



# Glen Oaks Manor Newsletter

[www.glenoaksmanor.com](http://www.glenoaksmanor.com)

October – December 2018

## PRESIDENTS REPORT — Living in an HOA Community

Home Owner Associations were created back in the 1960's primarily to enhance the residential community and to help take over some of the duties of the City. These duties may include things such as road maintenance, replacement of drains, street lighting, garbage collections, etc. They try to provide continuity within the community in an effort to ensure that all properties increase in value. All HOA communities will vary along with their governing documents that are in force, so it is essential that you read and understand the ruling documents for your particular community.

Glen Oaks Manor is one of these HOA communities, and it is very important that we understand our specific documents, as we strive, along with the help of all resides, to maintain and improve our property values and our way of life in the Manor.

GOM was established in the early 1980's and all of our documents were created by the builder (Paver) and the State of Florida congruent with the times. Over the years these Governing Documents have been enhanced or changed by the residents of GOM, aided by the Board Members and/or with changing laws in the State of Florida. Changes to these documents take work and dedication and must follow the established procedure outlined in our By-laws.

Our Board of Directors and Committee Chairmen, along with all supporting committees, are volunteers. These volunteers work together to ensure that our community is in compliance with our governing documents while keeping the Manor with a pristine appearance. They make our safety a priority and see that spending is in line with current financial standards. Our reserve budget shows that GOM is solvent and it is projected to remain that way until the year 2050 and beyond.

With all of this in mind, we welcome all home owners to become involved and aware of the current events within our community. I would like to inform you that we have an upcoming vote to put in front of all owners at the next Annual Meeting in February of 2019. This issue will involve the rental rules in Glen Oaks Manor.

This agreement can be complicated and one that we should all understand thoroughly as it affects everyone, whether you plan on renting your Villa or not. But just giving out a ballot and saying "Vote" seems unclear, so we are preparing to work on a "Community Town Hall Meeting" that will allow everyone interested to ask questions and understand the proposed ballot, before we vote.

We are aware that not everyone in GOM is retired, and that a 4:00pm meeting on a weekday is not convenient for all residents. We will be looking for a convenient space to accommodate a large group, perhaps on a Saturday or evening where everyone can participate. We are hoping to have more than one of these meetings, so if you miss one, there will be another that may work better for you. The schedule for any Town Hall Meetings will be sent out via e-blast, and for those residents that do not have a computer, we will send a letter with the schedule.

As your current President I look forward to seeing all of you at one of these meetings, as we seek to include all residents when there is any major decision to be made in our community.



by Janet Stockwell  
President

*The association does not endorse the advertisers that are listed in this publication.*

*We encourage owners to do their own due diligence when selecting a vendor or service provider.*

# **Glen Oaks Manor** **Board of Directors** **2018**

## **President**

*Janet Stockwell*  
941-955-8026 or 941-993-4043  
[jissarfl@aol.com](mailto:jissarfl@aol.com)

## **Vice President**

*Ken Abraham*  
630-493-5007  
[gomjogger@gmail.com](mailto:gomjogger@gmail.com)

## **Treasurer**

*Nancy Dillard*  
941-302-3834  
[nrdillard50@aol.com](mailto:nrdillard50@aol.com)

## **Secretary/Newsletter**

*Tricia Burchett*  
509-342-9171  
[triciaburchett@gmail.com](mailto:triciaburchett@gmail.com)

## **Committees**

### **Architecture Chair**

*Bill Geller*  
941-374-4530  
[wageller@gmail.com](mailto:wageller@gmail.com)

### **Maintenance Chair**

*Dick Lowe*  
941-374-2926 or 941-957-3228  
[rumdum99@aol.com](mailto:rumdum99@aol.com)

### **Landscape Chair**

*Pat Richmond*  
941-321-4504  
[pyrichmond@comcast.net](mailto:pyrichmond@comcast.net)

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

## **STREET CAPTAINS NEEDED**

2S Villa 61-70

4S Villa 84-96

If you are interested in being a street captain for either street listed, please contact Ken Abraham

[fiveabes@comcast.net](mailto:fiveabes@comcast.net) or 630.479.5007

## **Casey Condominium Management**

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

*Bridget Spence*  
[BSpence@caseymanagement.com](mailto:BSpence@caseymanagement.com)

