

## CARLETON OAKS HOLDS ANNUAL MEETING ELECTS NEW BOARD OF DIRECTORS

The Annual Meeting of the Carleton Oaks Homeowners Association took place Wednesday, February 13 during which two residents – Bob Bradley and Marjorie Schnier were elected to the Carleton Oaks Board of Directors. In addition, the Board of Directors selected new officers for the upcoming year. Bradley was selected as the President, Hank Rosely as Vice President, Suanne Leavell as Secretary and Marjorie Schnier and John Ali as board members.

### Seacrest New Contract

The current Board has renegotiated the 2008 contract with Seacrest. It was able to achieve a decrease in the previous negotiated contract by 2% from 4% increases in management and accounting expenses, building and janitorial services, landscaping, and irrigation billing. In addition, the new contract negotiated additional janitorial specifications. The janitor will now maintain the playground area by raking the area monthly for loose debris and plant material. All other provisions, terms and conditions contained in the original agreement remain enforceable and in full effect.

We also have a new Property Manager with Seacrest Services. His name is Steve Kittredge. He can be reached at (561) 697-4990 or via email at [skittredge@seacrestservices.com](mailto:skittredge@seacrestservices.com).

### Sprinklers and Watering Rules

The Board of Directors has emphasized to Our Seacrest Landscape Supervisor that our sprinklers and irrigation system should be set to water our lawns and shrubs at the maximum amount allowed under the current water restrictions. Currently

the system is set to water weekly on Thursdays midnight to 8 AM on the inside loop, and Mondays from midnight to 8 AM on the outside loop. A break in a main line of the outside loop caused an interruption in early February and was repaired 2/19/08. If the SFWMD permits additional watering, our system will be immediately changed to add time. Board member Hank Rosely has held several meetings with Seacrest landscaping manager, Steve Terzo, to maximize the water that our system can handle. At the Board's direction, he has been authorized to seek a variance from South Florida Water Management. Such a variance is more likely a one time permission for a very limited period of time.

### Seacrest Services

All landscaping, irrigation or other work orders should be communicated to Seacrest by either phone at 697-4990 or by email at [seacrestservices.com](mailto:seacrestservices.com) and selecting "work order request". Once your service request has been submitted, you should immediately receive a confirmation number and a time frame in which the request will be completed. Seacrest is to make personal contact with you once the request has been completed. If you are unavailable, a door hanger should be left at your residence. The new Board is trying additional temporary steps to ensure that work orders transmitted by phone or over the internet to Seacrest will be followed to completion.. New Board member, Marjorie Schnier, will receive a weekly list of work orders from our new manager and use this list to contact all residents whose work orders are reported to be completed to determine if this

is so. If a landscaping work request has not been answered, please email or call Hank Rosely and he will contact Seacrest's landscape manager to find out why.

Both Board members' email addresses are listed in our directory.

### Dumping Telephone Books

A suggestion was made at the last board meeting that we investigate options to avoid the telephone book-dumping that takes place every year by BellSouth/AT&T. Although many people use these printed directories, those thrown on the lawns of homeowners who are not here year-round can remain there, presenting a security problem and becoming an eyesore if not picked up.

In order to ensure that this service is provided only to those interested and to help those who do not want to receive it, we ask your cooperation by following this procedure at your earliest convenience:

- Contact AT&T Directory Sales Center at 1-800-682-4000 and ask that they:

1. Do not deliver the printed phone directory, or
2. Ship it to you in CD ROM form to use in your computer, or
3. Continue to deliver it, in which case you should indicate that they should place it in your entrance foyer and not drop it on the lawn

We aim to continue making Carleton Oaks a desirable and well-kept community and ask for your help by assisting us in this matter. We also appreciate Marshall Harris' initiative in raising this issue.

