



MOCA eNewsletter



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The Marion Oaks Civic Association Inc.

294 Marion Oaks Lane
Ocala, Florida 34473

Working Together For A Better Future

Welcome to our fourth eNewsletter monthly edition. We are very excited to see many residents receiving the e-newsletter. Please talk to your neighbors about becoming subscribers. We want to keep everyone informed and maintain two-way communication with the residents of Marion Oaks.

Our Board of Directors and the volunteer staff at the Deed Restrictions Office are here to help you in any way possible.

**Marion Oaks Civic Association, Inc.
MOCA**

[Subscribe to our Mailing List and eNewsletter](#)

This week, our e-newsletter will be available in our website in English and Spanish for the benefit of our residents.

Please visit our website:

<https://www.moca1973.org/index.php/keep-informed/moca-ewsletter> for the latest information.

Announcements

UF/IFAS Extension
University of Florida, Institute of Food and Agricultural Sciences.

It's a great opportunity for our residents to learn more about the programs and benefits from the University of Florida and the Institute of food and agricultural Sciences.

Important links on our website:

[Master Garden](#)

[Landscaping Program](#)

[FFL Plan Guide Apps](#)

[Cooking & Nutrition](#)

For the latest updates, visit our website at www.moca1973.org:

[UF/IFAS Extension](#)

Marion Oaks Civic Association

****Invites all Marion Oaks residents to participate****

1. Looking for talent of any age to participate in the 1st Annual Marion Oaks Has Talent Show
 2. Looking for Marion Oaks businesses and organizations to participate in the 1st Annual Business Expo
 3. Scholarship program
 4. Residents seeking answers regarding the happenings in OUR COMMUNITY and surrounding areas. Join us at the monthly Marion Oak Civic Association Meeting on the second Tuesday of the month at 7:00pm. Meetings include updates from the main organizations servicing Marion Oaks.
1. Buscando talentos de cualquier edad para participar en el primer concurso anual de Marion Oaks "Tiene Talento".
 2. Buscando empresas y organizaciones de Marion Oaks para participar en la primera Exposición Anual de Negocios.
 3. Programa de becas.
 4. Los residentes que buscan respuestas sobre los acontecimientos en nuestra comunidad y sus alrededores. Participe en la reunión mensual de la Asociación Cívica de Marion Oaks, el segundo martes de cada mes a las 7:00 p.m. Las reuniones incluyen actualizaciones de las principales organizaciones que prestan servicios a Marion Oaks.

Please visit our website for more information regarding the programs available at moca1973.org

*Volunteers are needed for all groups servicing our community

Business Expo

We are also looking for Marion Oaks Certified Home Businesses to participate on the 1st Annual Business Expo. Our goal is to promote our local businesses.

Speak to one of our representatives Marcine Akeley 202-522-3760 and Jose Torres 978-265-6637, also our email mocadeed@gmail.com

There is no fee for this special event. We we also provide a 6ft table and 2 chairs to set up a booth with advertisement, a free giveaway and one year of advertisement in our website www.moca1973.org. We also promoting businesses each month in our Facebook social media that support The Marion Oaks Civic Association, MOCA.

Do you have Talent?

We are looking for talent any age to participate in the 1st Annual Marion Oaks Has Talent Show.

For more information contact us at 352-347-7297 also our email mocadeed@gmail.com

Sponsored by The Marion Oaks Civic Association

**The Wild West Presentation was a BLAST!!!
April 19th. Thank you for your Support.**



General Membership Meeting
April 9th, 2024
Guest Speaker: Jim Rafferty – History of Marion Oaks



MARION OAKS CIVIC ASSOCIATION
294 MARION OAKS LANE
OCALA, FL 34473
Website: Home (moca1973.org)

Gen. M.O. Membership Meeting Date: April 9th, 2024

Establish a Quorum (75) Members in Attendance plus 13 Guests, Call to

Order: Florence Charbonneau, President at 7:05 PM.

Prayer by Florence Charbonneau, followed by the Pledge of Allegiance.

Silent reading of minutes from last meeting and we will vote at end of the meeting.

