

DECEMBER 2021

VOLUME: 47 ISSUE: 12



Office Hours: M-F **8 am-12:30 & 1-4 pm**

Closed: Lunch **12:30-1 pm**

Address: 4909 Marine Parkway
New Port Richey, Florida 34652

Phone: **727- 848 - 0198**

OFFICE: ghc.officeassistant@gmail.com

Website: www.gulfharborscondos.com

EMERGENCY NUMBERS:

Fire/Ambulance: **911**

For Suspicious Activities **CALL 911 first**, then call

GHC Patrol: 727-848-0198

Non-Emergency (Sheriff): 727-847-8102—Press 7.

Pool #1 727-848-4417 Pool #2 727-845-4804

Pool Phones - 911 and Local Calls only

BOARD OF DIRECTORS

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C.A.M.

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THE COMET

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Pick up a copy in the Office

POSTAGE: \$.73 per issue (USA) / \$1.30 per issue
(Canada). Send check payable to: GHC-COMET

- **COMET Submission DUE Date:**

Thursday DECEMBER 23, 2021.

DISTRIBUTION: Last Friday of month at Office.

Send ALL correspondence to the *Comet* via email.

Subject Box: COMET. 1) Event name 2) Date 3) Time 4)
Location 5) Price 6) Additional Info. /notes 7) Hosts and
contact information— include area code.

The **COMET** is distributed the last Friday of each
month. It goes to businesses that support it as well as all
of us. Leave name and address at the office—with paid
postage, to receive your copy. Active Military family
members receive a free mailing.

COMET Advertising Sales: Jefflynne Sullivan, Owner
Volunteer: E-mail: jlcoastersgirl@gmail.com

COMET & WEBSITE Publisher: Rhonda Brown, Owner
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Welcome Wonderful December...
Peace, Love, Joy.

**“It came without ribbons, it came without
tags. It came without packages, boxes or bags.**

**Maybe Christmas, he thought, doesn’t come
from a store.**

**Maybe Christmas, perhaps, means a little bit
more”.**

Dr. Seuss

How the Grinch Stole Christmas

Please **view event** pictures on our GHC Website: www.gulpharborscondos.com
Send event pictures that you want posted on the website to: ghc.webmaster2018@gmail.com

All Recreation Committee *events are on hold* and please watch the Comet for any changes.
Thank you, Bill Bourquin: 440-465-5394 OR ghc.recreation@gmail.com

ACTIVITY AND EVENT NOTES

From the Recreation Committee:

Watch the Comet and bulletin boards for details of upcoming events.

In order for your event or activity to appear in The Comet, you must send details to the Comet Editor each month. Please note the deadline date varies for each issue and is listed on the front page.

Cometer14@gmail.com

BOCCE Ball - RESTART JAN. 11, 2022 We will play on **Tuesdays & Fridays @ 9:30.**

If you have questions, contact Bev Milo or Jonathan Jones.

Decorate ClubHouse #1 for Christmas

Looking for Elves!! **Sunday December 5th @ 3:00 pm** - Contact - Dick & Jane Fudge 978-423-0886.

CHRISTMAS POTLUCK December 19th at 4:00 pm in Clubhouse #1.

There will be a visit from Santa and his elves. Lots of fun and surprises. Watch the Clubhouse #1 Bulletin Board for more details. Contact - Jane Fudge - 978-423-0886.

CARD/ GAME PARTY - DATE: 12/29/21 LOCATION: CLUBHOUSE 1 TIME: 11:00 TO 4:00

CHAIRPERSON: DOUG DECKER **CONTACT:** DDECK99@COMCAST.NET 484-529-4608

- PLEASE SIGN UP ON THE SHEET IN CLUBHOUSE 1 SO I CAN GET AN ESTIMATE HEAD COUNT TO PURCHASE FOOD. THANK YOU.

- **CARD GAMES PROVIDED:** CRIBBAGE, PINOCHLE, FIVE CROWNS or BRING YOUR OWN CARD OR BOARD GAMES, ALL ARE WELCOME.

- YOUR CHANCE TO LEARN A NEW GAME AND MEET NEW FRIENDS OR JUST MINGLE AND ENJOY A NICE LUNCH. LUNCH WILL BE PROVIDED. HOT DOGS, HAMBURGERS, BAKED BEANS, WATER AND SODAS, CHIPS (OLD FASHIONED COOKOUT STYLE).

