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CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

OCTOBER, 2006

BOARD MEETING

The Board of Directors met on Thursday, October 12, 2006, at 7:00 PM, as announced. All of the Board members were present, as was Carolynne Casale, our property manager. About 20 residents were present. The meeting was called to order at 7:10 PM, and adjourned at about 8:45 PM. The next regularly scheduled meeting will be on Thursday, November 9, 2006 at 7:00PM in the Clubhouse. All owners are, of course, invited to attend.

MULCHING

There seemed to be general agreement among the Board members as well as among the homeowners present that mulching should be considered as a regular maintenance item, and irrigation as possibly needing a special assessment.

BUDGET REPORT

Especially as a result of higher than expected costs of our irrigation, we will probably run at least \$25,000 over our annual budget. Taken in consideration with the expected increases in community expenses for next year, we may well anticipate a sizable increase in next year's homeowner's assessments.

SPECIAL BUDGET MEETING

Partly as a result of the preceding information, the Board has set up a special meeting, especially to consider the community budget, to be held at the clubhouse on Thursday, Oct. 19, 2006. Those homeowners who are concerned about the amount of money they are paying for the privilege of living here should make every effort to attend this meeting.

VIOLATION LETTERS

Letters were sent out by Bristol Management to those residents who have violated our document rules concerning the removal of hurricane shutters when there is no longer an active warning of an impending storm.

CLARIFICATION OF ATTORNEY STATEMENT

The President reported that the Association's attorney had said that our documents seem to indicate that ACC decisions are final, and not subject to review by the Board of Governors of the HOA, although appeals from negative decisions may be made to the Board.

The lawyer also stated that the Board has the right to regulate the size of swing sets, as well as the conditions under which they may be erected.

SWING SET GUIDELINES

The Board, as it had announced, considered establishing guidelines for the installation of swing sets, requiring the amendment of the ACC guidelines addendum to our documents. The Board voted to approve the new, revised guidelines. Restrictions on sizes preclude any set from being more than 15 feet wide and 20 feet long. They must be at least 6 feet away from side or privacy walls, and the topmost bar cannot exceed 7 feet in height. The structure must be of wood, and of muted "earthen" tones. A 6-7 foot landscaping buffer must be installed on three sides of any structure facing either lake or street. The complete set of guidelines will be sent to all homeowners in the next mailing from the Management Company.

LITIGATION

The Board voted to approve a consultation with the HOA Attorney regarding a possible lawsuit against the DiVosta Co. for failure to inform the HOA of several critical budget and other issues.

NEW OWNERS

Bristol Management informs us that there have been no new home sales in Carleton Oaks this month. The real estate market has had a profound effect on our community, where there are now probably (no one knows for sure) more homes on the market than ever before.

ARCHITECTURAL CONTROL COMMITTEE

The ACC meeting was held on October 5, 2006, in the clubhouse. There were no new applications to be considered, and after a brief discussion of questions to be raised at the next Board meeting, the ACC meeting was adjourned. The next scheduled meeting will be on Thursday, November 2, 2006, at 6:00 PM in the clubhouse. All residents are invited to attend.

GATE CODE

If, for some reason, you are not aware of the code used to open the gate, please call Carolynne Casale at Bristol Management. (561-575-3551).

SIGNAGE IN THE COMMUNITY

The Board clarified its present rules concerning signs. In general, no signs are permitted anywhere, at any time.

Open House signs are the exception to this rule, but they are allowed only during the Open House hours, and only on the property itself; they are not allowed on any common grounds. The community has no say in the placement of signs on county property, although these are illegal there, according to county law.

NEWSLETTER COMMITTEE

The present newsletter committee has been active in writing your monthly newsletter for the past four years. Some residents have suggested that it may be time for a change (the present Newsletter Committee is in agreement). If you have some interest in the creation of this monthly, hopefully informative, creation, and if you have any writing or linguistic skills, please inform the Newsletter Committee (just drop a note in the Community mailbox).