

CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

APRIL, 2006

BOARD MEETING

The Board of Directors met on Thursday, April 13, 2006, at 7:00 PM, as announced. All four Board members were present (no replacement member has yet been appointed), as was Carolynne Casale, our property manager. About 10 residents were present. The meeting was called to order at 7:00 PM, and adjourned at 9:45 PM. The next scheduled meeting will be on May 11, 2006, at 7:00PM in the Clubhouse. All homeowners are invited to attend.

VISITORS TO MEETING

Two irrigation specialists, one from our service company (F&S) and one from Toro spoke to the Board about their plans for the future. They responded to questions already prepared by the Board.

HOMEOWNER'S FORUM

A request was made by Bette Antrim, the new Chair of the Social Committee, for some funds to be allocated to the committee for incidental expenses. The Board approved the expenditure of no more than 200 dollars per year.

Another long discussion ensued about the replacement of trees and shrubs damaged by one of last year's hurricanes. Once again, the Board explained that damaged landscaping was being scheduled for replacement in such a way as to minimize the cost to the community.

NEW OWNERS

Bristol Management informs us that there have been no new sales this month, and therefore no new residents.

RENTERS

The Board is still discussing ways to control rental problems.. A form is being drafted by Bristol, which would allow us greater control over the problem, but any change in the rules of rentals will require a majority vote of our residents.

ARCHITECTURAL CONTROL COMMITTEE

The ACC met at 6:00 PM in the clubhouse on Thursday, April 6, 2006. In addition to their regular business, the ACC held a discussion about the widespread lack of applications for approval for alterations in our community. The Committee suggested that a letter from the Board be sent to all homeowners reminding them of this legal requirement. The next meeting of the ACC will be at 6:00 PM, on May 4, 2006. All residents are invited to attend

OVERNIGHT PARKING

One of the problems the Board has identified, and intends to deal with, is the problem of overnight street parking, a clear violation of the rules in our documents. A letter will shortly go out to all homeowners, indicating the nature of this problem, and the necessary solution.

BRISTOL INSPECTION

The Board agreed that our property manager, Carolynne Casale, would shortly tour the community with a view to identifying violations of our rules, especially those related to ACC approvals. Homeowners will have at least 30 days to correct any violations. Continued violation will be addressed by Bristol Management through the mail, and by the imposition of fines for noncompliance. The details have not yet been made public. Those of us who abide by the rules of the community certainly have nothing to be concerned about.

WEB SITE

The Board specifically noted that all of our community rules and regulations, and necessary documents, forms, etc., appear on our community web site. Whatever information a homeowner might need to know in order to avoid violations, problems or penalties should appear on this site. If you do not have the web address, it is [www. Carletonoaks.org](http://www.Carletonoaks.org). Much of this information is also available from the Bristol Management website as well. Bristolmanagement.com If you do not have access to a computer, just call Carolynne at Bristol (561-427-0683).

SOCIAL COMMITTEE

The Social Committee is hosting a gathering on Sunday afternoon, April 30, 2006. It will be held at the community clubhouse, and will have a bounce house for the kids. There will be no admission fee. In the works are a Wine and Cheese Party, to be held sometime next month, and a Progressive Brunch.

VOLUNTEERS

The Committees in our community are suffering from a lack of new blood. We desperately need the residents of this community to consider volunteering a few hours each month to help keep our community vibrant. Many of our newer residents need to get a sense of how we operate, and there is no better way than serving on one of our regular committees.

COMMUNICATIONS WITH WORKERS

One of the important points made at the last Board meeting was that *all* communication with any employee should be by Bristol Management, and not by residents. Homeowners should not get involved in any way with instructions to workers. Bristol Management keeps a paper record of all these instructions, and it is therefore much easier for them to keep track of whether or not a job gets done. Keep this in mind when you are tempted to give a simple instruction to a worker. If you want something done, call Bristol, and let them handle it.