Euchre Returns - Every Monday at CH1 - 7:00 p.m. Hosted by: Fudge, Moffett, Everly and Spaeth.
Sponsored By GHC Recreation Committee

Hand and Foot - Every Wednesday at 6:30 at Clubhouse #1.

HOLD-EM Players - We are starting back in October depending on when enough folks return from the north. All new players are Welcome! - Call Dick Farrall for more info. @ **727-847-5007.**

JULIETTE LUNCHEON

January 27, 2022. Join us at BEEF O BRADY'S - Main Street, New Port Richey. **Seating is at 12 noon.** You may order from their regular menu. Sign up sheet will be posted in Clubhouse 1. Limited to 40 guests.

Any questions call Nannette at 727 534 3115.

Three Mile Walk - Starting: **January 3, 2022** Days: Monday, Wednesday, Friday. Time: 10:00 am
Duration: 1 hour Location: C# 3. **What you need**: Wear loose clothes, running and/or walking shoes, water bottle, exercise/resistance band, face towel, small dumbbells (1, 2, 3 pounds).

Contact: Marie-Claire DeBonville, 727-455-0908 or **Email**: sweetmcdeb@gmail.com

Gifts have already started to arrive and **will be accepted until December 15.**

Last year we had a successful year despite Covid.

Remember, **we were kids once!**

Drop off your new, unwrapped toys at the **front office**:

8 - 12 & 1 - 4 Mon. thru Fri.

Please, no cash. Chair: Beverly Milo.



SANTA'S MAILBOX Will once again located outside of Clubhouse 1 for your letters to Santa.

In Memoriam

Nothing to share this month.

NEW Owners - December

B206	Daniel & Debbie Gunsteen	Formerly owned by Todd & Raksateppy Becker
T4 203	Manfred & Christine Cardone	Formerly owned by Ward Dwight II & Nancy Overturt

NOTES FROM THE BOARD

• SCHEDULED BOARD Meeting

Thursday **December 16, 2021** — **BOARD Meeting 10am ET on Zoom & In-Person CH “?”**

Check out the “**OWNERS ONLY**” WEBSITE for:

- * **AGENDA** – for upcoming meetings (posted 48 hours in advance per FL statutes)
- * **GHC Declaration**, etc.— Amendments (*posted* per 2021 Annual Members Meeting Vote)
- * **Board Meeting Minutes**—Read the previous Board approved minutes
- * **Project Updates** – from Infrastructure Committee Chair – Ed Short

How to access our ‘Owners Only’ WEB-Site, See **Page 7**, for details.

GHC Recorded Amendments and Rule Updates

Please pick-up in the office, the CURRENT COPY (July 22, 2021) of **GHC RULES, & updated AMENDMENTS** when you are onsite at GHC and replace them with the *previous copy* in your **Condo Blue Book**.

It is **important to be familiar** with your **Rules and Amendment changes**, so all residents are able to enjoy Gulf Harbors.

To obtain a copy on your computer, please go to the Owners Website under, “Amendment and Rules Communication” and save a full copy of the information previously distributed via ezVote and US Mail.



Gulf Harbors Condominium, Inc.

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Comet – DECEMBER 2021 President's Message

The *Holiday season* is rapidly approaching. US & Canadian snowbirds are starting to arrive at GHC. This means our fun activities will be starting again. Also, with the increased water & electrical usage our plumbing repairs, electrical issues, & general maintenance will increase.

There are some maintenance updates I would like to share.

1. We will be repairing rusted railings in Towers 2, 4, & 5 throughout December.
2. More concrete & asphalt repairs/replacement will be done early December.
3. We are currently trying to hire 2 employees but with the current labor market it is very hard to find good general maintenance workers. Charla has posted job ads on Indeed & she is in the process of interviewing candidates.

I would also like to share some other updates & developments.

