



Glen Oaks Manor Newsletter

www.glenoaksmanor.com

january 2020 – march 2020

Each year at this time we ask for any comments or input from the Residents of Glen Oaks Manor and, as always, this year is no exception. This process is a method for providing the Board and Casey Management with any concerns, issues, complaints, suggestions or comments you may have. With Casey Management, our association operates as we have always intended for an organization of this size. The Board of Directors continues to be a policy and decision-making body with Casey responsible for the day-to-day operations. Please notify Casey either by written correspondence, e-mail or by telephone with your concerns and they will keep a record of all your input and see that it is given to the Board for consideration.

With the upcoming Annual Meeting on February 1, 2020 at Faith Presbyterian Church I felt this was a good time to explain a few things that you will be receiving in the mail. As always, we will be voting on residents that are running for a position on the Board. At this time the people that have served a two-year term are Janet Stockwell, Ken Abraham, Dick Lowe and Pat Richmond. The Nominating Committee is looking for candidates who would like to run to fill any vacancies. Please contact Casey Management or Scotty Ledford, the Nominating Chairman if you are interested.

There will also be three items that the Architectural Committee is proposing this year for a vote:

1. Alternate colors of paint for the front door
2. A new house light fixture
3. New vinyl fencing for the utility area (replacement for the wood)

If you did not attend the first Town Hall meeting to discuss these items, please be sure to attend the next one. That meeting will be announced in an E-Blast to all residents. These meetings are very informative and will give you the opportunity for questions and/or concerns.

Our next Board meeting will be January 9, 2020 at Faith Presbyterian Church. As always, we look forward to having you there.

All the Board of Directors, Committee personnel and Casey Management wish our entire community and their families a very HAPPY NEW YEAR!

Janet Stockwell, President



HAPPY NEW YEAR 2020!

Glen Oaks Manor
Board of Directors
2019

President

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

Vice President

Ken Abraham
630-479-5007
gomjogger@gmail.com

Treasurer

Nancy Dillard
941-302-3834
nrdillard50@aol.com

Secretary

TBD

Committees

Architecture Chair

Stan Yonkauski
941-351-0525
orion.blue@yahoo.com

Maintenance Chair

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

Landscape Chair

Pat Richmond
941-321-4504
pyrichmond@comcast.net

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 2019

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	Pat Richmond pyrichmond@comcast.net	941-321-4504 126
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	Tamma Ryan which.witch1@yahoo.com	941-351-0525 91
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@c	941-879-6658

VICE PRESIDENT'S REPORT

LOOKING BACK

We bought our unit here at GOM slightly more than four years ago and moved in slightly less than four years ago. One of the motivating factors for our choosing this property was the grounds. Much has changed since then. Some by design, such as replacement of damaged sidewalks, drives and pavers on a scheduled basis. Some due to the ever-present control of nature such as our fencing (thanks to hurricane-force winds) and some changes due to the loss of plantings. Yet, looking at our subdivision today, it is far more attractive than it was when we purchased.

On a personal note, when we moved in, we anticipated making certain changes to our unit. Some that came later (such as the replacement of our entire flooring) were unanticipated. Interior changes and a kitchen remodel all helped (at least in our opinion) to upgrade the appearance of our unit. Observing the delivery of pavers, cabinets, drywall, etc. throughout GOM over the past four years established that our changes were hardly the exception. I'm sure Scotty Ledford would concur that these changes are generally reflected in the upward trend in the cost of units in GOM.

As we close 2019 we can all have pride in where we live!

A CAUTION

Our homeowners' association documents can be confusing! If you are about to make any exterior changes (such as plantings in front of your unit or even in your front courtyard you are best off checking with our Landscape Committee Chair to make sure you do not need to seek Board approval. Likewise, if seeking to make architectural changes such as pavers to your front courtyard, repairs or replacements to roofing, etc. check with our Architectural Committee Chair. Their names and contact information can be found in this newsletter.