## A FRIENDLY REMINDER

Members of our community have recently notified the Board that a few homeowners and/or renters are in violation of our HOA rules regarding overnight parking and the types of vehicles permitted to park on a driveway. Your cooperation is requested to continue to make our home environment a great place in which to live and relax by following the guidelines established by our HOA. If your vehicle meets the description printed below, we ask that you park the vehicle completely within your garage. While the Board has the authority to enforce these rules by fine and/or authorized towing, it's much better to seek the cooperation of all our neighbors to follow the rules by which we all must live.

Article XII, 12.2 Use Restrictions excerpts:

B. Parking and Garages (pg. 27)  
All authorized vehicles shall be

parked only in the garage or in the driveways serving the Unit. Vehicles shall not be parked overnight on roads or swales. All commercial vehicles, recreational vehicles, trailers, campers, camper trailers, boats, watercraft, motorcycles and boat trailers must be parked entirely within a garage unless approved by the Board.

U. Vehicles (p.31)

No motorcycles, truck, trailer, boat, van in excess of 17 ft. in length, camper, motor home, bus, commercial vehicle of any type (i.e. any vehicle which has any exterior lettering or logo or has tools or equipment), non-passenger van (i.e. any van which does not have a rear seat and side windows), or similar vehicle shall be parked on any part of the Properties except within a garage. Exceptions are commercial vehicles, vans or trucks delivering goods or furnishing services temporarily during daylight

hours.

Vehicles over eighty (80) inches in height or those vans or trucks which do not have windows completely circling the vehicle's exterior (similar to windows around a station wagon), and permanent installed seating for four or more passengers, shall be considered to be a prohibited vehicle, van or truck.

The Association shall have the right to authorize the towing of any vehicles in violation of this rule with the costs and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.

Note: Fines can accrue in the amount of \$50.00 per day to a maximum of \$1,000 and/or towing of the unauthorized vehicle.

## WILD BOARS ARE STILL AROUND

Several residents have seen pigs from the Grassy Waters Preserve roaming our property. Newly elected Board members Bob Bradley and Marjorie Schnier stopped at Grassy Waters to discuss the problem with the Ranger. In his opinion electrifying our fence is the only sure-solution to the problem. Trapping the animals would be impossible since we are surrounded by a 20 square mile preserve. In addition, trapping each pig would cost \$125 per pig!

The Association needs to find out how seriously we are being impacted. Please email any board member with a simple note that states the date, the time, and the location of a wild pig sighting.

Marshall Harris, resident, has also been following through with telephone calls to County officials to see what role they can, may, or will play. Finally the Grassy Waters ranger suggests that residents can help to limit the encroachment on our property if they take simple steps

1. Keep pet food in air tight containers that can not be knocked over and opened by wild animals such as pigs and raccoons. It's a suggestion to keep these containers within your garage since these creatures have also actually gnawed through trash containers to access food scraps.

2. Residents need to remove all pet feeding plates into the trash immediately and not leave it on the ground, patio etc.

3. It is against Florida law to feed any wild animals and a severe fine can be levied against any violator who is reported and caught. Some residents have been observed feeding cranes, pigs, and raccoons on their property.

4. In addition, according to the ranger, there should be no bird feeders on the property since smaller tree climbing animals will get to this food, knocking the seed on the ground which then attracts wild pigs that will forage for it.

Finally, while feeding wild animals may seem a naturally humane thing to do, it is not in the animals' best interest to have them become dependent on handouts for survival. Help maintain the natural beauty of our environment by allowing our wild life to remain wild in their preserve. Please don't feed the animals.

### RED ANTS BUGGING YOU?

Many residents at the January meeting complained of red ant hills. This problem was brought to the attention of Seacrest landscaping manager, Steve Terzo. At his recommendation a treatment of the entire property scheduled for the end of March was moved to early part of the month. Seventy eight pounds of treatment were applied by hand and machine over several days. If isolated problems continue to exist, please leave a work order at Seacrest's office via email or telephone and spot retreatment is to occur within 48 hours as per our contract.

Please contact Rebecca Seelig at 630-7016 or email her at [rebecca.seelig@gmail.com](mailto:rebecca.seelig@gmail.com) if you would like to add a story or tid-bit to the next newsletter.