1. Our GHC Ad hoc CAM Interview committee has interviewed three CAM Candidates supplied by Resource Property Management. We are planning to have this very important position filled before RPM takes over managing GHC on January 1, 2022.
2. Through GHC grounds walk-arounds with GHC CAM, Grounds Committee, & Red Tree, along with residents' complaints we have conveyed to Red Tree the need for improving bush trimming & weed control. Red Tree assigned a dedicated detail crew in September & provided a schedule which divides our community into 4 sections. Each of the areas will be trimmed & weeds sprayed each week. This means the whole community will be done once per month which complies with our contract with Red Tree.
3. We have deactivated some GHC resident's FOBs due to infractions. If your FOB is not working please contact the office.

I would like to continue thanking everyone for their patience & help during the repair activities this summer & fall.

Regards,

Bob Perry

President BOD,

Gulf Harbors Condominiums Association

Message from the Community Patrol Security Committee

EMERGENCIES call 911 **NON-Emergencies call 727-847-8102 Press 7.**

“CONTACT **Police**—if you feel threatened, that something has been stolen or see anything suspicious.”

Always - Call the **Police first** and then call *office or Community Patrol!*

The **Sheriff** needs to hear *your message* - *in your own words!*

INFRASTRUCTURE COMMITTEE MESSAGE

Important Information – Please read below and check for **your Condo Unit.
Contact Ed Short if YOU are listed here...**

Hot Water Heaters and Action that needs to be Taken:

1) Moneys Owed to Gulf Harbors -

Gulf Harbors has received minimal contact with the owners of the units that we had the ability of fixing their Hot Water Heaters. Gulf Harbors has started fixing the issues and will bill the individual owners the costs of these fixes.

CHART 1:

We are in the process of reaching out to these owners (see Chart 1) and informing them what the charges will be. If I have already spoken to you or if you have sent in your cheque, please ignore this message.

If you **have not contacted me** or heard from me, would the following owners (Chart 1 below) please contact me at:

ghe.eshort@gmail.com with your telephone number and I will call you to discuss the charges for your Hot Water Heater.

Building	Unit(s)
AA	102, 103, 104, 107
B	101, 201, 202, 203
C	102
D	103, 105
E	101
F	107, 201
G	105, 108, 203
H	102, 204
I	106

2) Hot Water Heaters Gulf Harbors can still fix - CHART 2:

We have had a few unit owners contact me from the table that was in last month's Com-et.

If you have not heard from me, **would the following owners (see Chart 2) please**

contact me at:

ghe.eshort@gmail.com with your telephone number and I will call you to discuss your Hot Water Heater.

Building	Unit(s)
AA	207
J	101, 103, 104, 108, 202, 204
K	103, 104
L	106
M	108, 202
N	104, 106, 107, 108, 201, 202, 206, 207
O	107, 201, 208
R	106, 107, 108
T	101, 104, 106, 107, 201
U	204

CHART 3:

3) Hot Water Heaters Gulf Harbors

cannot Fix, and **we need to have a licensed plumber** do the work:

If you *have not contacted me or heard from me*, **would the following owners (see Chart 3)**

please contact me at:

ghc.eshort@gmail.com with your telephone number and I will call you to discuss the work needed to be done with your Hot Water Heater.

For the *vast majority in Chart 3*, the Hot - Water Heater needs to have a **pan placed underneath**. If you are on the second floor or if your Hot Water Heater is on a shelf, it requires a pan.

Cheers and best regards during this holiday season!

Edward Short

Vice President – Board of Directors

Chairman – Infrastructure / Building Committee
Gulf Harbors Condominiums Inc.

Building	Unit(s)
AA	201, 202, 204, 205, 206, 208
B	205, 207, 208
C	201, 202, 203, 204
D	201, 202, 205
E	202, 203
F	202, 203, 204, 205, 206, 208
G	103, 201, 202, 205, 206, 207, 208
H	201
I	205, 207
J	205, 206, 208
K	201, 202, 203, 204
L	101, 102, 201, 202, 203, 204, 206, 207, 208
M	101, 203, 206, 207
N	203, 204, 205
O	205, 206, 207
R	201, 202, 203, 204, 206, 207
S	204
T	203, 204, 205, 206, 207, 208
U	201, 202, 203

INFRASTRUCTURE COMMITTEE & SATURDAY ZOOM SESSIONS

Enjoy **Saturday morning virtual coffee** with Ed: **9:00 AM ET for an hour, hour and a half**. *Going strong since January 2, 2021 !!*

Sit back, listen, or better yet, participate in discussions revolving around Infrastructure/Building issues in and around Gulf Harbors.

