

CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

MARCH, 2006

BOARD MEETING

The Board of Directors met on Thursday, March 9, 2005, at 7:00 PM, as announced. All four Board members were present (since Dan Lishansky's replacement has not yet been appointed). About 15 residents were present. The meeting was called to order at 7:02 PM, and adjourned at 8:50 PM. The next scheduled meeting will be on April 13, 2006, at 7:00PM in the Clubhouse. All homeowners are invited to attend.

BRISTOL MANAGEMENT AND ENFORCEMENT OF RULES

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 the violation.

HOMEOWNER'S FORUM

A major question was raised about renting houses in the community. This issue is quite important to the Board, which is presently engaged in gathering information on this topic.

Another question raised from the homeowners dealt with limitations on the number of animals to be permitted in any home. This matter will also be taken up a future meeting.

ARCHITECTURAL CONTROL COMMITTEE

The appointment of Anne Polidori as the new Chair of the ACC was announced. The other members of the committee will remain in place. The next meeting of the ACC will be at 6:00 PM, in the clubhouse, on April 6, 2006. All homeowners are invited to attend

FOR SALE SIGNS

The Board voted against "for sale" signs in the community. Open House signs will be permitted between 11 AM and 4 PM, but only in front of the subject unit.

MORE ON RENTALS

Our documents presently allow rentals of at least 4 months, and it is important to note that any change would involve amending our documents, requiring a 51 per cent majority vote. The Board recommended that leases for rentals in the community should first be submitted to Bristol Management. Bristol has agreed to compile a list of the rentals it presently has on record.

SOCIAL COMMITTEE

Bette Antrim has been appointed the new Chair.

WEB SITE

The Board approved the appointment of Hal Venoff as director of the community web site after Dan Lishansky relocates. Our expectation is that Mr. Venoff will add immeasurably to the already outstanding site, making it not only more useful to the community, but also making it one of the outstanding web sites in the county.

IN MEMORIAM

It is with deep sorrow that we acknowledge the passing of Richard Tashjian, one of our neighbors.

MULCH

If you are interested, one of our neighbors has agreed to organize a volume-buying group of homeowners who would like to purchase bags of red mulch, directly from Lowe's (delivered to your door, but not put down on the ground) at a price which he claims is better than Saunders'. Any individual who wishes to participate should certainly feel free to do so. Call Marshall at 656-2655.

CARLETON OAKS DIRECTORY, 2006

The new directory, with all of its faults, has been distributed in the community. If you find an error, please drop a line in the community mail box addressed to the Directory Committee. Every attempt will be made to correct the error in the next edition, whenever that may be.

COMMUNITY REPAIRS

We have been informed that the long delay in getting parts is just about over. The Board approved fence repairs, lighting in the tennis courts and parking lot, and landscape (tree) replacement.

NEW GATE AT REAR OF CARLETON OAKS

The Board approved a contract to build a gate (about 8 to 10 feet wide) at the rear of the community, for access to the preserve by vehicle. The mistakenly placed gate at the side of our property will remain, as it is quite convenient for Saunders' equipment.

BROWNING OF LAWNS IN THE AREA

Many of the Carleton Oaks Homeowners have been complaining about the condition of their lawns. In response, it has been pointed out that some of the problems we are having with our lawns are related to a fungus, for which Saunders is now spraying. A second problem, again beyond our control, is that the amount of rainfall in the past several weeks has been well below average, and we all know how this affects our grassy areas. Related to this problem, is the problem we have been experiencing with our sprinkling system. The Board has agreed to our being the test site for the installation of a new irrigation system, hopefully state-of-the-art, using existing wiring. We would receive a one-year warranty for parts and labor, although we would have to pay for installation costs (between \$5000 to \$7500). Part of the deal would be the Board's request for the company's donation to us of approximately 100 sprinkler heads.