



# HAPPY HOLIDAYS SIENA OAKS!

## Board of Directors 2020-2021

### PRESIDENT

Mark "Saen" Olsen

### SECRETARY

Gail Liberman-Lavine

### TREASURER

Lillian Basso

### DIRECTOR

Sandy Mast

### DIRECTOR

David Blackburn

## PROPERTY MANAGER

Jason Smaldone

Office: (561) 622-9532

FAX: (561) 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 12 PM-4 PM

Thursday 2 PM-6 PM

Friday 8:30 AM-12:30 PM

## *With the New Year comes new priorities for your Board*

Meet our new landscape company: Precision Landscape Co., North Palm Beach.

You might already have seen this company's blue and white shirts working in Palm Beach Gardens and North Palm Beach.

Look forward to more frequent leaf pick-ups, some hand weeding and communication via doorknob hangers. There's also a horticulturalist on Precision's team.

If you don't want landscape service, stake your yard with a **RED** reflector. Don't want chemicals used for weeding? Stake your yard with a **BLUE** reflector. Contact [manager@sienaoakshoa.com](mailto:manager@sienaoakshoa.com) with any concerns or to order extra services at an additional cost.



Our community landscaping is only one priority for this Board. With this year's rare increase in maintenance fees, your Board seeks to enhance landscaping in common areas, freshen signage, improve maintenance of our tennis courts and add stripes for pickleball.

Already, you might have noticed an improvement

in our tree trimming, pressure cleaning as well as our freshly painted clubhouse. The Board also seeks to provide more communication on its web site. As rainy weather subsides, please check your sprinklers or request an irrigation check by filling out a form under "Services" on our web site. There's no extra charge to replace sprinkler heads.

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## *Help keep the "Oaks" in Siena Oaks*

There's little we can do when one of our beautiful oak trees or palm trees dies, becomes diseased or threatens our plumbing, driveway or structure. It may need to be removed.

However, our documents require that any tree with a trunk at least four inches in diameter be replaced with another that has a trunk at least four inches in diameter. This is the homeowner's

responsibility. Following this rule is critical to maintaining our neighborhood's unique beauty. Approval by the Architectural Control Committee is required.

(see OAKS, page 3)

## *Our newsletter seeks to move online*

Do you want to continue to receive our newsletter and other news about our community?

Email or drop off your email address to our manager or sign up at our web site at [www.sienaoakshoa.com](http://www.sienaoakshoa.com) by clicking on "Register" under the "Contact" tab.

## *Board elections slated for March*

Watch for the notice you will be receiving from our management company about our annual meeting, which our documents require to be held in March.

Please be sure to either attend that meeting or mail in your proxy. If we fail to get a quorum--20% of residents who are eligible to vote or their proxies--the board will need to spend more

money to reschedule that meeting and send additional mailings.

Three seats on our five-member Board of Directors are available: Two representing the patio side and one representing the estate side.

If you'd like to run, be prepared to work hard, attend meetings at least

monthly, and serve a two-year term.

You'll need to submit an application to our management company at least 40 days before the election date. Nominations may be taken from the floor.

Candidates can submit to our management brief biographies or a list of qualifications no later than five days after the closing date for applications.

## *Board seeking input on cable renewal*

Our community cable contract is up for renewal in October 2020, and the Board of Directors wants to hear from you.

The cable TV climate is changing dramatically, so you might wish to let the board know whether it should continue offering bulk cable TV. After all, many channels are now available via indoor antennas that can be purchased in stores and

new direct streaming services let you subscribe to your preferred services, like Netflix, Amazon, HBO, Showtime and Hulu independent of cable service.

Cable TV is assessed separately as part of our maintenance fees. Thus, if we discontinued cable, monthly maintenance fees may be lowered.

What services do you use? For example, would you be willing to upgrade to a smart TV if the board could obtain faster fiber optic service? Do you use Internet service? Do you rely on a cell phone or do you use a land-line phone? Consider emailing preferences to [manager@sienaoakshoa.com](mailto:manager@sienaoakshoa.com) and plan on attending meetings, as the board reviews this issue.

