

# LAKE CLARKE GARDENS NEWSLETTER



**JUNE, 2018**

**This is YOUR Newsletter**

*By Jerry Sauve*

Putting together a newsletter for our community is quite challenging considering there is so much more to include in it than I do. Many residents have interesting news to share about upcoming events, personal milestones, issues of community interest, etc., but I only hear from the same few people! They are very much appreciated, but I'd like to hear from more of you. If you have a special event, tell me about it.

Between Aless and the Board of Directors, we try to include items in the newsletter that not only inform owners of important business matters before the association, but we also attempt to help educate members on some of the ongoing challenges that Lake Clarke Gardens faces on a monthly basis. Issues such as the Annual Audit, Reserve Study, Budgeting Process and Rules Enforcement are included throughout the year in order to help owners understand some of the complexities of running LCG. These generic, educational articles are important, but don't forget that our newsletter is one of the best communication tools available in our community.

Both the Board of Directors and our Property Manager hope that if more members understand why the Board must make the decisions that it does, this knowledge will help make living in a common interest development more comfortable.

Another benefit of increasing the members' awareness of association issues is to help motivate others to take an active role in our community. The more we understand about how our Association functions, the more likely we are to get involved.

In order to help our newsletter become more community-specific, I need to hear from YOU. I'm always looking for positive articles and stories. If you know someone who deserves recognition or has a unique talent/hobby, I'd like to hear from you. Submit an article to **lcg.sauve@gmail.com**. I'll print them as space allows. Digital pictures are welcome. You can also bring information to the office. Thank you to those who have contributed in the past, and I look forward to hearing from more of you in the future.

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# TREASURER'S REPORT

Accounts Receivable as of April 30, 2018:

Total Receivables	\$ 85,250
Outstanding, Special Assessments	\$ 39,577
Maintenance, & Other Receivables	\$ 45,673

Cash Position as of April 30, 2018:

Total Cash:	<u>\$1,369,769</u>
Less: Restricted for:	
Spec. assessment:	(\$36,917)
Building & Common Reserves	(\$282,963)
Hurricane Contingency	(\$200,601)
Cash	\$849,288
Prepaid Maintenance	(\$87,814)
Activities	(\$12,145)
 <u>Net Operating Cash</u>	 <u>\$749,330</u>

Month April, 2018

Monthly Maintenance Due	\$236,081
Maintenance Not Paid (Less than 60 days)	<u>(\$18,434)</u>
Maintenance Collected in April	\$217,647

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## Editor's Note

If you have an article of interest to the entire community, feel free to submit it for consideration. It could be a recent event, one coming up, or any interesting happening at LCG. Digital pictures are welcome.

You may reach me at my email address: **lcg.sauve@gmail.com**. You may also place information in the NEWSLETTER mailbox at the office.

**Deadline for article submissions for the July Newsletter is June 20.**



## Property Manager's Report

Please stop by the office before you leave for season. Shut your water off, leave your AC on 79-80, let us know who is watching your unit while you are away. Make sure we have working keys to your unit in the office, if you are leaving your car please make sure you leave a set of keys on your kitchen counter. We will be doing the sealcoating and restriping of the parking lots in October, so if you aren't on property, we will need to move your vehicle, or it will be towed. There is an informational sheet as to the full list of what needs to be completed prior to heading North in the directory, bulletin boards & in the office.

We are working on the payment coupons, they should be out soon. Make sure we have your correct address so that your coupons get to you in the mail. Be sure to open your package and read the informational letters included. Even if you have your maintenance set on an ACH, we put informational letters in with your coupons.

Remember that the price of laundry is now \$1 per wash (4 quarters) and \$1 per dry. Signs were placed on the machines to help remind everyone of the increase. Gonzalo has been having some issues with the timers on some machines with the rate change. Please fill out a work order if your machine is not functioning properly.

In the month of April, the staff completed 147 work orders.

If you haven't signed up for the LCG website, please do. The website is full of information for owners. If you are away and want to read the newsletter or the meeting minutes, they are posted on the website. I will try to send out informational

*(Continued on page 3)*

(Continued from page 2)

emails throughout the summer, the more people that give us their email the better informed I can keep you!