SAFETY

Protection of person and property is of the highest concern. Speeding through our subdivision and ignoring stop signs threatens us all. You are not stopped when tires are rolling! Today as I was crossing our main street, a red vehicle went right through a stop sign after barely slowing his vehicle and while looking at his phone. And while folks like I may be a little slow entering an intersection, our children and grandchildren are not, and can seemingly appear out of nowhere.

Have you ever looked into the eyes of a person who has struck someone with their vehicle? I have. They are all sorry and wish they could have another chance to do it over again, but it is too late – for the victim, for them, and for the families involved on both sides!

Thank you – Ken Abraham



TWO NEW LISTINGS COMING VERY SOON
Villa w/no pool, end unit in back with windows in the master bedroom, newer tile, new HVAC, Granite in the kitchen, den/study addition. \$215,000.
End unit Pool villa in great condition and several updates including newer HVAC, HW tank, garage door, real wood floors, washer/dryer, kitchen 2018, etc. Price TBD.

- I have sold the following homes this year in Glen Oaks Manor:**
- 3843 GOM SOLD two times this year. \$309,000 (Buyer & Seller)
 - 3944 GOM Pool Villa \$246,900 (Buyer)
 - 3936 GOM Updated Pool Villa \$306,850 (Seller)
 - 3951 GOM Pool Villa \$276,450 (Buyer & Seller)
 - 3710 GOM sold to investor, coming back in the \$300's! (Buyer & Seller)
 - 3654 GOM For sale 2 years with 8 realtors. We sold in 2 weeks, multiple offers, both buyer and seller! (Buyer & Seller)
 - 3969 GOM Updated, no pool \$270K (Seller)
 - 3747 GOM Fixer Upper no pool SOLD
 - 3902 GOM Appraised and sold for \$310
 - 3765 GOM UNDER CONTRACT for Dec. Closing

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garage sale info

This year there were 21 participants versus 32 participants from last year.

A HUGE THANK YOU to Susan Hopkins, Carla Claypool and Mike Barone for volunteering to run this year's sale. Thanks to Jim Larkin for putting out the banners.

We are looking for volunteers again for next year.

We will send out another reminder later in the year.

If you are interested, please contact

Bridget Spence at 941-922-3391 or bspence@caseypropertymanagement.com



LANDSCAPE COMMITTEE CORNER

Did You Know?

Your split rail fence may be removed under certain conditions.

A landscape request form should be completed, submitted and approved by the Board prior to any changes or improvements.

Homeowners wishing to install approved plantings in front of, or in place of the split rail fence must install the plantings in a straight line from the corner of neighbor's villa and their villa's front edge. If the split rail fence is removed, hedge-forming plants that are a *minimum of 18 inches* must be planted and are to be maintained at a maximum height of 40 inches. The front edge of the bed, including edging material, may not exceed 36 inches (36") in front of the villa wall. Edging material is to be of a neutral color, and must be flat, in a single layer only. Foliage may not extend over the edge of the bed and potted plants are NOT permitted in this area. Statues, sculptures, or any ornamental objects are NOT allowed on common ground (sidewalks, fence bed, window bed, tree bed or tree).

Please see "Landscape Standards" in the Glen Oaks Manor HOA Rules and Regulations PRIOR to starting any outside project.

Pat Richmond, Landscape Committee Chair

A Note from Management –

2020 – A new decade has started. As we turn the page on another year, we are gearing up for another busy year. The Annual Meeting is coming up. We are looking to see as many owners as possible participate by attending the meeting. If you are unable to attend the meeting, please return your proxy votes in the mail. You will receive your meeting package around January 15th.



We are continuing to utilize the E-Blast to communicate with all residents. If you are new to the neighborhood and not receiving the E-Blast, please contact me.

Wishing you all a Fantastic 2020!

Thank you,

Bridget Spence

bspence@caseymanagement.com

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Maintenance Committee



This may sound like a broken record but very important for the safety of our community.

PLEASE check your outdoor lights at least once per month to ensure that they are all working properly. Make sure they are set to ON from dark until it gets light out. Our Villa lights really do a great job of illuminating our streets, when they are on.

