

LAKE CLARKE GARDENS NEWSLETTER



SEPTEMBER, 2018

Making Any Changes?

Don't Forget To Obtain Approval First!

LCG's governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations.

Aside from exterior appearances and maintaining property values, safety is an important consideration. Any electrical or plumbing work must be done by a licensed contractor. The reason is obvious. The consequences of a faulty wiring job starting a fire could negatively impact not only you, but many of your neighbors. The same applies to plumbing and water damage. Then there's sound proofing on upper floors in consideration of your neighbors.



These are the reasons LCG has an Architectural Committee. Each application is reviewed to make sure the plan meets the association guidelines. It also requires contractor information, including licensing, insurance etc. Applications are available in the office and must be submitted and approved BEFORE any work is started.

Without proper approval from the Architectural Committee, you subject yourself to fines from the Association and Palm Beach County, and the probability of having to undo the work that was done illegally.

Getting the Architectural Committee to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please contact the office for more information.

Lake Clarke Gardens Condominium Association

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Lake Worth, FL 33461

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Email: lakeclarkegardens@comcast.net

Website: www.lakeclarkegardens.com

TREASURER'S REPORT

Accounts Receivable as of July 31, 2018:

Total Receivables	\$ 185,826
Outstanding, Special Assessments	\$ 147,172
Maintenance, & Other Receivables	\$ 38,654

Cash Position as of July 31, 2018:

Total Cash:	<u>\$1,507,494</u>
<u>Less: Restricted for:</u>	
Spec. assessment:	(\$106,265)
(includes Building & Common Reserves	(\$295,270)
Painting Still which was Assessed but not paid)	
Hurricane Contingency	(\$201,035)
Cash	\$904,925
Prepaid Maintenance	(\$ 89,654)
Activities	(\$12,152)
<u>Net Operating Cash</u>	<u>\$803,118</u>

Month July 2018

Monthly Maintenance Due	\$241,634
Maintenance Not Paid	
(Less than 60 days)	<u>(\$ 13,570)</u>
Maintenance Collected in July	\$228,064

Deadline for article submissions for the October Newsletter is September 24.

Email: lcg.sauve@gmail.com

REMINDER

The LCG office will be closed on Monday, September 4 in observance of Labor Day.

To our maintenance and office staff, as well as workers everywhere, we wish you a



Property Manager's Report

August has been a hot one here at LCG! The men have been busy with the upkeep of the property.

LCG suffered two more lightning strikes this month. One at the office again, and one at Bldg. 7. The one at the office took out the FOB key system, channel 63, some of the security cameras and such. The one at Bldg. 7 took out an electrical line that fed the building and the building's South Elevator. FPL is responsible for the electrical line but LCG is responsible for the elevator line. This will be a 6-8-week process and a cost to the building of approximately \$8000.00. The FOB key system and security cameras are up and running. Channel 63 is still in process, hopefully by the end of the month.

Statement of accounts went out to those owners that are behind on their accounts. Please save yourself the late fees by paying your maintenance and special assessments on time. Those that continue to be left unpaid will be sent to the attorney for collections.

TSM is on property trimming the trees for the peak of hurricane season. So far so good! Hopefully it remains quiet this season!

The Special Assessment meeting for the Sealcoating is scheduled for September 11th at 10 am in the Auditorium. We will have The Paving Lady representatives there to answer your questions.

We will be working on the East Pool Deck after Labor Day vacation. We will have it back together as quickly as we can (*see story next page*). We thank you in advance for your patience with this project!

Remember also that the staff will not be working on September 4th in observance of Labor Day. The office will be closed Monday, September 4th. Enjoy your Labor Day!!

East Pool Deck to be Closed



Editor's Note

As Yogi Berra once said, "It's déjà vu all over again.". If this article looks familiar to you, it's because it was in the July newsletter. With the torrential rain, relentless heat and staff vacations, the project originally scheduled for July as been moved into September. Barring more unforeseen delays, the work should begin sometime after the Labor Day weekend. Here's the information again.