The Newsletter is emailed to those on the email list. Also, it is posted on the website. We have copies in the office if your building is out. Remember the deadline for submitting information is the 20th of the month. This is advertised in the Newsletter every month. Jerry also includes his email where submissions should be sent.

The staff will be working on the East Pool deck this summer. It will be closed while under construction. The work will not start until after the 4th of July holiday. We will be installing new fountains in the lake. These projects will not be a special assessment. They are included in the common budget.

Thank you! Enjoy your summer!!

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## Painting Update

The schedule for the painting project have been finalized. Details of the work to be done were in the May Newsletter and are available in the office. Work will begin in January, 2019 and be completed in three phases.



**Phase I:** Buildings 2, 3, 4, 5, 6, 7, 8 & 9

**Phase II:** Buildings 10, 12, 14, 22, 23, 24, 25, & 26

**Phase III:** Buildings 15, 16, 17, 18, 19, 20A, 20B & 21

### The payments will be due as follows:

Phase 1 will be due in full by 12/31/2018

Phase II will be due in full by 2/28/2019

Phase III will be due in full by 4/30/2019

This payment schedule and extended notice of the Special Assessment should help everyone plan on their payment.

## Palm Beach Zoo Visit



A group of LCG residents went on an amazing tour of the Dreher Park Zoo. We met the Lemurs who were cute and

friendly; the colorful macaws; cuddly koalas; and slinky pythons. The tiger had everyone's attention when he roared! There is a large 10 ft. white alligator, who had to be protected in a zoo because he'd get very sunburned and was not able to be camouflaged out in the wild.



We gathered in the A/C Tropical Café for lunch. There are tree shaded pathways with many benches for relaxing while listening to the tour guides or just enjoying the surroundings. We walked through the flowery butterfly garden. Also saw many species in the monkey family. The guides gave us a marvelous "Wings over Water Show". Presenting how much birds can be taught.

*Submitted by Sylvia Raftery*

# BOD Meeting Highlights



Your BOD voted on, and passed the following motions:

- **Suspend Board meetings for the months of June, July, August and September.** The next scheduled BOD meeting will be on **October 23, 2018 at 6:30pm** in the auditorium. Meetings will be scheduled during the summer, if necessary.

- **\$50,000 of Contingency monies** from the current budget will be moved into common area reserves on June 30, 2018 provided they are not needed for storm damage before that time.
- **Special Assessment meeting for Building 24 roof repair** will be held on **June 7, 2018 at 10:00am** in the auditorium.
- **Special Assessment meeting for the exterior painting** of all buildings will be held on **June 7, 2018 at 10:30am** in the auditorium.
- **Special Assessment meeting for the sealcoating** of parking lots will be held on **September 11, 2018 at 10:00am** in the auditorium.
- **FOBs will be shut off on May 31, 2018.** Owners are required to come to the office and fill out a brief survey before FOBs can be reactivated.
- **The new Communication Committee was ratified.** The goal of this committee is to improve communication between owners and the BOD/Office.

## In Case You Missed It

Florida Community Bank (FCB) made a presentation at the May BOD meeting regarding their services.

You can Receive up to \$500 when you open a Resident Program Checking Account.

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## Putting Tournament Winners

The annual LCG Putting tournament was held on March 24. The winners were Linda Nummela in the Ladies Division and Séamus ÓBraonain in the Men's Division. Congratulations!



Linda and Séamus

Larry Bush, a long-time resident/owner, and four-time putting champion, died last March. Just a few days before he left LCG he donated one of his putting trophies to the golf putting committee. The committee has talked about awarding his trophy each season, to a deserving putter, male or female, for skill, participation, endurance, etc., in memory of Larry, and all that he contributed to LCG.

