



# THE OAK

## Board of Directors 2018-2019

### PRESIDENT

Vincent Rollo

### VICE PRESIDENT

Marian Karwatt

### SECRETARY

Gail Liberman-Lavine

### TREASURER

Marie Mauceri

### DIRECTOR

Sandy Mast

### PROPERTY MANAGER

Jason Smaldone

Office: 622-9532

FAX: 622-8752

**In case of emergency,  
please contact GRS  
Management Associates  
at: 561-641-8554.**

### OFFICE HOURS

Monday 2 PM-6 PM

Tuesday 2 PM-6 PM

Wednesday 8:30 AM-12:30 PM

Thursday 2 PM-6 PM

Friday 8:30 AM-12:30 PM

## Meet our new association manager

Jason Smaldone, who replaced Wes Sippel as our new association manager last summer, has hit the ground running.

Jason's new duties include conducting weekly surveys in our community to make certain it's kept in ship-shape condition.

Please note that with Jason's arrival, office hours have changed.

Morning hours are Wednesday and Friday. Afternoon hours, now on Monday, Tuesday and Thursday, have changed to 2 p.m. to 6 p.m. Hopefully, the extended afternoon hour should be more convenient for working residents.

Please keep in mind that our manager only works 20 hours weekly. During that time, he's trying to serve the needs of 299



homeowners as well as the Architectural Control Committee and the Board of Directors. Besides phone and office visits, you can contact this busy man by email at [manager@sienaoakshoa.com](mailto:manager@sienaoakshoa.com).

Emails can quickly be directed to the proper person to get results. Plus, it automatically lets the Board of Directors

know your concerns.

Perhaps you've seen Jason biking around our community before he began working here. This manager lives nearby and is very familiar with our area and its vendors!

Please join the Board of Directors in giving Jason a warm welcome to Siena Oaks.

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## *Getting the most from our landscapers*

As we hit the dry season, the biggest problem in our community is sprinkler management, suggests Steve Excog, account manager for our landscape company, Leaderscape of Deerfield

Beach.

"My findings here are more irrigation systems are turned off," Excog says. "And we don't have access to a (sprinkler clock) unless the homeowner's home."

Dry areas attract Chinch bugs and other pests. Worried about rising water bills? Water sensors coupled with digital timers, such as those manufactured by

(see **LANDSCAPERS**,, page 4)

***Our  
Architectural  
Control  
Committee  
needs  
volunteers!***

Interested in serving on this committee, which meets the second Monday of every month?

Please drop off or email information about yourself to our manager at [manager@sienaoakshoa.com](mailto:manager@sienaoakshoa.com).

You'll be playing a vital role in helping to preserve the character of our community.

All changes to the exterior of your home require approval by our Architectural Control Committee.

## Mark your calendar for our annual meeting

Watch your mail carefully for the date and location of our annual meeting of all association members.

This meeting, slated for March 2019 is to conduct important association business. It's typically when elections are held for our volunteer board of directors and when any proposed amendments to our documents may be voted upon.

Double-check that our manager has your correct mailing address. You'll want to be sure you're properly notified of this meeting.

If, for any action, we fail to get a quorum, which is 20 percent of the votes of the association in person and by proxy, we may need to reschedule. This could cost the association money.

Our board of directors has five members—three from the patio homes and two from the estate homes.

One seat from the patio homes and one from the estate homes are up for grabs in 2019.

Would you like to run? The manager must receive written notice of your intention at least 40 days before the scheduled election.

(see **MEETING**, page 3)

## Preventing and controlling termites

Might your home have termites? Hopefully not. But based on the age of our homes, it pays to know the signs.

According to the Florida Department of Agriculture and Consumer Services, they include:

- Winged insects emerging in evenings and attracted to lights or TV.

- Discarded wings accumulating around window sills or in spider webs.

- Cream, reddish brown or black wooden pellets much smaller than rice grains on floors or under furniture.

- A blistered appearance on

wood. If you hear a hollow-papery rustling sound when you tap the wood every few inches with the handle of a screwdriver, you may have termites.

Late spring and early summer are peak season.

(see **TERMITES**, page 3)

## Help us save money, understand rules

### ***Is your truck too big?***

The board has been noticing more oversize trucks parked at night in driveways. Please note that our documents require that a truck greater than one-half ton capacity be parked in your garage

with the door closed.