The East Pool deck area will be closed. The pool, sauna, library and billiard room will be open as usual, as well as the BBQ area. Some of the gates around the pool will be inaccessible. The lower ones that come off the lake sidewalks will be closed during the construction. You will have to use the shuffle board gate, the gate by building 9 & 10, and the front gate.

The deck will be rebuilt from the base up. New pressure treated lumber will be installed underneath. The top deck boards will be composite decking material. They will be a grey color instead of the redwood color. This will help with the cooling effect on people's feet. As an added bonus, it will match the pavers.

The wooden handrail will be replaced. The concrete railing by the pool deck will remain.

Please respect the construction area signs during this project.

Lake Clarke Gardens 9 Night Cruise



MUST SIGN UP BY SEPTEMBER 15
February 1, 2019 from Miami, FL

Ports of Call: Labadee, Haiti, (RC private island); Oranjestad, Aruba; Kralendijk, Bonaire; Willemstad, Curacao

Oceanview from \$937 Balcony from \$1257

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USA ATLANTIC OCEAN
Miami Labadee
CARIBBEAN SEA Oranjestad Kralendijk
VENEZUELA Willemstad

Asphalt Sealcoating

"We just had new pavement. Why do we have to do something else?"

Here is the answer.

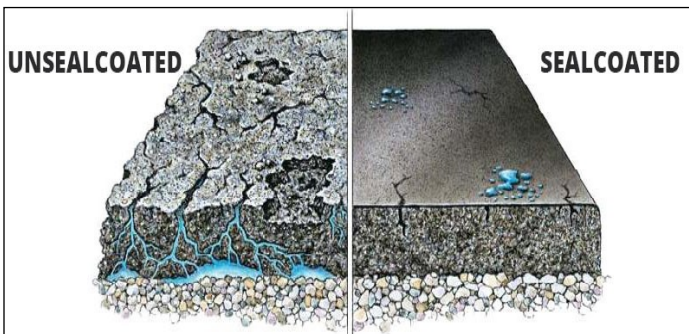
Sealcoating is a protective barrier that is applied over the asphalt. It is also an effective way to help you avoid making costly repairs later on.



Think of it as a "sun block" for your pavement.

Sealcoating will act as a protective barrier, shielding the pavement from exposure to UV rays, water, gas, oil, salt and chemicals. All these elements can penetrate the pavement and cause it to fade or break down over time. Oxidation from UV rays can cause unsightly and costly damage. Sealcoating is the most efficient way to avoid water, sun damage, other elements and chemicals from penetrating into the asphalt and causing deterioration and break down in the future.

In addition to the protective benefits sealcoating provides, it also restores the pavement to a fresh beautiful look. Sealcoated pavements have a rich charcoal color with a clean appearance that greatly improves the overall look of the pavement. Stains such as oil spills don't stand out as much which keeps the surface looking clean and well maintained. This makes the area look more attractive to everyone.



Association Meeting

**SPECIAL ASSESSMENT MEETING
TO DISCUSS THE SEALCOATING
September 11, 2018
10:00 am in the Auditorium**

Still Have Questions About Sealcoating?



A Representative from The Paving Lady will be available during the meeting to answer any questions you may have.

Good News and Bad News

It's been said many times that watching Channel 63 is like watching paint dry! Well, here's **the good news:**



As Aless mentioned in her report, the new and improved Channel 63 will be up and running soon. It will be much easier to update and keep information current. Check it out when it becomes available to see all the new features.

Oh, **the bad news?** If you like watching paint dry—well, that *is* the bad news.