Submitted by Maureen Brennan

## WELCOME New Owners

- 6-108 Ilayali Guzman
- 6-311 Lisa Pupo Lenihan
- 7-113 Ramon Hernandez & Yanet Valdez
- 9-212 Zoraida Aurora Loayza
- 10-304 Beatriz Cano
- 12-305 Antoine & Fayes Nicolas
- 19-304 Jose Fuentes & Felix Prado
- 20A-102 Tracy & Kim Young

## Telephone Scams

From time to time, you may receive calls purportedly coming from Microsoft, Apple, Norton, McAfee, or your own Internet computer security provider. These companies will never call you advising they have received notification of a problem with your computer, cell phone, etc. Simply hang up on them. They may attempt to call



you back repeatedly. Again, hang up on them or do not answer your phone. If you are concerned, you can call your companies direct but do not use any numbers, links, etc., given to you by any unknown caller.

Do not be coerced into them having you enter anything or keystrokes into your computer. In all likelihood, it will mess up your computer, phone, etc., and cost you to have it corrected.



submitted by Dom Porco

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(Resident—Lake Clarke Gardens)

## The Essential Guide to Hurricane Preparedness

Each year hurricane season begins on June 1st and lasts 5 months, with storms typically peaking in August and September. As with every hurricane season regardless of forecast, knowing the essentials of how to prepare could truly be a life saver.

**During a watch**, prepare your home and evacuation plan in case a warning is issued.

**During a warning**, carefully follow the directions of officials, and immediately leave the area if they advise it.

It is important to create a kit of supplies that you could take with you if you are forced to evacuate. This kit will also be useful if you are able to stay in your home. Some recommended items to include are:

- ◆ Non-perishable food (enough to last at least 3 days)
- ◆ Water (enough to last at least 3 days)
- ◆ First-aid kit (include any prescription medication you may need)
- ◆ Personal hygiene items and sanitation items
- ◆ Flashlights (have extra batteries on hand)
- ◆ Battery operated radio (again, have extra batteries)
- ◆ Waterproof container with cash and important documents
- ◆ Manual can opener
- ◆ Lighter or matches
- ◆ Books, magazines, games for recreation
- ◆ Cooler and ice packs
- ◆ A plan for evacuation, and for if family members are separated

If winds become strong, stay away from windows and doors and close, secure and brace internal doors.

In the event a storm should leave you without power, there are a few things to consider and help you be ready and stay safe outside of your normal hurricane preparedness.

**Gas:** Make sure your tank is full in advance of the storm.

**Cash:** Have extra cash on hand.

**Cell Phones:** Charge your phone and limit use after power is out.

**Water:** Fill bathtub and large containers with water for washing and flushing only.

**Food:** Turn your fridge temperature down and/or freeze any food or drinking water that can be frozen if you expect a power outage.

From [StateOfFlorida.com](http://StateOfFlorida.com)

### KNOW YOUR STORMS

**Tropical Depressions** are cyclones with winds of 38 mph.

**Tropical Storms** vary in wind speeds from 39-73 mph.

**Hurricanes** have winds 74 mph and greater.

### KNOW YOUR ADVISORIES

**Tropical Storm Watch:** Tropical storm conditions are possible in the area.

**Hurricane Watch:** Hurricane conditions are possible in the area. Watches are issued 48 hours in advance of the anticipated onset of tropical storm force winds.

**Tropical Storm Warning:** Tropical storm conditions are expected in the area.

**Hurricane Warning:** Hurricane conditions are expected in the area. Warnings are issued 36 hours in advance of tropical storm force winds.

**Storm Surge:** An often underestimated and deadly result of ocean water swelling as a result of a landfalling storm, quickly flooding coastal areas and sometimes further inland.

The Florida Hurricane season runs from June 1 thru November 30.

Hurricanes are assigned categories (commonly known as CATs) according to wind strength.

### KNOW YOUR CATs





to all fathers everywhere



Father's Day is the fifth most popular card-sending holiday, with an estimated \$100 million in card sales. Husbands, grandfathers, uncles, sons and sons-in-law are honored as well as fathers.

### Things Dad Would Never Say

"Can you turn up that music?"

"Midnight's a pretty lame curfew. How 'bout 2AM instead?"

"I LOVE that you got your ears pierced without asking. Such an independent spirit!"

"That skirt's a little on the long side, don't you think?"

"Here, take the remote."

"I understand why you let your car run out of gas. You have a lot on your mind."

"A date with a boy? Here, take 50 bucks to make it extra-romantic."

"You need more lipstick."