Guest Speaker: Jim Rafferty – History of Marion Oaks

Jim gave an interesting discussion on the history of Marion Oaks. We were established on April 28, 1973, by Deltona. The first section consisted of modular homes and then block homes followed.

Marion Oaks consists of 15,000 acres with designated areas for commercial businesses, hospital, and schools. Also included are specific greenway areas and two golf courses that may not be used for anything other than recreational purposes.

Safety Report – Lt Rosa

Deputies assigned to the Marion Oaks District during month of March arrested 51 people, for 17 felony charges, 31 misdemeanor charges, served 31 warrants, conducted 149 traffic stops, 9 criminal traffic charges, conducted 53 sex offender checks, worked 24 domestic violence cases, wrote 111 long form reports, wrote 103 follow-up reports, dispatched 1,132 calls for service, and worked a total of 1,650.25-man hours for the month.

Lt Rosa discussed the increase of car burglary calls. He stated that the majority of these vehicle burglaries was entry into the vehicle through an unsecured or unlocked door. In some cases, firearms were stolen and even some of the vehicles themselves due to spare keys being in the cars. He cautioned everyone to lock your doors and never leave valuables in your vehicle, especially in plain sight.

Treasurer's Report: Linda Goles

as of March 31, 2024: Balance: MOCA: \$8,214.31 Bingo: \$7,473.57

MOCA Scholarships: Linda Goles

Linda stated that both scholarships for high school Seniors along with the Rick Dennison scholarship for adults have been extended to a May 1st deadline. Scholarship applications can be found on our website: www.moca1973.org then under Documents.

Bingo Report: Lynn Greene

Bingo's deposits (2) for month of March 2024: \$1,887

Concession Stand deposits for month of March 2024: \$372.75

Average Attendance ran: 91.5

Next bingo - Wednesday April 17th.

Deed Report: Carmen Reyes – Office Manager

During the month of March there were:

Permits Opened: 28 Closed: 23

Violations: Opened: 43 Closed: 30

Estoppels: 78

Member Report: Mary Rose

April 9th meeting:

Number in attendance: 75

Number of new members: 8

Number of renewals: 3

Number of guests: 13

MOVE -- No Report

Florence explained that MOVE is our community crime watch.

Community Trash Pick Up – Miguel Sanchez absent

Our next community trash pick-up is April 20th. We will meet at 8:00 am in front of the Community Center.

We will have our big community cleanup day on June 22nd. All trash companies as well as the county litter team with their crane will be participating. Last year 21.6 tons worth of garbage was collected.

Parks and Rec Report: Dave Pierce

Upcoming van trips and events:

4/25 Crystal River Pontoon Boat cruise - \$45

4/30 Cedar Key – Airplane fly over - \$60

5/9 Mother's Day Luncheon - \$15

4/22 Splash Pad opening from 10-6

Upcoming projects:

Dog park at the Ball park – plans are being worked up

Expanding the pickleball courts

New youth programs under Haley Morgan. Every Thursday from 10-2 Tot play dates. This is a free program and held in the Auditorium.

MSTU – Henry Munoz

Grass is being cut. They are looking for workers.

Motion to approve the minutes from March by Ellen Chestnut, 2nd by Dorothy Brown, unanimously approved.

Old Business: Florence Charbonneau

We are still gathering petition signatures for a light at the 4 ways stop on the Boulevard and Lane. Please come to the deed office to sign. Deed office is open Mon – Wed and Friday from 10-1.

Road construction Update: 484 will be getting worse as they will be working on expanding and widening lanes coming into Marion Oaks. This includes signal light, sidewalks and utilities.

Units 7 & 10 are seeing construction workers for the water main extension which is funded thru the state to get residents off sewer and onto county sewer lines.

484 Food Trucks – Please use caution around this area with traffic coming out of the food truck area.

Florida Crossroads Commerce Park has Pepsico as a new tenant.

The Mystery Dinner that we advertised in the paper was sold out within 48 hours. The Deed Office will be closed on April 19th for the Mystery Dinner Show.

We are looking for two volunteers to audit the association's books. Two members stepped forward for the audit.

Winner of 50th Anniversary final month's drawing, a gift certificate for dinner for 2 – Jamie Pimentel.