### ***Keep sidewalks clean***

Make sure you bag raked and fallen leaves, which stain our sidewalks, requiring more frequent and costly pressure-cleaning.

### ***Maintain post lights!***

The homeowner—not the Board—is responsible for keeping street post lights working. Incandescent bulbs are available at no charge from the manager while quantities last.

(see **MONEY**, page 3)

## ANNUAL MEETING *(continued from page 2)*

Nominations also are permitted from the floor.

Board terms are two years. Be prepared to attend monthly meetings and do a lot of work.

Directors must be permanent residents at Siena Oaks for at least nine months of each calendar year.

You can't run or serve as a board member if you're delinquent in the payment

of any fee, fine or other monetary obligation to the association. Board members more than 90 days delinquent also can't serve. Felons may not seek election unless civil rights have been restored for at least five years as of the date he or she seeks election.

The election is by secret ballot and determined by a plurality of votes.

Don't be overwhelmed by all the envelopes you receive. Complete your ballot and place it inside the smaller envelope.

Then, place that envelope inside the larger envelope. Sign the exterior of the outer envelope in the space provided or your vote will be discarded. Own more than one unit? Separate inner envelopes may be enclosed in a single outer envelope.



## TERMITES *(continued from page 2)*

Don't confuse termites with ants, which have a thinner waist than termites and shorter hind legs than fore legs.

Florida largely has drywood termites, which infest dry wood and don't require soil contact, and subterranean termites, which must nest in soil or near water to survive.

Prevent termites by keeping soil around the

foundation dry. Maintain gutters and downspouts and keep sprinklers from hitting the house.

Fill cracks in cement foundations and where utilities pass through the wall with cement, grout or caulk.

Fix leaks immediately.

Keep vents free from blockage, including plants.

Don't plant trees and

shrubs too close to the structure and keep them away from exposed wood.

Questions about termite treatment or a company? Contact the Florida Department of Agriculture. Get a positive identification of your pest. Different species may take different treatments. Obtain at least three estimates. Read pesticide labels and be absolutely certain that instructions are carefully followed.

## MONEY *(continued from page 2)*

### **City ordinance limits pods**

Temporary portable storage units for loading or unloading items to a residence, including pods, can't be on residential property more than 14 consecutive days, says a

Palm Beach Gardens ordinance. They must be in a driveway or approved parking area surface so as not to damage landscaping. If a tropical storm or hurricane watch or warning impacts the city, they must be removed immediately.

### **Avoid floods**

Beware that limbs, branches, leaves and acorns swept into street drains can cause flooding.

### **Lock car doors**

For your security, make certain you lock cars parked in your driveway over night.

*“Pods can't be on residential property more than 14 consecutive days.”*

Siena Oaks Homeowners Assn.  
100 Siena Oaks Circle W.  
Palm Beach Gardens, FL 33410

Phone (561) 622-9532

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E-mail:

manager@sienaoakshoa.com



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**We're on the Web!**

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

### Our mission statement:

To enhance the quality of life for Siena Oaks residents

- By organizing and supervising community administration.
- By fostering an understanding of board activities.
- By promoting community participation and good spirit.

## LANDSCAPERS *(continued from page 1)*

Hunter and Rain Bird, may present options.

Excog advises watering your lawn three times a week—at least in the dry season. Experts suggest early morning or late evening are best.

There is no charge for having Leaderscape fix or replace broken sprinkler heads. Get the fastest action by completing the irrigation form on our web site, [www.sienaoakshoa.com](http://www.sienaoakshoa.com), under “Resources.”

Include specific information about your problem and location. Always add a phone

number where you can be reached. This online form goes immediately to Leaderscape.

Problems growing grass under trees or in shade?

You likely need a special kind of grass that may not be carried by local hardware stores.

Excog suggests “St. Augustine Palmetto” sod works best.

You can special order it through Leaderscape. You might also find it at Bushel Stop on Indiantown Road, Jupiter, or Grower’s Outlet on Military Trail, Lake Worth.

Don’t want Leaderscape to trim shrubs? Place a red reflector in that area.

Leaderscape picks up fallen tree leaves when it mows our lawns— every two weeks from Nov. 16-March 31. In-between, homeowners should rake lawns, he advises. Leaves smother grass.

Email our manager if contracted landscape services, listed at [www.sienaoakshoa.com](http://www.sienaoakshoa.com), are missed or you’re interested in having Leaderscape provide services not covered by our association contract.