

What Does Our Management Company Do?

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.

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P.O. Box 4129 Winter Park, FL 32793-4129
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2018 Glens Board Meetings

@ Clubhouse



November 20 Meeting7:00 PM



THINGS YOUR BURGLAR WON'T TELL YOU.

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I un-latched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it..
6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.
8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.
9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.
11. Here's a helpful hint: I almost never go into kids' rooms.
12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.
13. A loud TV or radio can be a better deterrent than the best alarm system.

8 MORE THINGS A BURGLAR WON'T TELL YOU:

1. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
2. The two things I hate most: loud dogs and nosy neighbors.
3. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
4. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?
5. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets.
6. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address. Parents: caution your kids about this. You see this every day.
7. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.
8. If you don't answer when I knock, I try the door. Occasionally, I hit the jackpot and walk right in.

Speeding



Please remember to obey the **15 mph residential speed limit!** As you know, the community's streets have multiple turns. Because of this layout, there simply isn't enough time to properly react to pedestrians (big and small), other cars or obstructions. Please keep this in mind when leaving or returning home so there are no unfortunate accidents.



Ways to Help Prevent a House Fire

By **SFLearn** State Farm™ Employee

House fires are the number-one disaster threat to homeowners. Between 350,000 and 400,000 house fires occur each year in the United States. Unlike natural disasters such as tornadoes and floods, house fires are often preventable.

Avoid the sun. Flammable products such as paint thinner and lacquer can be ignited by heat sources around your home—even by sunlight streaming through a window. Always keep flammable products in a cool, dark place and in their original containers.

Control candles. Keep lit candles away from materials that could easily catch fire, such as curtains. Never light candles when you're feeling drowsy—accidentally falling asleep plays a role in 12 percent of all candle fires. Opt for battery-operated candles if you want a little bedtime glow.

Enjoy your fireplace safely. The National Fire Protection Association recommends making sure your fireplace has a sturdy screen to prevent sparks from flying into the room. Also, allow fireplace and wood/pellet/coal stove ashes to cool before disposing in a metal container.

Keep your stove company. Never leave the kitchen when you have food cooking on the stove. If you must leave the kitchen for any reason, remove the pan from the heat and turn the burner off.

Care for your cords. Electrical cords can produce heat, so make sure they have room to “breathe.” Never trap them tightly between a piece of furniture and the wall or run them under a rug. Check the condition of cords regularly. Frayed wires or those damaged by pets are potential fire starters.

Keeping Gutters Clean

We all have a responsibility to keep the street gutters and storm drains clear of leaves, pine needles and other debris. Leaves can clog up the storm drains which will cause additional maintenance and expense for the community. As homeowners, we are responsible for lawn service personnel who may be blowing leaves into the gutters and storm drains. Homeowners are also responsible for edging the lawns along the street gutters, keeping them clear of all vegetation and debris for water run-off. Sprinklers should not be directed over the streets



Please help us keep our



neighborhood neat and clean



We are having our Veterans Day celebration November 11, 2018 at 11:00Am center food court Altamonte Springs Mall please invite any veteran in your neighborhood.