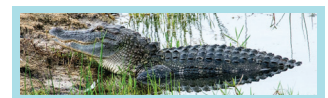
- Alligators are carnivorous and opportunistic feeders. Seeing one that is eating a turtle or small fish is consistent with their diet. You're not next.
- Because alligators are cold-blooded, we often see them sunning with their mouth open which is their way to help cool their body temperature; they're not getting ready to pounce.
- The sounds you hear in our ponds during mating season in the early spring and summer is communication between a male and female alligator. Not a war cry.
- Alligators are most active at night. Do your yard walkabout during the day.
- Alligators do migrate from pond to pond looking for food. They're not looking for a home in your lanai.
- Alligators may be present but go unnoticed, obscured by vegetation at water's edge. Always keep your distance.

## Alligators Download Information

Here are the 2023 Steps to Follow IF you believe you have a "nuisance gator" or an "Alligator Alert" in your neighborhood or

anywhere in the Park, along with a definition of how to identify a "nuisance gator".

[CLICK HERE to download.](#)



If after reading Alligator Alert information you still have questions, please contact Patrick Bell at 941-355-3888, ext. 194.

# An Update from the University Park Recreation District



## Latest Country Club News from UPRD (University Park Recreation District)

The UPRD Board of Supervisors (BOS) is full steam ahead with the University Park Country Club Deferred Maintenance and Capital Improvement Plan that was presented at the March 10th and then updated and re-emphasized at the April 21st Continued Meeting.

We have benefitted greatly from Member-initiated presentations on two of the enhanced amenities proposed in the plan.

First was a presentation on the need for expanded meeting space that was made at the May 2nd UPRD Workshop by Jeffrey Sebeika representing the University Park Arts Alliance Group and his committee Nancy Fairchild and Deborah Van Brunt. Their findings and recommendations were the result of in-depth research into the currently available meeting space as compared to the needs of the numerous clubs and groups within University Park. [CLICK HERE](#) to read this report.

In addition, at the June 27th UPRD Workshop another presentation about the need and benefits of an enhanced Fitness and Wellness facility was made by Dr. Marc Loundy. His report followed significant research on the topic by he and his committee Nancy Fairchild and Dale Otterman. [CLICK HERE](#) to read their findings and recommendations.

To gain further insight into our members' activities and opinions, the UPRD BOS also commissioned a resident survey on June 13th. The participation rate was very encouraging with 701 total resident responses across all membership categories. The findings will help us develop our communications strategy and our path forward. [CLICK HERE](#) for survey results.

Future plans include a second survey specifically for Social Members as well as a follow-up survey to the first which will focus more specifically on the proposed Deferred Maintenance and Capital Improvement Plan.

The UPRD BOS continues to work closely with Engineering Consultant Kimley Horn who will have Master Plan renderings and updated materials to present to the community late September. A series of Town Hall and neighborhood meetings will be scheduled leading up to the December 6th Bond Referendum to provide every resident with the opportunity to learn the details of each project and provide their feedback.

Please visit the UPRD website [here](#), and look for updates in The Club Weekly as we move toward September.



## PBM MAIN

**941-355-3888**

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Ext. 256

**John Fetsick**

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**NEW email addresses:**

[compliance@upcai-fl.com](mailto:compliance@upcai-fl.com)  
[decal@upcai-fl.com](mailto:decal@upcai-fl.com)  
[irrigation@upcai-fl.com](mailto:irrigation@upcai-fl.com)  
[landscape@upcai-fl.com](mailto:landscape@upcai-fl.com)  
[tenant@upcai-fl.com](mailto:tenant@upcai-fl.com)

Park Boulevard Management Offices  
are located in the  
UPCAI Business Offices  
just before the gatehouse at  
8301 The Park Boulevard.  
Their hours of operation are:  
9:00 am - 4:00 pm

## UPCAI Board of Directors

**Tom Christopher**

Board President  
2022 - 2023

**Bill Lockhorn**

Board Vice President  
2022 - 2023

**Peggy Lowndes**

Board Director  
2022 - 2023

**Peter Conway**

Board Secretary  
2022 - 2024

**Pat Thompson**

Board Treasurer  
2022 - 2024

**Janette Gatesy**

Board Director  
2022 - 2024

**Lars Lundholm**

Board Director  
2022 - 2024

## SAVE THE DATE

Most committees are  
currently meeting online via Zoom.  
Watch your emails for the  
Zoom information for each meeting.

**Architecture & Landscape  
Committee**

Fridays at 10:00 am

**Chair Council**

Second Monday each month  
4:00 pm

**Finance Committee**

Once per quarter  
day subject to change  
3:30 pm

**Ponds Committee**

First Thursday every other month  
2:00 pm

**UPCAI Board of Directors**

Third Thursday each month  
10:00 am

**Infrastructure Committee**

Second Thursday each month  
2:00 pm

**UP to Date**

Can be found on the UPCA website  
<https://upcai-fl.com/lifestyle/>.  
To send comments, ask questions or  
add suggestions for articles,  
contact Jennifer Everingham at  
[jevingham@upcai-fl.com](mailto:jevingham@upcai-fl.com)

**UPCAI Website**

<https://www.upcai-fl.com>

**dwellinGIVE**

<https://community.dwellinlive.com/universitypark.aspx>