



Glen Oaks Manor Newsletter

www.glenoaksmanor.com

July 2020 – September 2020

I hope this letter finds everyone in Glen Oaks Manor and your families in good health. This has been a trying time for the entire country and with staying quarantined and wearing masks and gloves, I am not sure if I feel like a medical professional or a bank robber. But with all kidding aside, wearing a mask is the best thing we can do for our health and wellbeing, and more importantly everyone else we encounter. The 6-foot rule seems to be our friend. With everything starting to open back up, please be careful, wear your mask and stay safe.

Along with COVID-19, our Association Board has had some challenges as well. In February, Pat Richmond, our Vice President resigned and then in May, Stan Yonkauski, our Architectural Committee Chairman resigned, both for personal reasons. When you see them, please thank them for all their time and effort they devoted to our community. Any position on the GOM Board is no small task.

The Board and community were fortunate to have four people step up and volunteer for the two open positions. Please welcome Bill Weir, Vice-President and Burt Gloor, Architecture Chair. Thank you to all who volunteered.

I cannot express enough how important it is to **READ** the governing documents **PRIOR** to doing **ANY** remodeling or work you do to the villa or the surrounding areas. If you do not follow these documents, you may find that you must remove or re-do your project *at your own expense*. If you have any questions that you might need help on, you can contact any Board Member, or you can call or e-mail Bridget Spence at Casey Management. Her e-mail is bspence@caseymanagement.com and the phone number is (941) 922-3391. When selling or renting your home, be sure to inform the new tenants of these documents as well. You are ultimately responsible for your tenant's actions.

Glen Oaks Manor has had some car break-ins when leaving cars in the driveway unlocked. Be sure to always lock your car doors, remove any valuables and be sure to leave your outside lights on all night. The Sarasota Police Department always recommends this procedure to keep everyone safe.

One last item; Board Meeting Agendas are posted on the grounds at least 2 days (if not more) before a monthly meeting. Please be sure to check the agenda for that meeting either online at www.glenoaksmanor.com or by checking at the gazebos. Not all meetings are posted with the large signs. If you see anything that would be of interest or concern to you, please attend the meeting to voice your opinion or concerns. If you cannot attend but have concerns, please contact a Board Member, and ask them to present it for you at the meeting.

Finally, whether you are staying in GOM or will be traveling, please have a safe and wonderful summer!

Thank you,

Janet Stockwell

President & Board Member

Glen Oaks Manor
Board of Directors
2020

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Janet Stockwell
941-955-8026 or 941-993-4043
jissarfl@aol.com

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941-296-1176 or 212-203-5430
w.t.weir@me.com

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941-302-3834
nrdillard50@aol.com

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908-227-1045
jeffahrens888@gmail.com

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Burt Gloor
941-957-1128
burtgloor@gmail.com

Maintenance Chair

Dick Lowe
941-374-2926 or 941-957-3228
rumdum99@aol.com

Landscape Chair

Susan Hopkins
941-306-9360
suzealan@gmail.com

PLEASE DO NOT PARK IN THE GRASS AND ASK YOUR VISITORS TO OBSERVE THE SAME. DAMAGE TO IRRIGATION PIPES AND SPRINKLER HEADS IS THE HOMEOWNER'S RESPONSIBILITY. IF YOU ARE PLANNING A LARGE GATHERING, CALL CASEY MANAGEMENT AND ASK TO BORROW "KEEP OFF THE GRASS" SIGNS.