We all see things that need our attention. When you call Casey Management to report an issue, it is imperative that you are giving a good location of the issue. You can use a Villa number, cluster number or even a fence panel number. That is why each panel is numbered. If you are reporting irrigation or something else on the outer perimeter sidewalk, fence panel numbers are the best way to locate the issue.

Call Casey Management at (941) 922-3391 to report the location of the issue so they can get it taken care of. It's that easy! Thanks for your help. The more eyes, the better! – Dick Lowe

OPEN BOARD MEMBER POSITION

GOM will have 1 open Board member position to fill at our upcoming Annual Meeting in February.

If you are interested in being on the HOA Board, please contact Scotty Ledford at

941-400-7360 or

scottyledford1@gmail.com

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Solution on page 17

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RESERVE PLAN

by Bill Byers

Reserve Plan

The Board of Directors maintains a 30-year Reserve Plan for Glen Oaks Manor. The plan covers projects geared to maintaining the property that are not part of normal operating expenses – such as, painting the villas (done every 10 years, spread over a 6-year cycle), repairing the driveways and sidewalks, maintaining the irrigation system, paving the roads (done every 20 years, spread over a 6-year cycle), maintaining the fence, street lighting, signage, gazebos and storm sewers to name a few.

The plan lays out expenses for each year, while attempting to spread them out as evenly as possible over the 30 years. The plan is funded through annual contributions from the operating budget. The current reserve balance is \$725,643.

Why does the Board carry such a large balance?

The amount of planned spending from the Reserve Plan is very uneven on a year-to-year basis. For example, when the Board gets ready to pave roads, it must have built up a large enough balance to pay for them over the 6-year cycle.

The Board has three goals with respect to the balance: (1) always have enough to cover planned expenses for a given year, (2) have a large enough additional balance for unplanned emergencies, and (3) to never have to require a special assessment.

Why do we have to use multiple banks?

Our bank accounts are all insured by FDIC Insurance. However, this insurance only covers a maximum of \$250,000 of an individual account at any given bank. Since our reserve account is larger than that amount, we must create additional accounts in multiple banks.

Did You Know?

You may not hear a lot about adult bullying, but it is a problem. Read this article to learn more about different types of adult bullies and get some ideas on how to deal with an adult bully. Adult bullying is a serious problem and may require legal action.

One would think that as people mature and progress through life, that they would stop behaviors of their youth. Unfortunately, this is not always the case. Sadly, adults can be bullies, just as children and teenagers can be bullies. While adults are more likely to use verbal bullying as opposed to physical bullying, the fact of the matter is that adult bullying exists. The goal of an adult bully is to gain power over another person and make himself or herself the dominant adult. They try to humiliate victims, and “show them who is boss.”

There are several different types of adult bullies, and it helps to know how they operate:

1. **Narcissistic Adult Bully:** This type of adult bully is self-centered and does not share empathy with others. Additionally, there is little anxiety about consequences. He or she seems to feel good about him or herself, but in reality, has a brittle narcissism that requires putting others down.
2. **Impulsive Adult Bully:** Adult bullies in this category are more spontaneous and plan their bullying out less. Even if consequences are likely, this adult bully has a hard time restraining his or her behavior. In some cases, this type of bullying may be unintentional, resulting in periods of stress, or when the bully is actually upset or concerned about something unconnected with the victim.
3. **Physical Bully:** While adult bullying rarely turns to physical confrontation, there are, nonetheless, bullies that use physicality. In some cases, the adult bully may not actually physically harm the victim, but may use the threat of harm, or physical domination through looming. Additionally, a physical bully may damage or steal a victim’s property, rather than physically confronting the victim.
4. **Verbal Adult Bully:** Words can be quite damaging. Adult bullies who use this type of tactic may start rumors about the victim or use sarcastic or demeaning language to dominate or humiliate another person. This subtle type of bullying also has the advantage – to the bully – of being difficult to document. However, the emotional and psychological impacts of verbal bullying can be felt quite keenly and can result in reduced job performance and even depression.
5. **Secondary Adult Bully:** This is someone who does not initiate the bullying but joins in so that he or she does not actually become a victim down the road. Secondary bullies may feel bad about what they are doing but are more concerned about protecting themselves.

