

HAPPY THANKSGIVING



BOARD OF DIRECTORS' REPORT

TENNIS COURT SECURITY



The security firm that patrols our community on a random basis has notified us on each occasion that they have patrolled our community that the gates to the tennis courts are unlocked in the early hours of the morning. For security purposes and to prevent vandalism, we ask that anyone who uses the courts lock the gates as they leave.

WIND SCREENS TO BE PLACE BACK

Our hurricane season is over on November 30th. While no hurricanes struck our community this year, the Board had to have the screens removed during one of the tropical storms since heavy winds were causing damage. Winds tore the straps from the fence. A decision was made to remove the screens for the hurricane season. Next year the screens will be removed in June and replaced at the end of the season. This year Frank Scala of Exterior Services will arrive on December 10 to re-hang the screens.

MULCHING TO BEGIN DECEMBER 1st

Despite budget restraints, the Board is committed to maintaining the upkeep and health of our valuable trees and shrubs. Therefore, mulching of all the homes and some common areas will begin on Monday, December 1st. To stay within the 2008 budget, mulching along the outside wall on Northlake Boulevard and some of our common areas will be postponed until next year.

WELCOME NEW RESIDENTS

We wish to welcome the following new residents to our community. Recently purchasing homes in our community are Toni Delaney and Matt Lira at 8875 Oldham Way and Chet Biernat at 10755 Wharton Way. We wish them much happiness in their new home.

HAPPY THANKSGIVING

The Board wishes each and everyone a very Happy and Healthy Thanksgiving!

QUARTERLY DUES INCREASE FOR 2009

Possibly the most anticipated (dreaded?) component of the new budget is the announced increase in homeowner assessment fees. This year the Board reluctantly voted to increase its assessments to \$863.26 per year after maintaining the same assessment for two consecutive years. The increase is due to inflation of costs for yearly services provided, an increase in the second year of a three year Comcast cable contract, an increase in debt management to cover losses caused by non-payment of assessments, previously unanticipated costs and a 3% increase across the board for Seacrest Services for management, landscaping and irrigation. In addition, the board added three projects to address the needs of the community and to provide the services requested by our members. One project is to reduce the liability of the Association caused by sidewalk tripping hazards. Segments of the sidewalks have been lifted by root growth of our oak trees. Another project is to professionally clean our perimeter wall to remove the growth of mold that covers the inside and outside surfaces. The third project is to increase the hours of our part time janitor to 20 hours per week in order to include some maintenance chores that currently have to be contracted to outside service providers.

A complete budget with a letter from the HOA president and the 2009 coupon books will be mailed shortly to all residents.

CANDIDATES NEEDED FOR BOARD

Once again, we remind residents that the community needs interested, committed people to place their names in nomination to run for the Board. Elections will be held in February. As of the time of going to press the Property Manager is seeking available dates in February at Ibis for the Shareholder Meeting.

Miscellaneous Information



HOA REMINDERS

All requests for changes to the exterior grounds must be approved by the ACC prior to the commencement of work. Exterior changes include, but are not limited to, installation of pools, enclosures, fences and plantings, as well as placement of outdoor statuary, decorations, and removal of existing plantings. ACC approval is not needed for replacement of exterior plantings if the new plantings are the same kind as those being removed and they are placed in the same location. (This rule applies most often when dead or dying plantings need replacement.) ACC approval is not needed for interior alterations. (Covenants, Conditions and Restrictions – Article XI.)

To apply to the ACC for approval, you must submit a completed Architectural Change Form. You can print a copy from the Web site or you can call Seacrest Services and they will send you a copy. Follow the directions on the form, including submission of three (3) copies of the application. See the ACC page on the Web site for more on this process.

Vehicles may not be parked on the street overnight. Overnight is generally from midnight to 6:00AM. (Covenants, Conditions and Restrictions – Section 12.2, paragraph B.)

Pick-up trucks (including pick-ups with cabs over the rear portion), commercial vehicles, trailers, campers, boats and motorcycles cannot be parked in driveways overnight or on

the street overnight. An owner can contact a Board member and request approval for temporary overnight parking in their driveway or for temporary overnight parking in the HOA parking lot. The maximum time period that such a permit is valid is three nights. Approval for a parking permit is discretionary. If approval is granted by a Board member, that member will issue a parking permit to the owner. (Covenants, Conditions and Restrictions – Section 12.2, paragraph U.)

Medical Emergencies and 911

As a community we should be aware that when you dial 911 with a medical emergency, the Northlake Firehouse paramedics will respond very quickly. However, depending on their diagnosis you will be taken to one of the following hospitals:

Cardiac: Palm Beach Gardens (as well as St. Mary's and JFK)

Stroke: either Columbia or St. Mary's

Trauma: St. Mary's

UPCOMING MEETINGS

Architectural Control Committee (ACC) December 4 - 6 p.m. Carleton Oaks Clubhouse	Architectural Control Committee (ACC) January 8 - 6 p.m. Carleton Oaks Clubhouse
Board of Directors' Meeting December 11 - 7:00 p.m. Carleton Oaks Clubhouse	Board of Directors' Meeting January 15 - 7:00 p.m. Carleton Oaks Clubhouse

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.