# STREET CAPTAINS 2018

STREET VILLAS	ADDRESS	NAME EMAIL	TELEPHONE # VILLA #
1N 165-169	3802-3810	Greg Schinzel <a href="mailto:gregschinzel@gmail.com">gregschinzel@gmail.com</a>	941-343-1111 165
2N 147-158	3831-3842	James Frankford <a href="mailto:jimandlucyfrankford@gmail.com">jimandlucyfrankford@gmail.com</a>	941-366-3919 157
3N 170-177	3823-3830	Carol Hart <a href="mailto:hrtthrt@verizon.net">hrtthrt@verizon.net</a>	941-284-8119 171
4N 41-46, 159-164	3900-3911	Lon Ladwig <a href="mailto:lonladwig@gmail.com">lonladwig@gmail.com</a>	941-350-3544 43
5N 178-185	3843-3850	Glenn Graves <a href="mailto:glenng Graves69@gmail.com">glenng Graves69@gmail.com</a>	941-228-2755 184
6N 29-40	3921-3932	Mike Tippery <a href="mailto:mtippery@verizon.net">mtippery@verizon.net</a>	941-685-3722 c 941-379-9472 h 32
7N 186-193	3912-3919	Stan Jones <a href="mailto:stan59jones@gmail.com">stan59jones@gmail.com</a>	941-364-5859 188
8N & 13N 1-3, 16-18	3967-3971 3961-3965	Jim Barlow <a href="mailto:jfuzzer@yahoo.com">jfuzzer@yahoo.com</a>	941-365-9495 18
9N 12-15, 194-197	3933-3940	Randy Robinson <a href="mailto:randy74robinson@yahoo.com">randy74robinson@yahoo.com</a>	941-993-3375 13
11N 4-11	3951-3958	Ray Stockwell <a href="mailto:rfsplymi@aol.com">rfsplymi@aol.com</a>	941-955-8026 10
1W 47-50, 101-106	3601-3621 3700-3706	MaryLou Fanelli <a href="mailto:matthew723@aol.com">matthew723@aol.com</a>	941-366-8977 103
2W 107-119	3622-3646	Beverly Heinemeyer <a href="mailto:tevehein@comcast.net">tevehein@comcast.net</a>	941-928-7739 c 941-952-0806 h 115
3W 120-133	3687-3691 3650-3678	Michael Score <a href="mailto:srqmike3670@outlook.com">srqmike3670@outlook.com</a>	941-404-9444 125
1S 51-60	3707-3718	Doreen Dunn <a href="mailto:doreend721@gmail.com">doreend721@gmail.com</a>	941-587-7030 52
2S 61-70	3719-3729	TBD	**** WE NEED YOU ****
3S 71-83	3731-3743	Susan Stavros <a href="mailto:susanstavros@yahoo.com">susanstavros@yahoo.com</a>	941-400-8556 81
4S 84-96	3745-3757	TBD	**** WE NEED YOU ****
Glen Oaks Dr 19-28	3941-3950	Tom Sidgmore/Liz Callahan <a href="mailto:tom@skinsmartdermatology.com">tom@skinsmartdermatology.com</a>	941-932-0762 28
Glen Oaks Dr 97-100	3759-3765	Tom Sidgmore/Liz Callahan <a href="mailto:buenovt@yahoo.com">buenovt@yahoo.com</a>	941-932-0762 28
Glen Oaks Dr 134-140	3680-3696	Randy Orde <a href="mailto:rorde@comcast.net">rorde@comcast.net</a>	941-879-6658 145
Glen Oaks Dr 141-146	3680-3696	Randy Orde <a href="mailto:rorde@comcast.net">rorde@comcast.net</a>	941-879-6658 145

# VICE-PRESIDENT'S CORNER



By Ken Abraham

At the GOM members' meeting in February I was elected to a two-year term as a Director. Following that meeting the Board met and selected Officers. Since that date I have assumed the role of Vice-President.

Our Bylaws outline the duties of the Vice President as follows:

Vice-President: The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President and shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice-president of an association and as may be required by the directors or the President.

