

Carleton Clarion

The official newsletter of Carleton Oaks

www.carletonoaks.org

Aug. 2007

SEND IN YOUR PROXY OR VOTE AUGUST 16 AT SPECIAL MEETING AT IBIS COUNTRY CLUB

Keep a look out in your mailbox for a certified letter from the Carleton Oaks Board of Directors which includes a notice of a Special Meeting to be held AUGUST 16, 2007 at 7:00 PM, across the street in the clubhouse at Ibis Country Club. This letter also includes a proxy for those who cannot attend the meeting and must be signed by all voting homeowners.

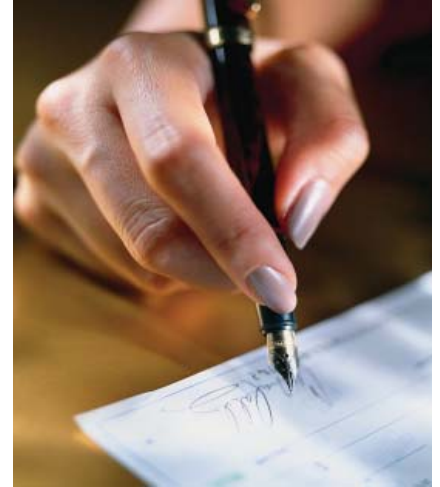
At the August 16 Special Meeting, Carleton Oaks HOA will be asking you for your vote to donate our 79.3 acre preserve to Palm Beach County. The Board is asking for a "Yes" vote from all members because in the opinion of the Board, there is absolutely no down side to the donation. It's a win-win situation.

Presently the preserve is of no value to us -- we cannot use it, it has a permanent easement to SFWMD to stay a Natural Area Preserve, and it costs us

\$20,000 yearly to maintain. The county will preserve this land, because it adds to their open space, and the cost for them to maintain the land is very minimal compared to what we would have to pay.

It was not a good thing when DiVosta Homes, Inc., created this preserve and deeded it to the Homeowners with the costs to maintain it in perpetuity. (If Homeowners want their quarterly assessments to stay low, then this is their chance to help the Board of Directors control the budget and get rid of a big expense!)

If we are successful and donate it to Palm Beach County, we no longer have to maintain it and we will no longer be responsible for it. The Homeowner's Association needs a super majority to vote in favor of the donation. The Board of Directors will, in addition to the Certified Letter, be attempting to contact those



homeowners who live in the community and personally talk with everyone. If you cannot come to the meeting, August 16, 2007, then it is imperative we receive your Proxy.

We want to thank Past HOA President Jim Stiles, who even after being told it couldn't happen, lobbied the Palm Beach County Commissioners especially Commissioner Karen Marcus to make this land transfer possible.

Toro coming in

After a long delay, Carleton Oaks will be a test site for Toro's new state-of-the-art irrigation system. We will be receiving all the new equipment at no cost to us; however, we will have to pay for the labor to install the new system. We hope to start this project within the next few months.

Comcast Cable Update

Since our prior agreement with Adelphia/Comcast Cable for basic cable has expired, the Board has been considering a new 3-year contract. The Board has negotiated a lower cap on potential future increases and looks to take action on this matter during the Aug. 9 Board Meeting.

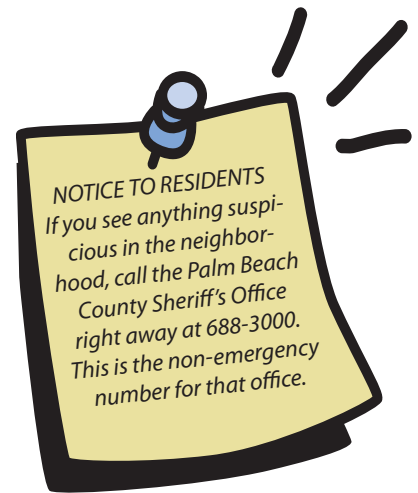
ENFORCEMENT AND SECURITY ISSUES

Video surveillance cameras at the front gate are being considered by the Board. All vehicles entering into the community would be photographed, and, if there were any incidents (burglaries, etc.), these entry tapes would then become police evidence.

We have invited a resident security expert to join us at the next Board Meeting on Aug. 9, to educate all in attendance about the latest technology in security and what would be the best system for our community.

The Board is also considering the hiring of a security service (cost in excess of \$3000) to enforce the community rules (illegal overnight parking, etc.). Each violation would entail a fine, and towing could be imposed after the third violation.

Our property manager has completed almost half of the backyard inspections in our community. He will continue to perform regular inspections and inform those in violation of the Rules prior to the imposition of fines.



Meetings

Architectural Control Committee (ACC)
Aug. 2 - 6 p.m.
Carleton Oaks Clubhouse

Board Meeting
Aug. 9 - 7 p.m.
Carleton Oaks Clubhouse

Special Preserve Vote Meeting
Aug. 16 - 7 p.m.
Ibis Country Club Clubhouse

Water Restrictions



Since our lake supplies our irrigation system here at Carleton Oaks, we can follow Palm Beach County watering guidelines, and not West Palm Beach's guidelines, which means we are allowed up to four days a week to water our lawns.

Fire House Update

Thanks mostly to Commissioner Karen Marcus it appears the West Palm Beach Fire Station scheduled to be built adjacent to Carleton Oaks will be adequately landscaped to reduce noise and improve the appearance of the building.

Commissioner Marcus contributed \$71,000 from her own budget to fill a short fall by the county. Commissioners Jess Santamaria and Jeff Koons also contributed \$10,000 out of their budgets to the project.

Welcome to the Neighborhood

We would like to welcome our new Property Manager with Seacrest Services - Carlos Simoes. All his contact information is listed below.

Carlos Simoes
561-697-4990
csimoes@seacrestservices.com

Remember most information and forms (i.e. Architectural Change Form, Application for Purchase, etc.) can be found online at the Carleton Oaks Web site at www.carletonoaks.org.

Please contact Rebecca Seelig at 630-7016 or email her at rebecca.seelig@gmail.com if you would like to add a story or tid-bit to the next newsletter. Also contact Rebecca if you would like to list any items you might have for sale i.e. furniture, jewelry, collectables, etc., in the next issue of the Carleton Clarion.