## *Keeping our community well-maintained*

### **Observe our trash days**

Garbage pickup days are Saturday for trash and Wednesday for trash, recyclables, large items and vegetation. Help tidy up our community by avoiding placing trash outside sooner than the

night before. Also, bring your empty receptacles inside as soon as possible after pickup. Have an unusually large load for pickup? Call the city Public Works Division in advance: (561) 804-7000.

### **Bag leaves and debris**

Help us avoid large expenses by bagging leaves rather than dumping them on the street or sidewalks. Do not put leaves, acorns, branches and paper down street drains.

(see **MAINTAIN**, page 3)

## *Watch for proposed nearby development*

The Village of North Palm Beach has been considering a new development on the southwest corner of Prosperity Farms Road and Allamanda Drive, one of two roads leading into Siena Oaks.

Initial plans for the development, Prosperity Village, consisted of eight townhomes and 12 single family homes.

Its developer, New Urban Communities, said single family homes would sell in the \$800,000 range. Townhouses would sell for about \$500,000 each.

The village planning board already approved two changes that would add density at that location, paving the way for the development. The changes still needed village council approval. A future land use map

amendment would change the property from low density residential to medium density residential. It also would be rezoned from an R-1 single family dwelling district to a PUD planned unit development parcel of four parcels.

The City of Palm Beach Gardens has said that it would not allow access to or from the development via Allamanda Drive.

## *OAKS (continued from page 1)*

If one of your trees dies, first check the city's list of trees that tend to do well in our area at <https://www.pbgfl.com/DocumentCenter/View/139/Referred-Plant-Species-List-PDF?bidId=>

But be certain your yard is able to meet the tree's sun and water requirements. If you're interested in a tree with a canopy like our oak trees, you might consider a multi-trunk Ligustrum.

These trees already exist in front of our clubhouse (see photo at right).

Our Board of Directors recommends that you consider the following options as replacements for palm trees in your front yards: Robellini Palms, Foxtail Palms and Christmas Palms. Other options: Cassia, with yellow flowers; Red Jatropa, with red flowers

and Magnolias, on the estate side.

Before digging, make certain you or your contractor calls 811. This free service dispatches representatives from local utilities to mark utility lines on your property. Have no room to replace a tree? Then obtain ACC approval to plant large shrubs. Consider species that appear on the same city list as the trees.



**Our Architectural Control Committee meets 7:30 p.m. the second Monday of each month in the clubhouse.**

## *MAINTAIN (continued from page 2)*

### **Clean up dog poop!**

Our HOA continues to have a problem with too many dog owners failing to clean up after their pets. This is required both by our documents and the city!

### **Remove storm shutters**

Even though Hurricane Dorian passed us by, too many homeowners failed to remove their shutters. This is a fire hazard and prohibited by our documents. The board will be citing violators who fail to remove shutters five days after a hurricane

watch or warning has been lifted.

### **Repair post lights**

Our documents require homeowners to maintain post lights. Please consider energy-efficient, long-lasting LED bulbs with at least 25 watts.

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

Phone (561) 622-9532

FAX: (561) 622-8752

E-mail:

manager@sienaoakshoa.com

The Board of Directors meets in the clubhouse at 7 p.m. on the third Tuesday of every month. We hope to see you there!!!

**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.**

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## ***Community spotlight: 10188 Balsa Way***

Homeowners Russell and Jacqueline Larish work on their landscape weekly. Know another property that is well maintained? Email [manager@sienaoakshoa.com](mailto:manager@sienaoakshoa.com).



## **Are you behind in your maintenance?**

The Board of Directors has noted that several residents are behind \$1 in their maintenance payments--perhaps due to a delay in receiving coupon books with a \$1 annual increase several years ago? If you are one of these residents, please mail in an extra \$1 or see our manager to bring your account up to date.



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**We're on the Web!**  
[www.sienaoakshoa.com](http://www.sienaoakshoa.com)