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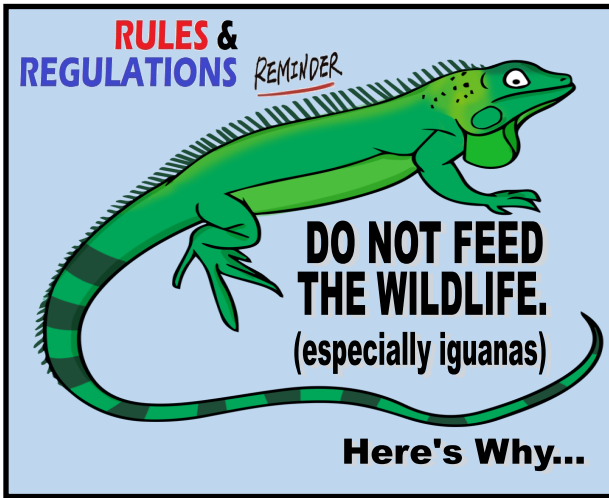
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...We want to encourage them to go elsewhere.

In 2010, a two-week-long cold spell with temperatures below 40 degrees Fahrenheit killed off many iguanas, along with Burmese pythons and other invasive species that thrive in South Florida's subtropical climate. Those populations have since rebounded.

South Florida, including LCG, is being overrun with iguanas. Since the cold snap in 2010 reduced their numbers significantly, they have been rapidly reproducing to the point where they are becoming a nuisance. Iguanas possess atrophied venom glands that produce a weak harmless venom, and they are common pets to reptile collectors. Nevertheless, iguanas possess dozens of sharp serrated teeth. Although bites are relatively uncommon, they can produce serious injuries to faces, fingers, wrists, and ankles.

Some of the warning signs of an impending strike by an iguana include:

- ◆ drawing in a deep breath to make the body appear larger
- ◆ raising front legs to increase height
- ◆ the lowering of the animal's dewlap (the skin flap under its chin)
- ◆ Some iguanas, however, have been known to strike without warning.

Green iguanas are an invasive species in Florida known for eating through landscaping and digging burrows that undermine infrastructure. They can grow to over 5 feet long, and their droppings can be a potential source of salmonella bacteria, which causes intestinal illness.

All reptiles carry a range of germs including bacteria, viruses, parasites and worms. Many of these can be transmitted on to humans. The most significant of these include:

Salmonella: Salmonella are commonly found in all types of reptiles and can spread from reptiles to humans when something contaminated with reptile feces is placed in the mouth. Salmonella infection causes diarrhea, headache, fever and stomach cramps and can result in septicemia (blood poisoning). Dehydration can be severe.

Botulism: Botulism is a serious and life-threatening illness caused by a toxin released by the Clostridium bacterium that causes paralysis and death. Clostridium commonly contaminates reptiles, especially aquatic reptiles.

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Other infections: illness such as campylobacteria (a bowel infection), leptospirosis (a liver disease), trichinellosis (a disease of muscles, the nervous system and the heart and lungs) have been associated with reptiles and while most are treatable, some can be very serious.



Picture taken at LCG
 by Van Tocket



Labor Day Word Search



See if you can find the hidden words associated with Labor Day.

W H S M B Z J V I S E P C U Y B V
 T L K E O W N K R M T U N I O N A
 C U C I P N E L Y T I R U C E S C
 T O R E E T D E G G T F W P N S A
 U T M Z K R E A K V C S Y R I K T
 O N F M N I I M Y E E R L N Z L I
 K E C K U T R U B I N C L B E Y O
 O M Z I S N S T G E S D A J F H N
 O E V I N R I U S C R T R Y O P L
 C V S K N C E T M D M E F L Z L A
 M O T Z S A I K Y M U U I J O B B
 I M Y S L X G P R C E D Z A Q O O
 A K A E R B J R E O A R T N Q P R
 T R I G H T S B O Y W K Q Q C I P
 B P A R T Y R B X B P K R V B R V
 E F A R W A W E D A R T P A Q T I
 V T A B B E E D A R A P R N W K O

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 COMMUNITY
 COOKOUT
 HOLIDAY
 JOB
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 MCGUIRE
 MONDAY
 MOVEMENT
 ORGANIZE
 PARADE
 PARTY
 PICNIC
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 UNION
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 WEEKEND
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(Resident—Lake Clarke Gardens)



LABOR DAY...
 OK, JUST DON'T
 ASK ME TO
 "PUSH". THAT'S
 ONE LABOR DAY
 I DON'T WANT
 TO REVISIT!