A motion to adjourn the meeting at 8:20 by Lee Welch, with a 2nd by Victor Rivera, unanimously approved. Meeting adjourned.

First Friday Art Walk returning to downtown this week

By Ocala Events

April 29, 2024

SHARE

First Friday Art Walk will return for another installment in downtown Ocala this week.

The event will take place on Friday, May 3, from 6 p.m. to 9 p.m., around Ocala's Historic Square and downtown.

The event is free and open to the public. Artists will line the sidewalks for the walk, and local businesses will feature extended hours for the evening.

In addition to local artists, Friday Art Walks feature a live musical performance, busker stations, hands-on art activities, and art demonstrations by local nonprofit organizations.

BINGO NIGHT

Marion Oaks



JOIN US Wednesday May 1, 15 and 29

Marion Oaks Civic Association
294 Marion Oaks Lane Ocala, FL 34473
\$10 and \$13 bingo packages include all
games, plus extras available

**\$840 total in payouts now with
2 jackpots**

PLUS GIVE AWAYS

Snacks and Beverages available

Doors open at 6:00 pm

Games start promptly at 7:00 pm

Cash Only

**Must be 18 years or older to play*

Marion Oaks Civic Association Inc.

We want to take this opportunity to inform the residents of Marion Oaks that we support the NO BUILD PROJECT.

Click on the subject for more information.

Sign the petition in number 2:

[Oppose FDOT Project #14480 in Marion County](#)

[1. NO BUILD PROJECT](#)

[2. Oppose FDOT Project #14480 in Marion County](#)

[3. Say No to Toll Roads](#)

[4. Suncoast & Northern Turnpike Connector](#)

[5. Save Rural Florida](#)

[6. Marion County Commissioners](#)

[7. Project Development and Environment \(PD&E\) Process](#)

8. Northern Turnpike Extension Project

[9. Northern Turnpike Extension Project Overview Video](#)

**Marion Oaks Civic Association, Inc.
MOCA**

Community Clean-Up Saturday, April 20th, 2024

Please Help Us To Keep Marion Oaks Beautiful
Winn Dixie and Domino's Pizza, thank you for
your support.

To our volunteers, thank you once again for your dedication, we also want to recognize and welcome to the team Destiny Granger, Angel Jimenez, Annette, Jackie and Nico.

Community Clean Up: Miquel Sanchez, Chair

Our community clean-up was a success on Saturday, April 20th.

Our next community clean-up will be held on Saturday, May 18th, 2024.

Time: 8 to 11am

Location: 294 Marion Oaks Lane, Ocala, FL 34473

"TOGETHER, WE CAN DO MORE!"

For more information:
Contact Miguel Sanchez
Tel: 787-309-3014

[Web Link: Community Clean Up](#)

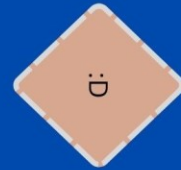
Sponsored by the Marion Oaks Civic Association.





Coming Up....

Let's come together and tidy
up our neighborhood.



THANK YOU WINN DIXIE & DOMINO'S
PIZZA FOR YOUR SUPPORT.

Join us for a fun and rewarding day of cleaning and organizing.
We'll provide all the necessary tools and refreshments. All
ages are welcome!

Date: Saturday, May 18th at 8:00 a.m.

Loc: 294 Marion Oaks Lane, Ocala, FL

Contact Person: Miguel Sanchez 787-309-3014

Sponsored by The Marion Oaks Civic Association

Closures on CR 484 as crews improve turn lanes to I-75

By Staff Report

April 24, 2024

SHARE

The state is advising motorists of a series of overnight lane closures on County Road 484 as crews work to widen the roadway with turn lanes and extensions at its interchange with Interstate 75 and its intersection with 475A.

Crews began widening the stretch of CR 484 from SW 20th Avenue to CR 475A on Sunday. The work is scheduled to run through Friday, April 26.

According to the Florida Department of Transportation, crews will add turn lanes and turn lane extensions at CR 484's interchange with I-75 and its intersection with County Road 475A.

CR 484 and CR 475A

CR 484 and CR 475A (Photo: Dec. 15, 2023)

Crews have been working from 8 p.m. to 6 p.m. each night on widening, drainage, and concrete at the sites.

