



GARDEN OAKS GAZETTE

Website at www.gardenoakshoa.com

October 2010

President	Trudy Van Knowe	tvanknowe@gardenoakshoa.com	630-4802
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Garden Oaks Sales Report Jan 1, 2010 to Present (9/29)

Active (8):

4238 Royal Oak Dr. 4249 Royal Oak Dr. 4165 Royal Oak Dr. 8517 East Garden Oaks Cir.
8561 Doverbrook Dr. 8761 Wakefield Dr. 8549 Beaconhill Rd 8477 Beaconhill Rd

Pending:

8516 East Garden Oaks Circle

Contingent: 8623 Wakefield Dr 8611 Wakefield Dr 8506 Beaconhill Rd 4248 Royal Oak Dr

Sold – Jan 1 to Present:

8544, 8671 Doverbrook Dr. 4105, 4136, 4108 Old Oak Dr 4402 Lacey Oak Dr
8339 Old Forest Rd 8573, 8518, 8453. Beaconhill Rd

Information gathered from the Regional Multiple Listing Service (RMLS).** Information courtesy of Mary Farrell Keller Williams Jupiter

Treasurer's Report September 2010

As we approach the end of the third quarter of the year, the Association remains in sound financial condition and operating within the 2010 budget. The Associations Operating Bank balance as of August 31st was \$191,984.44. The Associations Reserve Fund balance is \$653,474.44. The finance committee has begun its work on the 2011 budget which will be completed in October.

As of the end of August, the total of unpaid homeowner quarterly maintenance fees, legal costs and other misc. homeowner fees is \$84,837.68. The association will continue to pursue collecting all monies owed as the homes go through the foreclosure or short sale process. The number of homeowners who are either behind in payments, have filed for bankruptcy or are in the process of foreclosure remains the same at 17.

The paint committee has completed the lengthy process of soliciting and reviewing bids for the project of painting all homes in the community beginning the first of the year. Detailed specifications were developed and sent out to qualified contractors. Several meetings were held with each company to review the specifications and conduct a thorough tour of the community. Follow up meetings were held with the five companies that submitted bids. The committee recommended the Dean Mitchell Painting Company to be approved as the contractor for the project. The board approved the committee's recommendation at the meeting on September 7th at which time the board also approved the required special assessment for the amount each homeowner will be required to pay for the painting of their home. Specific instructions on the assessment and payment plans were mailed to all homeowners on September 9th with the information to be returned by October 1st. A special thanks to the painting committee members, Dale Poupard - Chairman, Ethel Tobias and Jean Carver for all of the time and effort they put into the project.

Welcome New Residents

We would like to welcome the following new residents to our community: Sarah Harris 4273 Royal Oak Dr. and Julia Ann Schumann 4108 Old Oak Dr. We hope you will enjoy our community and all it has to offer.

Reminder For the latest updates in the community, tune to channel 63 on your TV or go to the community website at www.gardenoakshoa.com. There's a wealth of information about Garden Oaks.

From the President.....

It's hard to believe October is upon us. Garden Oaks is gearing up for Fall and holiday festivities. We'll begin with a community wide barbecue, provided by McCray's. McCray's has been the vendor of choice for super bowls and presidents! Please join us on October 24th for great food and fun by the pool. You will receive a detailed flier on your front door within the next few days. The Board of Directors is pleased to present this event, as many residents have asked for more community gatherings. Please be kind and RSVP.

We will also continue a holiday tradition by sponsoring a community decorating contest. As usual, there will be first, second and third place prizes. New this year will be the President's Choice Award. So, hang those lights and put out the reindeer; the judges will be coming before you know it. Judging will be done in December in time for announcements to be made at the December Board of Directors' Meeting. That way, many of you who wish to see the winning displays can do so before the "end of January" dismantling.

Now, to the painting project. Nearly half of you have returned your choice for painting, and some have paid in advance. Thank you to everyone who has responded. A gentle reminder to all others; you must submit your choice to either use the association contractor, your own contractor, or paint yourself to the Board. Please remember that, should you choose not to use the association contractor, you must request a set of specifications, and they must be followed to the letter. Some of you are still asking the name of the association contractor: Dean Mitchell Painting

As always, the Board of Directors is here to serve you, and the best interest of the community. If you have tried to contact one of us, and have not received a timely response, please, please contact us again. We try to respond quickly to every request; if you have not heard from us, perhaps the message didn't get through, or our email servers have been malfunctioning. Please know that we don't want any issues to go unanswered.

Have a happy, healthy holiday season.

Trudy Van Knowe
President, Garden Oaks HOA

Comcast will be distributing the three (3) additional DTA boxes to all residences in December at the same time they distribute the initial Digital Box to homeowners who were not here in July. You will be notified, as before, of the date and time of the distribution.