We can't say that the issue will be fixed right away, but at least you will have an ear, we'll take note of the issue and they will be addressed, one way or another.

Log in to ZOOM the same way you would for a Board of Directors meeting. Or, use the same link, found below:

<https://us02web.zoom.us/j/4522935282>

As always, I can be reached

@ ghc.eshort@gmail.com



**DO NOT FLUSH ANYTHING EXCEPT
TOILET PAPER — DOWN YOUR TOILETS !!**

SEWER PIPES

- Are being **blocked** due to “**all types** of wipes & **NON** Toilet Paper products”.
- *This means expensive maintenance \$\$\$ repair costs to ALL of us as Owners.*

Still not convinced - Go to YouTube
and type in search bar **Flushable wipes**



OWNERS ONLY - WEBSITE “OO-WEB”

- Ask at the office, and complete the - **Web Access Authorization Sign-Up Form**
- Return it to the office or **email** it to the office at **ghc.officeassistant@gmail.com**
 - The signed form & email address you want to use, *are required on the form* for WEB access..
- GO TO: **www.gulfharborscondos.com** and Press the green **Owners Only Site**—button and see;
 - New to this site? Click “**Sign Up**” (not Log In)
- Enter the **email address** you included on your form and create your own password.
- Your Request will then be verified against **your completed / signed form on file** and you will be approved to access the **Owners Only** private site section of our website!
 - *This may take a few days to process.*

What to read?

- More details from the recent Board meeting located on the private GH Website.
- GHC President and Manager Reports’.
- Info Shared @ Meetings: including Project Updates.

Spectrum **BULK CABLE TV SERVICE!**

For **ANY** issues:

- Call Spectrum at **1-833-697-7328** – we are part of the **Bulk TV— Call Centre**.
- Our GHC addresses are labeled in their system. The ‘CABLE Bulk TV’ Service is included in our monthly condo dues provided by Spectrum. You are entitled to one Free TV Box (required to receive the TV channels). The GHC Spectrum Package is: Spectrum TV Basic, TV Select and TV Bronze. (TV Bronze is Spectrum Digital Tier 1. It’s the Silver package on their website, without the Movie channels).
- Additional TV boxes will cost extra billed directly to you, as well as any other extra Channels, movies you order or if you have a TV Box that records television shows.
- Spectrum has the right to change the **Internet & Phone rates**, at any time. That is **not part** of GHC Bulk TV contract.

* Please see “Information Shared at Meeting” on Owners Only Site for Spectrum contract details.

CAM's CORNER!

Watch your mailbox for paperwork from **RPM—Resource Property Management Company**, with an important message regarding your association fees and how to update your condo payment arrangements in early December. Check the **Owners Only Web** or **Call the office: 727-848-0198**.

By *Charla Galbraith, CMCA*

THINGS TO KNOW AT GHC

DISPOSAL OF **GARBAGE**:

Please **PLACE ALL** your Garbage **IN A** Garbage bag.

DO NOT PLACE *Loose Garbage* in-cans or down the Garbage chute in the Towers.

CLUTTER- PERSONAL STORAGE in ELECTRICAL & HOT WATER TANK ROOMS:

Please, at your earliest convenience remove all clutter and personal belongings from the electrical, laundry and hot water tank rooms. If not removed in a timely fashion, it will be removed by GHC maintenance personnel and tossed in the garbage.

Each owner/unit has a storage locker or room and that is what should be used for your individual storage of personal items.

Unnecessary clutter was a line item and mentioned during a recent visit by the Pasco County Inspector.

PARKING:

Ensure your **GHC Parking Tag** or **temporary guest pass**, is displayed properly per Rules.

There are “**Temporary Parking**” spots marked for one hour and emergency parking. Please observe the one hour timeframe.

PLEASE DO NOT PARK your Vehicle ACROSS the Sidewalk:

Our Residents who use Walkers, Wheelchairs AND Scooters for mobility - need the sidewalk. “Thank you!”

SLOW DOWN on our STREETS and in our PARKING AREAS!!

ALARM:

There is a **Defibrillator** at CH1. IF the **ALARM SOUNDS** – **CALL the OFFICE**.