"Please reduce your speed and exercise caution throughout the construction zone," reads a statement from FDOT.

The project also includes the reconstruction of the westbound through lanes and the modification of the existing I-75 bridge in order to accommodate the wider lanes.

The project will also improve bicycle lane and pedestrian sidewalk connectivity through the project limits. Modifications to the existing median will be required for the roadway improvements.

The roadwork on CR 484, along with overnight lane closures and work on I-75 this week, is part of multiple ongoing projects led by FDOT in Ocala.

That includes ongoing construction along U.S. Hwy 441, near downtown Ocala, which is estimated to last through May.

Membership Meeting

You will have the opportunity to contact your board members directly. This is a two-way communication. Any comments, feedback, recommendations, concerns, or issues are welcome.

Please go to our website: <https://www.moca1973.org/index.php/moca>

Click on the email to contact board members.

Elected Officials

President: Florence Charbonneau

Contact Email: FlorenceCharbonneau@moca1973.org

Vice-President: Marcine Akeley

Contact Email: MarcineAkeley@moca1973.org

Recording Secretary: **Lynn Greens**

Contact Email: LynnGreene@moca1973.org

Corresponding Secretary: Peggy Jefferson

Contact Email: PeggyJefferson@moca1973.org

Treasurer: Linda Goles

Contact Email: LindaGoles@moca1973.org

Director: Mary Rose

Contact Email: MaryRose@moca1973.org

Director: Carmen Reyes

Contact Email: CarmenReyes@moca1973.org

Director: Lee Akeley

Contact Email: LeeAkeley@moca1973.org

Director: Stella Ownes

Contact Email: stellao@moca1973.org

Director: Jose Torres

Contact Email: JoseTorres@moca1973.org

We are also taking this opportunity to invite our residents to participate in our membership meeting, which will take place on the second Tuesday of each month at 7:00 p.m.

Location: 294 Marion Oaks Lane, Ocala, FL 34473, Community Center.

Our next membership meeting will be held on Tuesday, May 14th, 2024, at 7:00 p.m.

Please become an active member. The membership application is available on our website under MO Documents > Deed Restriction Office, and the cost is only \$10.00 a year.

[Website Link: MOCA Membership Application](#)

Marion Oaks Deed Restriction Office

Marion Oaks is a deed-restricted community.

Deed Report: Carmen Reyes, Office Manager

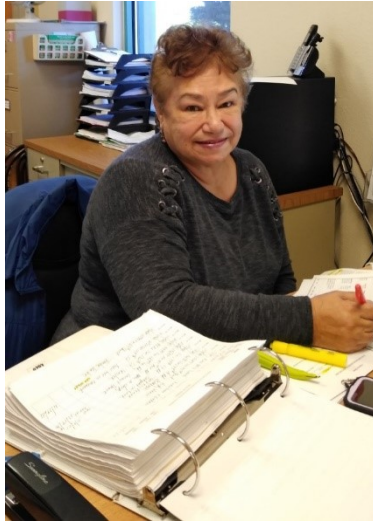
Issues and Concerns:

1. Motor homes or trailers that are left parked for years are unsightly to residential aesthetics.
2. Homes that are not maintained or have garbage in their yard for an extended period of time can be hazardous.
3. Commercial use of property that is zoned for residential use only causes unwanted visitors and traffic flow.
4. Homes with livestock or poultry being raised may pose a possible community health risk.
5. Tractor trailers parked in a residential neighborhood.
6. Builders coming into Marion Oaks who do not comply with our deed restrictions. Builders are supposed to file floor plans and square footage of the house with the Deed Restriction Office.
7. New residents are putting up sheds that are oversized.

On our website: [Go to MO Documents](#) and for the benefit of our residents, you can view, download, or print the information before starting a project. We are here to help you work together. Marion Oaks is a proud community.

OUR TEAM

Deed Restriction Office
280 Marion Oaks Lane
Ocala, FL 34473
Tel. 352-347-7297
Email: mocadeed@gmail.com



Carmen Reyes
Office Manager



Mary Rose
Inspector
Volunteer

[Contact US](#)