"You're growing up way too slow-

### Father's Day



In 1900, fathers passed on clothing to their sons. Today, kids wouldn't touch Dad's clothes if they were sliding naked down an icicle.

In 1900, fathers could count on children to join the family business. Today, fathers pray their kids will soon come home from college long enough to teach them how to work the computer and set the VCR.

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### Time to replace the old?

You may remember a couple of years ago a program that LCG had to replace our older, water-wasting toilets with new water-saving toilets. Thank you if you participated and installed a new toilet, because you saved ALL owners of LCG a few dollars!

SAVE WATER



The more water costs your building, the higher our condo fees will go. It benefits all of us to pay a little now, and save a lot in the near future. Consumer Reports Magazine reported back in 2012 that a family of 4 could save more than \$100 a year in water bills by installing a new toilet. If we saved half of that amount, \$50 per unit, times 855 units, that would save ALL of us about \$42,750 a year on LCG's water bill!\*

As of this writing, the cost of a new water-saving toilet is about \$100. You would have a nice, new fixture—and you could even get a comfort height one!



If you're a new owner and still have an old "water-hog" toilet, please consider replacing it now. Don't flush your money down the toilet!

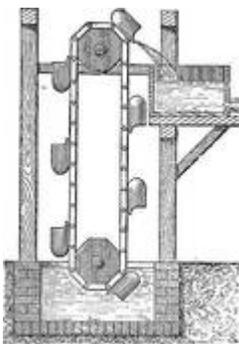
\* Assuming each unit has one older toilet. Some units have already installed new water-savings toilets, and other unit have two toilets.

Submitted by Rosemary Pacheco



### You're probably tired of hearing about water costs, but...

...did you know that the water used to water the grass and plants comes from our lake? LCG has its own well and pump system to take care of those needs. Therefore, there is no cost for the water other than the charge to run the pump!



By the way, our system may be old, but it's more up-to-date than the system shown here.

# What's Happening in June

## Ongoing Events

### MONDAY

8:30am Fitness Walk AUD  
9:00am Yoga AUD

### TUESDAY

8:30am Fitness Walk AUD

### WEDNESDAY

8:30am Fitness Walk AUD  
9:00am Yoga AUD  
9:30am Bus -Walmart & Publix  
7:00pm Bingo AUD

### THURSDAY

8:30am Fitness Walk AUD  
1:00pm Canasta CR

### FRIDAY

8:30am Free Weights AUD  
9:00am Finnish Zumba AUD  
9:30am Bus -Walmart & Publix  
12:45pm Bridge CR  
1:00pm Mex. Train Dominoes CR

### SATURDAY

8:30am Fitness Walk AUD

#### KEY

AUD—Auditorium; CR—Card Room;  
WP—West Pool

#### Also available:

Putting Green, Shuffleboard, Sauna, Billiards Room, Woodworking Shop, Library and Computer Room, Ping-Pong.



## Special Activities

DATE	ACTIVITY	DEPARTURE
June 12	Wellington Mall	9:30am
June 14	Golden Corral	12 noon
June 21	Isle Casino	10:00am

June 25 Summer Celebration

**SUMMER CELEBRATION**

LIVE MUSIC & DANCING

Food – Hot Dogs, Hamburgers, potato salad, macaroni salad, baked beans, watermelon and desserts (coffee & water provided) BYOB

Live Entertainment – Songs of Yesterday and Today



Featuring:

**LOLA**

Where: LCG Auditorium

When: Monday, June 25, 2018

Time: 4 PM – 8 PM (Food served at 4 PM entertainment from 6PM-8PM)

Cost: \$10.00 per person

Advance reservations required

Sign up in Activities office by June 22, 2018

June 26 Boynton Beach Mall 9:30am

June 28 Banana Boat 12 noon

All Breakfast, Lunch, Green Markets and Shopping Malls require advance registration and a \$5.00 Refundable deposit.

**FOR ACTIVITIES WITH REFUNDABLE DEPOSIT,  
NO REFUND GIVEN IF CANCELLED  
WITHIN 24 HOURS OF TRIP.**

**For further information contact the  
Activities Office**

**Mon., Wed., Fri. 9:30am—11:30am  
(561) 965-6221**