In addition, the Board has approved the additional duties of coordinator of our Street Captains (who act as liaison, point person for emergency preparedness, and welcome new and returning residents) and to present to the Board a proposal for adoption of an objective, uniform and, whenever possible predictable Compliance Policy which emphasizes compliance with our Homeowner Documents over punishment.

As owners, we all have a responsibility to abide by the HOA documents, which include the Articles of Incorporation; Declaration; Bylaws and Rules. You should have been provided a copy when you purchased (printed or imaged copy). If you cannot locate yours, you may view them at [www.glenoaksmanor.com](http://www.glenoaksmanor.com) (for security, please email our property manager Bridget Spence at [BSpence@caseymanagement.com](mailto:BSpence@caseymanagement.com)) for the password.

## TIP

Once signed into our website, you can view/print Architectural request forms, Roof repair forms (yes, we need to get approval to make sure we don't have a patchwork of differing shades), Landscape alteration approval requests and Moving/Estate Sale registrations.

**\*\* SEE MORE FROM THIS AUTHOR ON PAGE 17**



# Treasurer's Report

By Nancy Dillard



The Glen Oaks Manor Homeowners Association is in good financial shape. As of 31 August 2018, we have \$90,495.01 in the operating bank accounts (28% in money market funds) and \$548,586.10 in the reserve bank accounts (100% in money market funds). We are almost halfway through the year and staying on budget. (Our fiscal year is April 1 through March 31.) We will be developing the 2019-2020 budget in the next couple of months. This preliminary budget will be mailed to all owners along with your annual meeting notice.

Our Reserve Plan this year has focused on repairs and refurbishments. Concrete channel and asphalt work has been completed for Lane 1S, Terrace 1W and Court 13N at GOM Drive. Last year, when the fence panels were replaced after Hurricane Irma, all the fence columns were painted. This year, the wall sections will be repaired and painted to complete the refurbishment of the entire perimeter wall/fence. Driveway repair and paver replacement will continue over the next five years. Perimeter sidewalk repairs are also planned, along with evaluation and repair of the gazebos. Glen Oaks Manor has an aging infrastructure that requires investment in repair and refurbishment.



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# Sarasota County Veteran's Property Tax Exemptions

By Tricia Burchett

Did you know that you may qualify for additional property tax exemptions if you are a Veteran?

Don't know if you qualify? Take a look below for Veteran exemptions or go to

<https://www.sc-pa.com/other-exemptions/> to see what other exemptions (non-Veteran) you may qualify for!

## Total and Permanent Disability Exemptions

### [Ad Valorem Property Taxes Waived](#)

If you are a quadriplegic, paraplegic, Hemiplegic or other totally and permanently disabled person who must use a wheelchair for mobility or who is legally blind, and meets the income qualifications, *or*

If you are an honorably discharged veteran with a service connected total and permanent disability, surviving spouse of the qualifying veteran, or, the spouse of the veteran who died from service connected causes while on active duty as a member of the US Armed Forces, ***you may be eligible for additional exemptions.***

*Visit our website or call our office for more information.*

## Disabled Veterans Homestead Property Tax Discount %

If you are a Veteran age 65 or older and qualify for a homestead exemption, you may be eligible for this discount if you meet all of the following conditions:

- Honorably discharged from military service
- Partially disabled with a permanent service connected disability that is combat related

The discount is equal to the percentage of the veteran's permanent service connected disability rating as determined by the United States Department of Veterans Affairs

## You May Also Qualify for Additional Veterans Exemptions

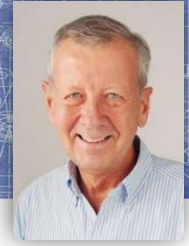
**Disabled Veteran:** *\$5000 Credit in Assessed Value.* Any ex-service member who is a permanent resident of Florida and is disabled at least 10% in war or by *service-connected* disability may be entitled to this exemption. A veteran's surviving spouse may be able to retain this exemption.

**Deployed Military:** *Credit amount varies.* Grants an additional ad valorem tax discount on the homestead of servicemembers who were deployed in the preceding calendar year on active duty in support of certain operations. (*Visit our website for additional information*)

**EVEN IF YOU'RE NOT A VETERAN, YOU MAY STILL QUALIFY FOR OTHER PROPERTY TAX EXEMPTIONS.**

**FOR MORE DETAILS, GO TO <https://www.sc-pa.com/other-exemptions/>**

# ARCHITECTURE COMMITTEE UPDATE



By Bill Geller

Since I am relatively new both to the Glen Oaks Manor community and the chairperson of the architecture committee, I thought it would be interesting to look back at previous top architecture variance requests that have been approved, denied or in violation by the board of directors over the years.