Casey Condominium Management

4370 S. Tamiami Trail, Suite 102
Sarasota, FL 34231
Phone: 941-922-3391
Bridget Spence

BSpence@caseymanagement.com

STREET CAPTAINS 2020

STREET VILLAS	ADDRESS	NAME EMAIL	TELEPHONE # VILLA #
1N 165-169	3802-3810	Ken Abraham fiveabes@comcast.net	630-479-5007 167
2N 147-158	3831-3842	William Weir w.t.weir@me.com	212-203-5430 149
3N 170-177	3823-3830	Carol Hart hrrhrt@verizon.net	941-284-8119 171
4N 41-46, 159-164	3900-3911	Janice Appel janiceappel@gmail.com	941-228-7848 163
5N 178-185	3843-3850	Glenn Graves glenngraves69@gmail.com	941-228-2755 184
6N 29-40	3921-3932	Mike Tippery mtippery@verizon.net	941-685-3722 c 941-379-9472 h 32
7N 186-193	3912-3919	Stan Jones stan59jones@gmail.com	941-364-5859 188
8N & 13N 1-3, 16-18	3967-3971 3961-3965	Jim Barlow jfuzzer@yahoo.com	941-365-9495 18
9N 12-15, 194-197	3933-3940	Barbara Simmons bsimmons2422@comcast.net	941-720-1595 197
11N 4-11	3951-3958	Ray Stockwell rfsplymi@aol.com	941-955-8026 10
1W 47-50, 101-106	3601-3621 3700-3706	Mary Lou Fanelli matthew723@aol.com	941-366-8977 103
2W 107-119	3622-3646	Beverly Heinemeyer tebehein@comcast.net	941-928-7739 c 941-952-0806 h 115
3W 120-133	3687-3691 3650-3678	*** WE NEED YOU ***	
1S 51-60	3707-3718	Doreen Dunn doreend721@gmail.com	941-587-7030 52
2S 61-70	3719-3729	Susan Hopkins suzealan@gmail.com	941-306-9360 61
3S 71-83	3731-3743	Susan Stavros susanstavros@yahoo.com	941-400-8556 81
4S 84-96	3745-3757	*** WE NEED YOU ***	
Glen Oaks Dr 19-28	3941-3950	Phyllis Woodroof phylliswoodroof@verizon.net	941-350-0951 25
Glen Oaks Dr 97-100	3759-3765	Carlos Gonzalez carlosandresgdc@gmail.com	941-307-0503 99
Glen Oaks Dr 134-140	3680-3696	Randy Orde rorde@comcast.net	941-879-6658 145
Glen Oaks Dr 141-146	3812-3822	Randy Orde rorde@comcast.net	941-879-6658 145

TREASURER'S REPORT

The Glen Oaks Manor Homeowners Association is in good financial shape. As of 31 March 2020, we had \$140,942.83 in the operating bank accounts and \$610,738.93 in the reserve bank accounts. This report was at the end of our 2019-20 fiscal year and showed that our budget execution rate was 99.8% with a budget surplus of \$11,026.14. These figures are preliminary and will not be official until after any required adjustments are made and our independent auditor completes his report this summer, which started in late June this year due to COVID-19 and the requirement for a site visit. When that process is finalized, I will share the results with you. We have now entered the 2020-21 budget year and will follow the new budget that was distributed with your annual meeting documents with some slight adjustments. This budget was approved at the February Board meeting.

Our current report as of 31 May 2020, shows \$70,529.02 in the operating bank accounts and \$652,783.48 in the reserve bank accounts. When you read Dick Lowe's Maintenance Committee report, you will see that our Reserve Plan for this year is quite extensive: finishing the driveway and paver projects, beginning road repair, and conducting a scheduled exterior painting cycle. These projects amount to over \$380,000 of infrastructure refurbishment.

Nancy Dillard

Board Member & Treasurer

A Note from Management –

Summer 2020

Hurricane Season is Here! We have all heard that the 2020 Season may be very active. The Casey Management website has been updated to provide county information right on our home page www.caseymanagement.com Last year we utilized our Facebook page to communicate during the storm season. If you use Facebook, Like and Follow Casey Management for the latest information.



Now is the time of year when we start to see an abundance of mold on the homes and cages in Glen Oaks Manor. Look at your home and see if it is time to have the villa pressure washed. We have seen several owners cleaning gutters lately and this is also a good time to do this, before rainy season.

Have a good summer.

Thank you for the opportunity to be the property manager for Glen Oaks Manor.

Bridget Spence

bspence@caseymanagement.com

Scotty Ledford

REALTOR



GLEN OAKS MANOR COURTYARD VILLA

Well appointed 1630 s.f. villa with two bedrooms, 2 full baths, 2 car garage, large "L" shaped Living room drenched with sunlight from the atrium, PLUS you have an ample sized formal dining room with a view of the oversized screened courtyard.

The kitchen has been recently updated with new cabinetry, counters and a matching suite of Whirlpool appliances. All interior doors are SOLID WOOD, six panel doors, crown molding and the home has plantation shutters throughout. This home has been professionally staged by a third party and the furniture package is available to the home buyer (with 5 marked exceptions) for \$5,000 and under separate contract. Villa is listed at \$250,000



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STREET CAPTAINS NEEDED

3W AND 4S ARE IN NEED OF STREET CAPTAINS. THESE VOLUNTEERS WILL BE THE POINT OF CONTACTS FOR ALL RESIDENTS ON 3W AND 4S. YOU WILL NEED TO INFORM YOUR STREET IN THE EVENT OF EMERGENCIES OR OTHER IMPORTANT EVENTS. THIS IS A GREAT WAY TO BE INVOLVED WITH YOUR NEIGHBORS AND THE HAPPENINGS ON YOUR STREET.

