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President's Corner

Maybe you have never lived in a Homeowners Association? Some love it and some don't. The rules are called Covenants and whether you like them or not, they are a part of what you agreed to when you purchased your property. The closing attorney gave you a set of Covenants and Bylaws as a part of your closing package. Yes, they are boring reading, but you can save yourself frustration and money by reading them. They are available online on our website or call the managing company and they will send you a set if yours has been misplaced. The Covenants are designed to protect the value and infrastructure of the property in the community and they dictate what you can do to your property and on your property. The Association Board of Directors is responsible for making sure the Covenants are followed by the members. To do this, the board uses the services of a property management company so the Covenants are applied equally to all. If you are having trouble with adjusting to life in a homeowners association, this might help. Get involved. Rather than being a boo bird and constant critic of everything that is happening, become a volunteer and lend a helping hand in the community. Pay your dues and follow the rules No one is required to do anything beyond what is reasonable **and fair. Treat your neighbors the way you wan**

2018 Glens Board Meetings @ Clubhouse



- May 15 Meeting 7:00 PM
- July 17 Meeting 7:00 PM
- September 18 Meeting..... 7:00 PM
- November 20 Meeting7:00 PM



"I want you all to remember that this material is confidential. That goes double for you and your big mouth, Jerry."

What Does Our Management Company Do?



Illustration by Chris Gash

We receive non-compliance notices from the management company. We send our assessment checks to the management company. We report common area maintenance problems to the management company. So, the management company makes all of the important decisions regarding our community, right? WRONG! The management function of our association is administrative in nature. The board is the principle policy-making body which sets policies, standards, procedures, programs and budgets. Management's function is to carry out these board decisions. The board has the authority and the power to set policies and standards to carry these policies out. It may delegate its authority to implement its decisions, but it cannot delegate its responsibility to see that they are implemented and implemented properly. Management implements decisions of the board and administers the programs, services and activities of the association within the policies and guidelines set by the board.

When communicating with our management company, please keep in mind that although the board has given them the authority to make many of the day-to-day operational decisions, some requests are going to need the approval of the board of directors. Here are some tips to help facilitate your communication with the board: - When in doubt about your request, put it in writing. - Attend the Open Forum portion of the Board of Directors meeting. - If your request is "non-emergency" in nature, please be patient. In most cases, management will research the issue for the board so that the board can make the best educated, business decision possible. -

If you have any questions whatsoever, do not hesitate to call our association manager. Maria V. Frasca, Community Association Manager jmfrasca@aol.com Preferred Community Management, Inc. P.O. Box 4129 Winter Park, FL 32793-4129 407-681-0394

HELP SAVE FLORIDA'S MOST PRECIOUS NATURAL RESOURCE- WATER



WATER-SAVING TIPS

Repair all leaking pipes and dripping faucets. Replace a high-water use fixture with a water-efficient one. Wash only full loads in your clothes washer or dishwasher.

Wash your car on the lawn, not the driveway. Use a hose nozzle with an automatic shutoff. Maintain a rain gauge to monitor the amount of rain your lawn receives.

HEALTHY LAWN TIPS

Irrigate only as needed, once plants are established. Do not water a drowning plant. Do not irrigate a lawn wet from rainfall. Hand water new plants rather than running your sprinkler system. Learn what weeds indicate an over-watering problem. Use plants with like watering requirements in the same flowerbeds. Check to make sure your rain sensor works properly. Change the setting on your automatic irrigation timer to two (2) days per week. Keep St. Augustine grass at 3 inches to create longer root systems that require less watering. Perform a "test" run on your in ground irrigation system at least monthly to find misdirected or missing sprinkler heads. **REMEMBER, OVER WATERING CAN DAMAGE YOUR LAWN AND HURT YOUR INVESTMENT**

Mildew On Homes



Dark and slippery if left to grow, mildew is the bane of humid climates. While mildew thrives in shady, damp locations, it's not too complicated to kill. Roll up your sleeves and grab a bucket; with a couple of common household ingredients and a bit of elbow grease, your driveway will look like new.

- Steps to clean
1. Hose down the grass and shrubs near the driveway. This will prevent the cleaning solution from damaging them.
 2. Mix 1 quart bleach in 1 gallon hot water; add 1 tsp. dish soap.
 3. Pour the solution on the mildew, spreading it with a broom or brush. Let stand 10 minutes.
 4. Scrub the area where the mildew was growing, using a broom and a back-and-forth motion to remove any stains
 5. Rinse thoroughly, using the hose and concentrating on the area where the mildew was growing.
 6. Things You'll Need: • Bucket (2-gallon size) • 1 gallon hot water • 1 quart chlorine Bleach • 1 tsp. Dishwasher detergent
1. Broom

Don't Leave Your Garage Door Open to Crime



Recently, I visited a neighborhood in Columbus, OH, to take some pictures to use in a crime prevention presentation on home security that I was in the process of updating. I was amazed to find that many of the garage doors were open, and that no one was around. But there in plain view were bikes, power tools, lawn equipment, golf clubs, and so on. In some instances people were out of view, mowing their back yards or going about other chores, and not paying any attention to the security of their belongings. All of these situations were presenting someone the opportunity to enter a garage, steal items that are hard to trace, quickly turn them into cash, and then disappear without a witness.

Even more amazing to me was the fact that while standing on the curb taking pictures, people walking and driving past me never appeared to give a second thought to what I was doing. On one occasion I saw a home owner look out a window and observe me standing across the street while I took pictures of his house. A short time later the man came out, got into his car, backed out of his driveway and left, even nodding his head at me while driving past. Yes, he left his garage door wide open.

A couple walking by asked what I was doing. I told them I was taking pictures of open garage doors for a safety program. The woman said that everyone leaves their doors up and nothing ever happens. So I contacted a friend of mine who is a Columbus police officer, and he said hundreds of thefts from peoples' homes are reported each year. He went on to say that the lady who made such comments has just not been victimized yet.

This year, [Dateline NBC has shown several specials](#) featuring a security consultant who has broken into houses while talking with neighbors, smashed car windows and then stolen the cars from busy parking lots, and spray-painted walls of buildings on busy streets. (These actions were carried out in conjunction with local law enforcement). Time and time again people would watch but very few would ever react. For some reason people feel that it is none of their business or they are afraid to call the police about something they are not sure about. The interesting thing is law enforcement really wants to know. Police realize they can't be everywhere all the time. Citizens need to assist and to watch out for their neighborhoods and their neighbors. Police would rather check out a situation and find there was nothing to it than miss the opportunity to stop a crime and catch the criminal. Ask any officer and he or she will tell you that catching a thief stealing a \$2,000 set of golf clubs is much more rewarding than writing a stolen property report on the