RECYCLING: ‘CANS’ - are NO LONGER able to be recycled.

Please put **cans** in your **regular** garbage.

PAPER RECYCLE:

BREAKDOWN All Boxes before throwing them into the bin, to make room for others.

This is for ALL **537 Units** to share so there is limited space. The BIN is emptied twice a month, & **we pay** for that.

PLEASE DO NOT leave cardboard next to the BIN - as that attracts animals. BIN is located at SIDE Parking Lot of CH3.

WATER CONSERVATION:

PLEASE - Repair leaky faucets and toilets...
HELP Lower **OUR** water bills!

VEHICLE WASHING:

Fridays Only. Use your carport or open parking areas. Do not wash cars at the Clubhouses or near the pools.

RESIDENTS SUNSHINE REPORT:

If you know of anyone who has been ill or has passed away, please notify Denise @ 630-251-7337 or call the office.



SUGGESTION BOX:

Located inside CH1. Put questions/complaints/suggestions in the box. All entries are read by the Board. The signed ones will be acknowledged. Keep your ideas coming!

Wi-Fi:

At CH1 and CH3 is **FREE** to **SPECTRUM** Customers – you need your own email and password to log on.

ATTENTION SMOKERS:

Use ‘Smokers Outpost Stands’ located outside CH#1 & #2. Please Do Not Litter!

GRILL CLEANING:

Grill cleaning materials for grills at Pool 2, available for check-out in the office.

CARD TABLE AND CHAIRS:

Are available for residents to use. The tables and chairs are in the office. A refundable deposit of \$10 for a table and \$10 for 4 chairs.

NO PET COMMUNITY:

Please note that per **Gulf Harbors Official Rules and Regulations**, pets are not permitted on Gulf Harbors property at any time.

Reminder—All registered **Emotional Support Animals (ESA's)** must have current Pasco County license tags (dogs/ cats only). The office is **contacting all ESA** owners, to ensure current yearly paperwork, and license tags are on file.

LAUNDRY TOKENS - TOKETTES:

30 for \$25. available at the Office by "check or money order" Only. **No Cash** transactions.

TOWING SERVICE— Info:

Towing signage has been *posted to designate* the Towing details for vehicles parked without authorization. Ensure your GHC parking Tag is clearly displayed. *Warnings* will be issued, vehicles will be *towed*.

BEACH CLUB Information: Call 727-848-1598.

ASSOCIATION DUES:

For questions regarding payments, contact Tracy Preston at Greenacre Properties;

Email tpreston@greenacre.com

Ph # 813-936-4150.

Send check to

Gulf Harbors Condos

PO Box 23647 Tampa, FL 33623-3647

No Longer—Available to BORROW:

Unfortunately there is no longer availability to borrow baby things...

COMET DISTRIBUTION

- * The COMET is available in the **office** & copies also located in **CH1**.
- * Pick up copies for your building to help with delivery to your neighbors!!
- * Postal delivery is available for a small fee. Free to active Military.
- * Please check our **website** to view the COMET along with
- * **"Our Sponsors"** button on our Public Website www.gulfhARBORScondos.com
- * **Let them know** – you found them in the Gulf Harbors COMET or on the WEBSITE!

FOR SALE 2021 DECEMBER GHC is a 'NO PET' COMMUNITY

T#4-104 2BR/2BA., unfurnished 1st floor, modern utilities, completely renovated, newly tiles jacuzzi walk in shower, all hurricane proof windows, slider. Brand New A/C unit. \$275,000 firm. - **Call** 727-285-2128 or 727-470-0329.

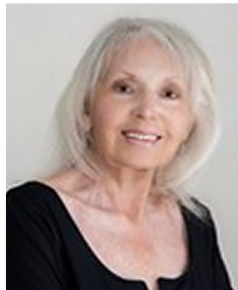
RENTALS - Minimum 3 months on all rentals

V5-103 1BR/1BA. For rent starting December 2021 to April 2022. Four months minimum. **Contact** Harlan Thompson 812-431-6956.

For SALE ITEMS

KAYAK 13 ½ ft feel free (Corona) 2-person kayak. Has back wheel for easy moving. Includes: 2 life vests, 2 paddles, 2 removable seats. \$450.00 or B.O. **Call or text** 330-509-9916.

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