Workplace bullying can make life quite miserable and difficult. Supervisors should be made aware of adult bullies, since they can disrupt productivity, create a hostile work environment (opening the company to the risk of a lawsuit) and reduce morale.

It is important to note, though, that there is little you can do about an adult bully, other than ignore and try to avoid, after reporting the abuse to a supervisor. This is because adult bullies are often in a set pattern. They are not interested in working things out and they are not interested in compromise. Rather, adult bullies are more interested in power and domination. They want to feel as though they are important and preferred, and they accomplish this by bringing others down. There is very little you can do to change an adult bully, beyond working within the confines of laws and company regulations that are set up. The good news is that, if you can document the bullying, there are legal and civil remedies for harassment, abuse and other forms of bullying. But you have to be able to document the case.

Adult bullies were often either bullies as children or bullied as children. Understanding this about them may be able to help you cope with the behavior. But there is little you can do about it beyond doing your best to ignore the bully, report his or her behavior to the proper authorities, and document the instances of bullying so that you can take legal action down the road if necessary.

Reference: <http://www.bullyingstatistics.org/content/adult-bullying.html>

GENETICALLY MODIFIED ORGANISMS

DEFINITION: The term *genetically modified organism* (GMO) is used to refer to any microorganism, plant, or animal in which genetic engineering techniques have been used to introduce, remove, or modify specific parts of its genome (DNA).

There are fears that the disease- or pest-resistant genes inserted into crop plants might escape into other plants, creating hard-to-control superweeds.

The proliferation of biogenetic plants also poses a concern. The pollen produced by these plants, carrying new genes, cannot be contained. As a result, genetic pollution of natural crop varieties and of wild plant relatives may occur. Genetic pollution may result from accidental or deliberate release of genetically engineered bacteria, insects, fish, and other life forms into the environment. Unlike other forms of pollution, as Michael Fox points out in his book "Beyond Evolution," genetic pollution is uncontrollable, irreversible, and permanent, posing a major threat to biodiversity and to the bio-integrity of the entire life community (Fox, 1999).

Food bio-engineering is a powerful and promising technology that offers both benefits and dangers to modern society. An enormous number of changes can be made through molecular manipulation. Biotechnology research should proceed with precautionary principles in mind. Biotech engineers should ask themselves the following questions. Is this new technology necessary, safe, and effective? Is it traceable--can the product be recalled if necessary? Can it be regulated and, if so, at what cost to society? What are the long- and short-term effects on the ecosystem, on the structure of agriculture here and abroad, and on animal welfare? The ethics of preserving the earth's bio-integrity must direct and constrain genetic engineering.

Dr. David Brownstein, M.D. and Sheryl Shenefelt, C.N. have written the book "The Soy Deception," where they state, "Soy, as well as corn, cottonseed, sugar beets and canola are some of the most common genetically modified (GM) foods in the food supply today as approximately 90% of the soy on the market is genetically modified." "Genetically modified foods may look and feel the same as conventional foods, but they are drastically different." "GM foods introduce antigens or bacteria not originally found in the food source. There are issues with potential toxins, allergens, carcinogens, new diseases, antibiotic resistant diseases, senility, miscarriages, infertility, autism, irritable bowel syndrome, aggression and nutritional problems that may occur with ingesting GM foods and GMO's."

Many processed foods contain GM soy, corn, canola and cottonseed, and their derivatives, such as corn syrup, high fructose corn syrup, soy lecithin, soy protein, meat, eggs and dairy from animals fed GM feed. Non-food items that may contain GMO's include cosmetics, detergents and bath products.



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Community Pet Spotlight



bailey, pepper and gidget

Bailey (Dachshund-Beagle mix) will be 12 in January. Gidget (Rat Terrier) is 6 ½. Pepper (Chihuahua-Papillon mix) is almost 3. Bailey is lackadaisical about everything but food. Gidget is the protector, always on point but hides behind me after barking at other dogs. Pepper is the lover and is always interested in other dogs and their people.