The overwhelming number of requests had to do with replacement, repair and other changes to utility fences by owners followed by requests to install hurricane shutters, windows and generators. A few propane tank requests were approved along with solar panels and skylights to villas. Replacement of pool cages have also been approved along with installation of pools.

As the villas age, roof replacements and repair have been an important issue and several requests have been approved with an inevitable increase in requests that will be made in the future. Arbor and patio changes and modifications also have been made over the years.

Major denials to architecture committee requests have revolved around issues with garage doors, windows, doors, tiles and fences. Also, violations have occurred with incorrect paint and roof tile color selections, incorrect placement of satellite dishes and generators.

If you haven't attended a board of directors meeting, you may want to, as owner comments and suggestions are not only welcomed but encouraged. It will be satisfying knowing that you would be helping to make our community and environment even more beautiful. See you at an upcoming meeting!







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5				6	2			8

ANSWERS ON PAGE 17



# LANDSCAPING

by Pat Richmond



The landscaping committee is comprised of owner volunteers led by a board committee chair. Members are Mireille Gloor, Edie Kaplan, Deborah Kelch, Randy Orde, and Phyllis Woodruff. Gloria Lowe is also an invaluable source of information re plants and plantings. The committee chair is Pat Richmond. We work closely with TruScapes, our lawn service and Black Tie Tree Services to maintain and update our campus while safeguarding rules and regulations set in place by villa owners and the Home Owners Association.

The current standards for lawn maintenance include overall maintenance of Glen Oaks Manor entire campus including 50 acres consisting of 197 villas among 237 oaks and beautifully preserved common areas. Our current lawn service includes weekly, monthly, and quarterly maintenance including mowing, trimming, fertilization, pest control and irrigation. The standards for lawn maintenance for Glen Oaks Manor were developed three lawn companies ago. We have one lawn maintenance company tasked with maintaining Glen Oaks Manor lawns and another tasked with the care of our numerous oaks.

*Did you know?* Most of the area serviced is owned by the Home Owner's Association and not the individual villa owner.

While working with our tree service, we may determine there is an ailing tree requiring removal. It is not a simple, overnight, process.



The removal process for an oak in the City of Sarasota is tenuous at best. Our arborist will recommend eliminating the declining tree to the management company or the landscape chair. The funds to pay for removal have to be approved by the board (at a monthly meeting.) And, the cost can range from \$3500 to \$5000 per tree. More if remediation is involved including the planting of replacement trees (often 3 to 1). Once funds are confirmed and the board approval is received, the tree company we use confers with the City arborist who also inspects the tree. If the City arborist recommends for removal, a permit must be obtained and in place for at least five days prior to removal.

This is a photo of an ailing tree being removed at the end of July 2018

The landscaping committee is always looking for new volunteers and we welcome any questions regarding plants, plantings, or the landscape approval process.

# CALENDAR

## October

Mon Oct 8 <sup>th</sup>	Columbus Day
Mon Oct 22 <sup>nd</sup>	GOM HOA Board Meeting – 4pm
Wed Oct 31 <sup>st</sup>	Halloween

## November

Fri Nov 2 <sup>nd</sup>	GOM <i><u>“Residents Only”</u></i> Garage Sale (4pm-7pm)
Sat Nov 3 <sup>rd</sup>	GOM Annual Garage Sale (8am-3pm)
Sun Nov 4 <sup>th</sup>	Daylight Savings Time Ends (Clocks FALL back)
Sun Nov 11 <sup>th</sup>	Veterans Day
Thurs Nov 22 <sup>nd</sup>	Thanksgiving

## December

Sun Dec 2 <sup>nd</sup>	Hanukkah (start)
Mon Dec 3 <sup>rd</sup>	GOM HOA Board Meeting – 4pm
Mon Dec 10 <sup>th</sup>	Hanukkah (end)
Tues Dec 25 <sup>th</sup>	Christmas
Mon Dec 31 <sup>st</sup>	New Year's Eve

If you have a calendar event that you would like added to future newsletters,

please email Tricia Burchett at [triciaburchett@gmail.com](mailto:triciaburchett@gmail.com)

Keep in mind to have your submissions in at least 3 weeks prior to new quarter start.