CONTACT JANET STOCKWELL

OR BRIDGET SPENCE IF INTERESTED



"I GUESS I NEVER REALIZED HOW NON-ESSENTIAL YOU ARE."

Color this picture and
either email or mail it to:

Tricia Burchett

4296 Grote Rd

Clayton, WA 99110

triciaburchett@gmail.com



Hand and
Paw

Completed entries will be
showcased in next edition!

LANDSCAPE COMMITTEE CORNER

The Landscape Committee met shortly before lockdown for the first time and everyone had a chance to voice what they thought were the most important issues we needed to address. A 5- to 10-year plan of action was unanimously agreed upon as well as the grass issue. Our direction going forward will be to focus on improving what we already have, updating our approach to landscaping and when new plantings are needed, consideration of maintenance of those plants as a main priority. Sticking with plants that are native to Florida and requiring less watering will be a major consideration.

With the lockdown in place, we have gotten off to a slow start, but with restrictions easing we can now move forward. I have a great committee and I look forward to working with them and encourage homeowners to reach out to us with issues they deem important.

Susan Hopkins

Landscape Chair

Joining the 21st Century: Online Doctors' Visits

In this crazy new reality that we live, basic things have had to change, and we have all had to adapt to the new facts of life and do things differently. Health care is one of those items that must be tweaked. This week, I had my first on-line wellness check. It is easy, convenient, saves time and travel, and best of all, it saves all parties from unnecessary exposure. *Please note that the doctor will mail or email you any necessary order for any blood or urine tests which you may have performed at your choice of lab.*

To get the most out of an online doctor visit, one should have certain items in your home. These are very accessible and often quite affordable. Not required, but very recommended.



The first item is a basic blood pressure device. They sell them everywhere, and many Medicare plans will pay for all or part. I am most familiar with my own plan from Aetna. They have a program which allows participants to purchase catalogue items with quarterly allowances. Eligible items include over the counter drugs and drug store items. You may add money towards your quarterly credit, or as in my situation, I was able to pay for a new CVS automatic blood pressure device entirely with my quarterly credit. Yes! I mean free!

The next essential item is a basic thermometer. On this one, you can go from a cheap basic under the tongue, to a modern and sometimes costly instant gun thermometer – your choice.

Next on the list is a basic oximeter. Everyone sells them. They clip on your finger and give your pulse and oxygen level. Unfortunately,

as a great early warning system against COVID-19, I have seen prices rise. The one I bought on Amazon in March for \$29.99, I just priced out at \$64.99. CVS, Walgreens, and the like are all good places to seek out value.



For my tech-savvy neighbors with a stimulus check burning a hole in their pocket, I recommend an Apple watch (if you have an I-phone). These technological amazements will do everything including an EKG and call for help if it detects that you fell.

Do all your measurements 15 minutes before your appointment. The nurse will take all information before you meet with the doctor.

Technology today is amazing! Use it for all its worth and be well.

Jeff Ahrens

Secretary

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Maintenance Committee Corner

We have the driveway and paver installation completed for 2020. The remaining driveway work and paver work planned for 2021 installation is now scheduled to be done in 2020, which will complete those two projects.

We have been busy maintaining split rail fences, mailboxes, and our irrigation system plus a lot of odd projects. Our Maintenance Tech, Jim Larkin, painted all the light poles which saved us from having to hire a contractor.

We recently were able to complete the entrance walkway to our lake house storage area. We have had a lot of very positive statements. I get asked questions like: Is there electricity in there? Is there air conditioning? There is electric and at one time it had air conditioning. Most do not realize that at one time it was the office for our Management Company and our Maintenance person. They had a FAX machine in there which sent instructions here daily. A part of that structure housed the pumps that ran the irrigation system. We are planning on having some dry storage here and will be clearing a lot of old materials out.

We are starting to look at our streets which are some 40+ years old. We are looking at the damage the roots have caused and hope to have a repair process for those locations. Some of the concrete gutters in our streets need repair. A lot of these items should be addressed before we resurface the roads.

