

CARLETON CLARION

THE CARLETON OAKS NEWSLETTER

SEPTEMBER, 2006

BOARD MEETING

The Board of Directors met on Thursday, September 14, 2006, at 7:00 PM, as announced. All of the Board members were present, as was Carolynne Casale, our property manager. About 10 residents were present. The meeting was called to order at 7:12 PM, and adjourned at about 8:30 PM. The next regularly scheduled meeting will be on Thursday, October 12, 2006 at 7:00PM in the Clubhouse. All owners are, of course, invited to attend.

SPECIAL PRESENTATION

Greg Whitney, of Dedicated Irrigation, made a presentation to the Board, elaborating on the proposal which his company is submitting for irrigation services. One of our greatest budget outlays is for irrigation expenses.

LEGAL OPINION

One of the issues raised by the Association Lawyer was that the ACC, comprised of committee members appointed by the Board, has been the final arbiter of architectural or aesthetic decisions. Actions taken by the ACC are not routinely reviewed by the Board, which is elected by the homeowners. In the future, he advised, decisions made by the ACC should be considered as recommendations to the Board, which should have the final say.

BRISTOL INSPECTION

Carolynne Casale was instructed by the Board that letters should be sent to those residents who are in violation of any of our Rules and Regulations. This will apply, at present, mainly to those who still have shutters installed.

ARCHITECTURAL CONTROL COMMITTEE

The ACC meeting scheduled for September 7 was postponed until Thursday, September 19, 2006 at 6:00 PM in the clubhouse. Check the bulletin board for any schedule changes. All interested homeowners are welcome to attend.

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.

MULCHING

The Board will consider the budgetary problem of mulching at its next meeting.

UPDATE ON SWING SETS ISSUE

The Board met with the ACC at a special workshop on Wednesday, August 20, 2006, at 7:00 P.M in the clubhouse. The Board members indicated that the conditions under which swing sets were installed would have to be found acceptable to the Board. The ACC was charged with coming up with a set of guidelines, involving the conditions under which swing sets would be approved. There does not appear to be any active lawsuit at the present time.

MORE ON SWING SETS

The ACC submitted its guidelines for swing sets to the Board at the Board's last meeting, but these guidelines were tabled. Prior to the regularly scheduled meeting, the Board held a special meeting with the HOA lawyer. As a result of this meeting, no immediate action will be taken in the matter of swing sets. A special meeting of the Board will be set up to resolve this issue as soon as possible.

ADVICE TO HOMEOWNERS

All of the homes in Carleton Oaks are built with battery backups in the smoke detectors. These batteries should probably be replaced on a yearly basis. It is highly recommended that they be changed yearly on some significant date, such as the shift to daylight savings time. Remember that the thermostat also has a battery, and this might well be replaced at the same time. If a smoke alarm starts to emit a high-pitched chirp, it means the battery is overdue for the change.

NORTHLAKE MEDIAN

The County has proposed to take over maintenance of the median in front of our community. As a condition, they want us to remove all shrubbery and irrigation. The Board, after little discussion, voted to decline the opportunity. The major rationale was

that it would probably cost us more to prepare this property for the takeover than to maintain it.

NOTE TO HOMEOWNERS

Any maintenance-related problems that occur on your property should be dealt with through work orders issued by Bristol Management. The person in charge of these orders is, of course, our property manager, Carolyn Casale. Her assistant, Debbie Erez, is always available to deal with such problems (call her at 575-3551 during business hours). Remember, it is not appropriate to call Board members when you are having a maintenance problem (irrigation, landscaping, etc.).

STORM WARNINGS

A tip from Hank Rosely: if you want the latest on storm status in plain English, go to *skeeterbite.com*

COMMUNICATIONS

If you would like to add something to the newsletter, or just tell us something, all you have to do is write a note to the Newsletter Committee and drop it off in the Community Mailbox.