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## VITAMIN B12... BENEFITS That You're *Probably* Missing

Edith C. Kaplan, B.S. Alternative Medicine

Vitamin B12 benefits your mood, energy level, memory, heart, skin, hair, digestion and more. B12 is also an *essential* vitamin for addressing adrenal fatigue, multiple metabolic functions, including enzyme production, DNA synthesis, hormonal balance and maintaining healthy nervous and cardiovascular systems.

Because of its wide-reaching roles within the body, a vitamin B12 deficiency can show up in many different negative symptoms, many of which are very noticeable, such as potential chronic fatigue, mood disorders like depression and chronic stress or feeling run down.

Animal foods are the best food sources of vitamin B12, including organic grass-fed dairy products, cage-free eggs, grass-fed meat, wild-caught fish, organic poultry and organ meats. According to the NIH, plant foods do not naturally contain vitamin B12 unless they are synthetically fortified.

Who is most at risk for having a vitamin B12 deficiency? Elderly people who tend to have impaired digestion are one of the most susceptible populations. This is because older people tend to produce less stomach acid that is needed to covert vitamin B12 properly.

Other groups that are at a higher risk of having a vitamin B12 deficiency include smokers (since nicotine can block absorption), alcoholics, those with anemia and anyone with a digestive disorder like celiac or Crohn's disease.

Taking vitamin B12 Complex injectable will contain the full spectrum of B vitamins that all work together within the body to carry out functions and balance one another, hence the "complex" name this group is given. Within a vitamin B complex supplement, you'll find other important B vitamins – like biotin, thiamine, niacin and riboflavin – that require one another to be present for the best results.

The top 9 benefits of vitamin B12 are:

- Helps maintain energy levels
- Prevents memory loss and lowers risk of neurodegenerative disease
- Boosts mood and helps the nervous system to properly function
- Plays a role in maintaining heart health
- Needed for healthy skin and hair
- Aids in digestion
- Needed for a healthy pregnancy
- May help prevent cancer
- Helps produce red blood cells and prevent anemia

# COMMUNITY CORNER



If you wish to play social Bridge or Poker,  
please contact Rita at 941-955-6757  
(please leave a message)

Do you know how to play Mahjong? Are you able to  
teach it to those who are interested in learning?

Please contact Rita at 941-955-6757



If any artists, photographers or craftspeople in  
GOM are interested in planning and participating  
in an Open House tour of their work during season,  
contact Enid Romanek at 941-701-5171

If you have club or group that you'd like to advertise, please contact Tricia Burchett at [triciaburchett@gmail.com](mailto:triciaburchett@gmail.com).

Please include your name, Villa # and contact info.



Fall is quickly approaching. As the big box stores are already telling us, the Holiday Season is upon us. More and more people are decorating their homes for multiple holidays. A quick reminder that while during the Holidays we enjoy the opportunity to decorate our homes, the temporary installation of holiday ornaments, such as decorating the eaves or the shrubs by the front bedroom with lights/wreaths is permitted. Holiday-related and/or religious statues and scenes may not be placed in the common area in front of the split rail fence. All December holiday decorations must be removed by January 20<sup>th</sup>. All other seasonal decorations must be removed within 7 days following the holiday.

Day to day operations- I am pleased to know so many of the residents in the community by site, name or email. Email is the best way to send me information about maintenance items such as irrigation leaks, street lights out, or mailbox issues. If you do report a maintenance item, if you would please include the closest address to the item that needs addressed. The street lights have pole numbers painting on them, and if you can provide that it is extremely helpful.

We have had a great response to the E-Blast s that I send out. I really appreciate the positive feedback. The E-Blast with the most positive response was the E-Blast about garage lights and locking your cars. As the daylight hours get shorter and shorter, please make sure your garage lights are on overnight. The E-Blast with the most negative response was the E-Blast about feeding the wildlife in the community. I know that this is a very passionate subject but please do not feed the wildlife in the community.