Quote of the Month

If all the cars in the United States were placed end to end, it would probably be Labor Day weekend.

- Doug Larson



Never Give Up - A Lesson for Us All

Editor's Note

You may remember an article from a while back about a league of bowlers who are all in their 90's. Frank Falcone (26-112), was one of those bowlers. I received this update from his daughter as a testament to his determination.

We had to take my dad, Frank Falcone, home to Maine. The doctors in Florida told us he had an inoperable heart disease and to take him home for his remaining months.

Well if anyone knows Frank, even at 92 years old, he didn't stand for that!

I'm happy to announce that my dad was the 260th successful TAVR (trans catheter aortic valve replacement) recipient at St. Vincent's Hospital in Massachusetts .



We are all very relieved and hope his recovery brings him home to LCG soon!!
Frank doing his exercise
Submitted by Theresa Harney

WELCOME New Owners

- 8-211 Lyvon Upshure
- 9-307 Keith Filion, Garth Curry
- 23-105 Armando Friman, Mary Ann Valera



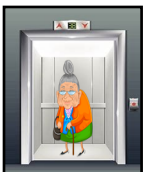
wishing you a **Speedy Recovery**

Our Activities Director, Sandy Linen, suffered serious heart problems recently. She has been in rehab and is progressing nicely. She should be coming home soon. We wish her well and look forward to her return.

Labor Day Magic!

In the week before Labor Day, Eli, a poor country farmer won \$480,000 in the Lottery. As a treat he took his wife and their four children to see the Labor Day parade in New York City.

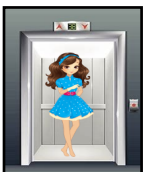
They booked into the Sheraton International at the corner of Park Circle and Central Park North. Having never been further than their local town of Benton, Arkansas they were bowled over by glitz and excitement of the "Big Apple".



Eli and his son, Clem, were especially mesmerized by a shiny box with silver walls. They had never before met with doors that could move apart, and then automatically come back together again. Neither of them had seen an elevator before.



Therefore, they were amazed when a little old lady entered the shiny box and the door closed. The lights outside on the wall flashed for a minute, then the doors opened and out came a beautiful young woman.



Eli turned to Clem and said, "Son, go get your mother."



The lightning strikes have been playing havoc with our electrical systems this summer. The most noticeable to everyone is the FOB system.

Samco is working to fix the problems but we have sustained serious damage. In the meantime, you may notice a delay in the operation of your FOB. The delay isn't all the time. It is sporadic, sometimes there is no delay. Other times it take 1-3 times of putting your FOB on the reader to open.

If you are at a gate and the reader on your side doesn't unlock, reach your FOB through to the outside reader and try it. So far that works like a charm!

Thank you for your patience while corrections are made.

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What's Happening in September

Ongoing Events



Special Activities

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

DATE **ACTIVITY** **DEPARTURE**

**Tuesday
Sept. 11**



9:30 am

**Thursday
Sept. 13**



12 noon

**Tuesday
Sept. 18**



10:00 am

**Tuesday
Sept. 25**



9:30 am

**Thursday
Sept. 27**



12 noon

All Breakfast, Lunch, Green Markets, Street Painting Festival 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.**

Also Available:

Putting Green, Shuffleboard, Sauna,
 Billiards Room, Woodworking Shop,
 Library and Computer Room,

**For further information contact the
 Activities Office
 Mon., Wed., Fri. 9:30am—11:30am
 (561) 965-6221**