Each one came from the Humane Society.

Submitted by Pat Richmond, Villa 126



Rosie

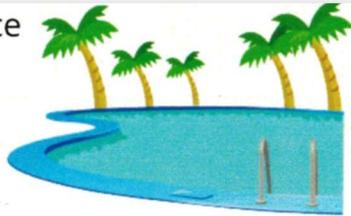
Rosie is a 1 ½ year old Deer Head Chihuahua. She was found wandering the streets of Bradenton and was picked up by the Humane Society. She was then adopted from the Humane Society when she was 3 months old. She enjoys chasing geckos and watching Roy Rogers and Trigger.

Submitted by Jacquie & Joe Landolfi, Villa 43

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. If multiple entries are received, one pet will be randomly drawn for each edition

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Terry Lange
Owner
CPO LIC# 635975



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ARCHITECTURE COMMITTEE

The question arises, “when should I submit a request form to the Architecture Committee?” The short answer is as soon as you know what project you want to have done for your Villa! The ‘Governing Documents’ prohibit unapproved modifications to the exterior of the Villas here in Glen Oaks Manor.

Contact any member of the Architecture Committee when you are planning your project. The Committee members have lived in the neighborhood for years and may be able to provide advice based upon their experiences. Request forms (available on the Glen Oaks Manor website) should be submitted when your plans are finalized. However, residents should feel free to discuss projects with AC members at any time – as your plans develop.

Please allow several weeks for the approval. The Committee and the Board both must review and approve the requests. It is possible that the Committee or the Board will have questions that are not presented on the form as well. Build some review and comment time into your project planning and implementation schedule.

Some very limited projects have been proceeding upon form *submittal* – for example, a reroof or roof repair may proceed so long as the correct form is submitted, and the correct roof tiles are shown to be used. Other projects are well enough described in ‘guidance’ contained in the ‘governing documents’ or in the ‘rules’ that Board approval may not be needed before moving forward. These can include location and size of the Utility fence, an improvement that captures the ‘atrium’ for interior space, or the installation of skylights as part of an atrium repurpose project. It is best to ask a member of the Architecture Committee before you assume that a form and HOA approval is not needed.

Keep in mind:

There isn’t any space between YOUR Villa and your neighbors. Any and all construction projects should be planned and developed so that it will not infringe on your neighbors. Also, your project should not extend over your neighbors Villa or property, nor should your project extend over or impact common property of the HOA.



2	3	1	5	7	4	8	9	6
4	7	5	6	9	8	3	1	2
6	8	9	1	3	2	4	7	5
5	2	6	4	1	3	9	8	7
3	4	7	8	5	9	6	2	1
1	9	8	2	6	7	5	4	3
8	5	4	7	2	6	1	3	9
9	6	2	3	4	1	7	5	8
7	1	3	9	8	5	2	6	4

ultimate chicken pot pie

1 package refrigerate pie crust (2 crusts), at room temperature

1 can (10.5 oz) Cream of Chicken Soup

½ c milk

2 c cubed, cooked chicken (I use rotisserie from store)

1 package (12 oz) frozen mixed veggies (thawed)

1 c shredded Cheddar cheese

Preheat oven to 400 degrees. Lightly spray 9-inch pie plate with Pam (or other non-stick spray). Line the bottom with 1 pie crust. Let excess drape over side of pie plate

Stir soup, milk, chicken, ¾ cup shredded cheese and veggies in a medium bowl. Spoon the chicken mixture into the pie plate. Sprinkle with remaining shredded cheese. Place the other pie crust on top and crimp the edges of top and bottom crusts together. Cut 4-5 slits in top crust.

Bake for 35 minutes or until the crust is golden brown.

Tricia Burchett

Newsletter Editor

Source: www.campbells.com/kitchen/recipes/ultimate-chicken-pot-pie

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.