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

Bridget Spence

[bspence@caseymanagement.com](mailto:bspence@caseymanagement.com)







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# Community Pet Spotlight

Meet Lucky, a Maltese Poodle who was adopted in December 2017, at approximately one year old. He loves his mom Enid, and the new friends he's made walking around the lake, especially his BFF, Pingo



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If you are interested in having your pet shown in our newsletter, please email Tricia Burchett at [triciaburchett@gmail.com](mailto: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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# Residents Information Exchange

## **FOUNDATION SATURATION**

Submitted by Ken Abraham \*Villa 167

Prior to moving to Florida, we owned a unit in the adjoining complex, which became our Florida occasional-use residence. Since we had occupied it at various times of the year we were used to some of the problems which Sarasota property owners encounter. Once was the saturation of the foundation by water leaking from the underground piping. It seems that it was a common practice to bury the feeder lines in the foundation however time (and, some plumbers think) the chemicals added to the water supply have caused the pipes to erode and leak within the foundation. Thinking we would learn from those lessons, on the day we closed on our GOM purchase we had the underground piping re-routed through the attic. About 10 months later we began to experience loose tile and a few months after that, shrinking grout. We even had four tiles pop (rather loudly) off the surface. Turns out that while our plumbing plan was good, it was too late. After removing our possessions and the tile, drying of the foundation, waterproof surface preparation and installation of new flooring and trim, we were able to use our unit.

If you experience some of the problems we have, act fast! Better yet, if your piping has not been re-routed, call a plumber and get an estimate. It will be far less expensive and disruptive than the alternative.

Robert Frost famously said: "Good fences make good neighbors." Here at Glen Oaks Manor taking some liberty with Frost's sentiment: *good walls make good neighbors.* After thirty plus years our adjoining common walls may have cracked, flaked, or separated. By judiciously maintaining the walls inside our lanai's and atriums by sealing walls, repairing cracks and preserving solidly painted surfaces: we too can act as good neighbors to avoid leaks and water seepage into bordering properties. Additionally, assiduously keeping gutters free and clear will help to assure rainwater flows freely and does not backup needlessly. While our documents may not require property owners to follow this regiment, living in a community like Glen Oaks signifies a pride of ownership where neighbors have value, and walls make good neighbors.

Submitted by Toni Greif \*Villa 34

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

PUZZLE ON PAGE 7

# GOM ANNUAL COMMUNITY



## IT'S THAT TIME OF YEAR AGAIN!

Contact Dom Ruggiero at [DJR50@aol.com](mailto:DJR50@aol.com) for more information or to volunteer

- ❖ Volunteers Needed for placing signage/markers for participants
- ❖ Volunteers Needed for directing traffic/parking
- ❖ Volunteers Needed for Placement/Removal of Signage on Saturday

RESIDENTS ONLY: Friday November 2<sup>nd</sup> from 4:00pm-7:00pm

SALE DATE: Saturday November 3<sup>rd</sup> from 8:00am – 3:00pm

(RAIN DATE: Friday November 9<sup>th</sup> 3:00pm-6:00pm/Saturday November 10<sup>th</sup> 8:00am-3:00pm)

### **PARTICIPANT RULES**

**NO PARKING ON GRASS** – Participants to enforce

**NO BLOCKING OF STREETS** – Participants to enforce

**NO BLOCKING OF MAILBOXES** until after delivery of mail – Participants to enforce

We will place an indicator on each participants mailbox to eliminate *non-participants* from being disturbed.

Please display items for sale in garage or driveway – **NOT ON GRASS**

Please remove all items from driveway at close of sale

**COST:** \$7.00 per participant for advertising, signs, etc.

**MAKE CHECKS PAYABLE TO:**

GOM Homeowners Association & give to Nancy Dillard (Unit 154) **by Mon OCT 29th**



# GOM TRIVIA

How much do you know about Glen Oaks Manor Subdivision? By Gloria Lowe

1. How many villas do we have?
2. How many clusters do we have?
3. How are the clusters identified?
4. Locations of GOM courts?
5. Locations of GOM lanes?
6. How many gazebos do we have?
7. How many dog waste stations do we have?
8. How many fence panels do we have?
9. How many light poles do we have?