Recently one of our residents called me and said she was having her sewer lined so she did not have to tear up the floors like some have done. She asked if I wanted to see how it is done, so I went over. Her sewer line under the house was cast iron. This process sealed the old and should last a very long time. They asked if I wanted my sewer checked and we agreed. I told them that our Villa had been built in 1983 and I thought we might have PVC. He said that after the early 80's it is possible. They came and put the camera into our clean out by the front door and scoped into the villa and to the street. All our sewer lines are PVC and were in excellent condition. If you know when your cluster was built you can determine what you might have to do. The lining cost for a house is about \$9,000.00.

When these units were built, FPL used a burial-type cable. These cables are starting to fail. When that happens, you will see FPL have one of their contractors come in and install a conduit with some sort of direction drilling. Once the conduit is in place, they come and pull new wires through the conduit. After everything is checked, they make a new connection to your house. They told me they will only do this once the old shows failure.

Thanks again to Andy Saluda for staying on the Maintenance committee. We are looking for a couple more volunteers. If you might be interested, please call me!

We will be pressure washing roofs and sidewalks and painting the exterior of Clusters H, K, M, and S this fiscal year. Affected homeowners will be contacted prior to the start of this project.

Dick Lowe

Maintenance Chair



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RODENT CONTROL CHECKLIST

Burt Gloor – Architecture Committee Chair

Prior to the upcoming hurricane season it is recommended that all villa owners check the exterior perimeter, pool doors, fascia vents and all roof vents (roof dryer, exhaust fan, and soil stack vents) for gaps that would allow rodents access. Below are listed some recommended items to check:

- POOL DOOR – Check to ensure that there are no gaps at the bottom or sides of your pool door. Remember a mouse can enter through an opening of only $\frac{3}{4}$ inch.
- Most villas have two or three rectangular openings along the bottom of the wall between your pool area and the area behind your utility fence. They should have galvanized $\frac{1}{4}$ " screening on BOTH sides of this wall. Some end unit villas with an atrium also have them.
- WOODEN FASCIA – Check to be sure there are no holes or gaps in your fascia. Often these gaps occur at the corner joints or when a wood knot pops out. If you have a hole or gaps in the fascia, a handyman may be able to fill these with a product called "Bondo."
- FASCIA VENTS – Walk around your exterior to check that the screened vents next to your wooden fascia have no gaps or holes in them. Rats have been known to chew some of these thin screened vents to gain access to your attic. Also check that there are no gaps where your A/C pipes or electrical and/or water pipes enter the attic through your fascia screening. One villa owner has replaced all his fascia vents with a more rodent-proof product. A local roofer or handyman can perform this work.
- ROOF SOIL STACKS – A soil stack is a pipe on your roof that allows sewer gases to escape from your bathroom toilets. These stacks should be covered with a stainless-steel mesh and securely attached with a stainless-steel hose clamp. Another option is to purchase a commercially made "soil stack cover."
- CLOTHES DRYER AND OVEN EXHAUST VENTS – These vents should also have a secure screening on them. One of our neighbors had a squirrel climb down the oven vent and was trapped there.
- ATTIC FAN – Check to ensure that your fan has proper screening firmly attached around the entire fan assembly.
- MASTER BEDROOM TRUSS ACCESS – This is another point of entry for rats to gain access to the attic. This only pertains to villas where one unit backs onto the villa behind and the rear bedroom wall is against the pool area of the unit behind. As the pool area is not quite as wide as the bedroom, there are openings about 18" wide in the attic between the roof trusses through which rats can travel from one villa to another. It is an area that is hard to reach as the roof slopes down at that point. To plug these openings, bend wire mesh into a V-shape and wedge it into the narrow slots, holding in place with foam. I recommend using a handyman for this job as it is a difficult area to access.

Continued on page 11

RAT TRAPS – There are at least three types of rodent traps that can be used. Below are the types and some items to consider before purchasing one.

- WOODEN RAT TRAPS – Standard old wooden spring-loaded rat traps provide a good system, but traps should be located along a wall or near containers. Rats generally do not run along open spaces. Be sure to secure the trap to your wooden attic floor so the rat cannot carry the trap back to your attic and die there.
- STICKY PADS – These also provide a good rodent control system, but since rats generally touch the pad first with their feet, they have been known to chew off their foot to escape. They then will wander off into your attic and die there.
- RODENT BLACK BOX TRAPS – These systems have poison inside the boxes. They are generally located around the perimeter of your house. This system is also effective, but some villa owners have discovered dead baby squirrels that also have been poisoned. A local pest control company can provide this service. There is a monthly fee for rebaiting these traps.

Rodent Control After a Disaster

DISASTER RECOVERY FACT SHEET

After a disaster, such as a hurricane, rats, mice and other pests might get in your home or building.