9. 39 light poles

Answers: 1. 197 villas 2. 19 clusters 3. A thru S 4. North side 5. South side 6. 3 gazebos 7. 4 dog stations 8. 319 fence panels



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## PET PORTRAITS

*Pen and Ink with Watercolor*

by **Enid Romanek**

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# MAINTENANCE



First, I would like to thank our Committee members Woodie Lee, Randy Robinson, Andy Saluga, Tom Sidgmore and Stan Yonkauski. They have put in many hours and effort developing a plan to help bring our sub-division back into good repair.

We want a good Preventative Maintenance system in place. We welcome Jim Larkin, our on-property maintenance man. With his expertise we can do many different repairs & projects!

Our team started with cleaning out and organizing our storage areas. We have three storage areas; 17<sup>th</sup> street where we keep our Golf cart and the Beneva area where we keep spare items like roof tiles, conduits, bricks, stepping stone and other items that we may need from time to time. The last storage area is the old pump house on our pond that we call the Lake House. We had to repair some shore line area that was eroded from a broken irrigation line. This was done by placing Rip Rap along the front on the Lakehouse. Once we make it safe to enter the Lake House it will be cleaned & organized so we have some on-site dry storage capacity.

The first big project was getting our perimeter fence installed.

You may have noticed that planting areas thru out our sub division have been cleaned, brick borders straightened, and power washed.

We are replacing some of the old street light globes which make the lights look brighter adding to the illumination for all of us.

The new driveway Paver strip Test was completed, and some new Pavers have been ordered. We will start paver strip installation this year and plan to have the entire sub-division completed in 5 years.

Two streets were rebuilt this year and plans to do a complete sub-division survey to determine future needs will be initiated.

A new gate was installed at the rear entrance with LED lights making it more visible. Like any electrical device in a HIGH lightning area we do get some interruptions. If you encounter a gate problem, please help us by calling Casey Management so we can have it serviced as quickly as possible.

Like everything else, the MORE EYES the better for all. Please, if you see something that you feel needs immediate attention please notify Casey Management.

Jim replaces split rail fences & mail boxes on an as-needed program. A lot of time is spent on these items.

The yellow trimmed areas always seem to need touch-up. It amazes us that it doesn't take long after the yellow areas are painted that someone drives and leaves their marks.

There is a lot to maintain in our sub-division so please help us by keeping your eyes open and letting us know what you think is important.

Thank you –

Dick Lowe Maintenance Chair



# RECIPE IDEAS

## Recycled Asparagus Soup by Stan Yonkauski

**1+ lb Cooked Asparagus**

**½ gallon Whole Milk**

**4 tbsp Butter**

**3 tbsp Flour**

**¼ tsp Garlic Powder**

**½ tsp Marjoram**

**1 tsp Basil**

**½ Onion, diced finely**

**1 cup Potato (2 or 3 small), diced finely**

**1 ½ cup Grated Mild Semi-Soft Cheese (like Monterey Jack or Mozzarella – but nothing strong like cheddar or parmesan)**

**Chicken Broth**

**Sour Cream (optional)**

**Salt and Pepper (to taste)**

1. Potatoes in small saucepan with chicken broth to barely cover and a dash of salt – boil under very tender.
2. Remove asparagus tips (1-2 inches) from stem. Reserve tips and add stems to blender with 1 cup milk. Add potato and broth when tender. Blend to liquefy – will be thick. Reserve to add to soup later.
3. Melt butter in large soup pot; add onion and cook until translucent. Add herbs, garlic powder and flour and stir for a few minutes – this is the roux to thicken the soup.
4. Add 1 cup milk to roux and stir to blend and remove lumps. Add remaining milk and stir to blend. Cook over medium heat until thickened; 10-15 minutes, stirring often.
5. Remove from heat and add cheese and sour cream. Stir to blend.
6. Add the asparagus mix and stir to blend and heat whole dish.
7. Add salt and pepper to taste (go easy on the salt as the cheese already contains a lot of salt).
8. Serve. You can add the reserved asparagus tips to the pot at service time or toss the tips in each bowl for garnish

If you would like to see your recipe featured here, please contact Tricia Burchett at [triciaburchett@gmail.com](mailto: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.



Check out my GOM Facebook page for the latest news!

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#### Glen Oaks Manor

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