Rodents and other pests can cause a problem for your health. They can spread diseases and can bite people or pets. They also can trigger asthma attacks or allergic reactions in some people.



More information can be found at <https://www.cdc.gov/disasters/rodents.html>

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TAKING CARE OF OUR MIND, BODY AND SOUL DURING SOCIAL DISTANCING

When I began writing this column on health and wellness about a year ago, little did I know that today I would be writing it during a pandemic. The times we are living in present some unique challenges to taking care of our health and wellness. We know we need to exercise, eat right, avoid stress, and maintain social contacts to attain maximum health, wellness, and longevity. However, now this is easier said than done.

For my part, I wasn't quite sure how I would take on this challenge, but I have persevered and am doing quite well. Since I am a lifelong workaholic, I set myself to hand sewing face masks. I was fortunate to have had a lot of experience at the sewing machine. My grandparents were tailors and I sewed all my doll clothing as a child and continued sewing in adulthood. Here in Sarasota, I spent a few years volunteering with the Community AIDS Memorial Quilt Program. I repaired, designed, created, and participated in displaying the panels on an as-needed basis. I felt honored to have been given this opportunity to help. You may have read my submission to the Sarasota Herald Tribune a few weeks ago on how I felt about having given masks to persons without homes who were asking for assistance in The Commons parking lot. It was a very moving experience... and I have given away quite a few more since. I am also eternally grateful to the friends and neighbors, both near and far, who donated cash and fabrics allowing me to accomplish as much as I have. I feel blessed.

So how has this enhanced my health and well-being you might ask? I am challenging my mind as I create each mask, I stand at the ironing board smoothing the fabric before it is cut, I walk up and down parking lots and store aisles handing them out to anyone willing to receive one... and most of all I feel incredibly grateful that I am in a position to offer something to others who are less fortunate than myself.

All this focus on my little mask "business" has kept my mind occupied, reduced the stress of being home alone, eliminated the need to overeat, provided some gentle exercise, and provided a "raison d'être" ... a reason to be. In addition, I walk the perimeter of our property, about a mile, nearly every morning.

Feel free to send me an email and tell me how you have coped with the lockdown... someday we will all be out and about, and this pandemic will become a dim memory.

Stay well and stay safe.

HELLO FROM LOON LAKE, WA ...

Just wanted to drop in and say Hello to the residents of GOM. We miss you!

Shawn and I are settling nicely in our new home near Loon Lake, WA.

We have just under 5 acres and have since taken in four goats: Bert, Ernie, Thelma & Louise. We are keeping busy with them and our two dogs, Molly & Pepper.

Since moving back, I took up quilting and have found that keeps me very busy in the winter months when we have 2-3 feet of snow on the ground!

My job, garden and animals keep me busy the rest of the time!

I am still doing the newsletter for Glen Oaks Manor and would love to hear from you, so please don't hesitate to email me at triciaburchett@gmail.com

Here are a few pictures of what has been going on....





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Community Pet Spotlight

Pingo



Hello! Let me introduce myself to those who do not know me (because I am very popular!). My name is Pingo. I will be 5 years old in June. I was rescued when I was just 10 weeks old by my mom and dad, they are the best! But between us, I think I rescued them.

I love living in Glen Oaks Manor with all my neighbors and 4-pawed friends (too many to name).

I am really a very lucky boy!

John Rayman & Ana Cobbo – Villa 150

IF YOU ARE INTERESTED IN HAVING YOUR PET SHOWN IN OUR NEWSLETTER,

PLEASE EMAIL TRICIA BURCHETT AT TRICIABURCHETT@GMAIL.COM AND INCLUDE A PHOTO AND A BRIEF DESCRIPTION. ALL ENTRIES WILL BE PUBLISHED! TELL YOUR NEIGHBORS AND FRIENDS!

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½ tsp black pepper

¼ tsp Sriracha hot sauce

2 tsp brown sugar

¼ tsp sesame oil

1. Mix all ingredients together in a bowl. Use immediately or refrigerate for later use.

Great sauce to use on Chicken Satay (skewered chicken) and jasmine rice

This recipe is a healthier alternative and is only 2 Weight Watchers points per serving (4 total points if you eat all the sauce yourself!)

Yields 2 servings

Recipe submitted by Tricia Burchett

If you would like to see your recipe featured here, please contact Tricia Burchett at triciaburchett@gmail.com. Please include your name, Villa # and contact info. Multiple entries will be randomly drawn each quarter to be featured. If the recipe is not your own, please include the source.