

LAKE CLARKE GARDENS NEWSLETTER

DECEMBER, 2021

*Happy
Holidays!*

It's the Most Wonderful Time of the Year

By Theresa Knowles

This year many are feeling more optimistic than they have in over a year and a half. This year we can gather with our family and friends, thanks to the introduction of the COVID vaccines. COVID numbers have dropped, but it has not gone away. Palm Beach County numbers are lower than they have been since the beginning of the pandemic. However, we should all continue to be responsible and stay safe. We wish everyone to stay healthy so you can participate in our activities as we get back to our more normal life.

Early in the year LCG faced some big challenges with the loss of many employees. A new property manager, controllers, and other new staff members were hired. We are grateful we were able to find such excellent people in a tough job market. Thank you to our residents who were understanding and gracious through the transition period.

Sometimes it's easy to dwell on the negative, rather than counting our blessings and focusing on the good. Remember, one little act of kindness or caring can make a big difference to someone. We can be grateful to be living here at LCG, a community of many kind and caring people.

As we prepare to enter the New Year, here are some thoughts from Mother Teresa:

- "People are often unreasonable and self-centered." **FORGIVE THEM ANYWAY.**
- "If you are kind, people may accuse you of ulterior motives." **BE KIND ANYWAY.**
- "If you are honest, people may cheat you." **BE HONEST ANYWAY.**
- "If you find happiness, people may be jealous." **BE HAPPY ANYWAY.**
- "The good you do today may be forgotten tomorrow." **DO GOOD ANYWAY!**
- "Give the world the best you have and it may never be enough." **GIVE YOUR BEST ANYWAY.**
- "For you see, in the end, it is between you and God." **IT WAS NEVER BETWEEN YOU AND THEM ANYWAY.**

Merry Christmas and Happy New Year from the Board of Directors. We wish you peace, health, and happiness. Let's all work together to make 2022 the best year ever!

Lake Clarke Gardens Condominium Association

2981 Florida Mango Rd

Lake Worth Beach, FL 33461

Main Office (561) 965-8487

Fax (561) 965-0986

Email: office@lakeclarkegardens.com

Website: www.lakeclarkegardens.com

FINANCIAL REPORT

Summary Financial Report As of October 31, 2021 (Unaudited)

LIQUID ASSETS	Operating Unrestricted	Special Assessments	Hurricane Restricted	Activities	Reserves Common	Reserves Building	Total Cash In All Bank Accts
Cash & Investment Accounts	\$1,088,445.15	\$ 25,490.73	\$ 204,776.44	\$ 5,959.08	\$ 90,735.89	\$594,770.48	\$2,010,177.77
Less: Prepaid Assessments (All)	\$(198,833.94)	-	-	-	-	-	-
Plus: Prepaid Utilities	\$ -	-	-	-	-	-	-
Restated Cash Accounts	\$ 889,611.21	\$ 25,490.73	\$ 204,776.44	\$ 5,959.08	\$ 90,735.89	\$594,770.48	-
Accounts Receivable	\$ 71,951.36	\$ 5,774.61	-	-	\$ 823.79	\$ 3,339.39	-
Net Liquid Assets by Type	\$ 961,562.57	\$ 31,265.34	\$ 204,776.44	\$ 5,959.08	\$ 91,559.68	\$598,109.87	\$2,010,177.77

Thinking of running for the Board of Directors?

If so, submit you intention to run to the office no later than Tuesday, December 29, 2021.



Deadline for submissions in the January Newsletter is December 20.

Email: lcg.sauve@gmail.com
or drop it off in the office.

PAID ADVERTISING IN THIS NEWSLETTER DOES NOT CONSTITUTE AN ENDORSEMENT BY LAKE CLARKE GARDENS CONDOMINIUM, INC. FOR THE PRODUCTS AND/OR SERVICES ADVERTISED.

Paid advertisement

Association Meetings

All unit Owners are invited to attend Building Rep Mtg Dec. 2 10:30am Card Room

Agenda Meeting Dec. 9 11:30am Card Room

Board Meeting Dec. 14 10:00am Auditorium and via Zoom

Note:

The Good and Welfare portion of the BOD meeting is limited to those who submit their questions or concerns in writing to the Board by Monday, December 13, 2021 at 12:00 NOON.



Sharon L. Tocket
Realtor®

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Wellington, Florida 33414

561 252-7294 direct
SharonTocket@comcast.net

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HOLIDAY HOURS

Office and Maintenance will be CLOSED

Friday, December 24

Friday, December 31



NEW BUSINESS

Motion to ratify the approval of one-time inspection for the 13 buildings with Federal Pacific Electrical Panels.

Motion approved 6—0

Discussion of Cardroom Temperature.

The thermostat will be set at 72 degrees Fahrenheit from 7am to 10pm.

Motion to set monthly Board meetings at 10:00am.

Motion approved 6—0

Discussion of the election process.

LCG will be utilizing electronic voting. More information available for next meeting.

Discussion of the restatement of Association Documents. BOD to meet with Ken Direktor, our attorney to discuss options.

Building Rep Meeting



The Building Rep Meeting is scheduled for **Thursday, December 2, 2021**, in the Card Room at **10:30AM**.

All Unit Owners are encouraged to attend.

We would like to see more Unit Owner participation, ideas, and suggestions.

Mary Menis
Building Rep President

Paid advertisement

DAD'S DOOR & WINDOW, INC.

"Dad Gets It Done!"

- **Impact Windows**
- **Hurricane Shutters**
- **Acrylic Patio Enclosures**



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561-333-1036

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Hauskaa Joulua ja Onnellista

Uutta Vuotta

FELIZ NAVIDAD y PRÓSPERO AÑO NUEVO

JOYEUX NOËL ET BONNE ANNÉE

Any way you say it, it means, **"Merry Christmas and Happy New Year"** from

the Lake Clarke Gardens Board of Directors and Staff.



ROBERT SLACK REALTOR®
 Regina Husbands
 REALTOR®
 Phone: 561-255-7338
 reginahmyagent@gmail.com
"With you every step of the way"



Property Manager's Report

Lake Clarke Gardens is decking the halls! The maintenance team has been working hard over the past few weeks to string up the lights around the community.

The First Notice of the Annual Meeting and Board Election will be hitting the mail as well as email no later than December 10th. The Annual Meeting and Election will be held on Tuesday, February 8, 2022 at 7:00PM. Written notice of intent to run for Board is due by Tuesday, December 29, 2021. Information sheets are due for candidates by Wednesday, January 5, 2022.

The fence scheduled to go in along Arabian and by building 2 is still in the permit process. I have been monitoring the permit process as of November 19th. It is still awaiting Zoning and Landscaping approval. The permitting process goes through several steps. At this point the permit just needs final review of a Landscape and Zoning agent and the permit will be issued to the contractor. The permitting department has been extremely busy, especially in the commercial end.

The two new pool heaters at the East Pool were installed by American Pool on Monday, November 22, 2021. This will allow us to raise the temperature at the East Pool. The heaters also came with a 2-year labor warranty and a 7-year parts warranty.

We have been speaking with different pool vendors regarding adding additional railings at both the east and west pools. Some have offered different options for each pool regarding how each pool is designed. The vendors are putting together the scope of work and estimate for review by management and the Board. The railings need to be installed by a professional company as they need to ensure safety requirements and properly guaranteed installation.

Several areas of the property are experiencing issues with white fly on the hedges. We have been treating them regularly and will continue to do so. This is an ongoing issue in much of South Florida. We will continue to monitor and treat these areas.

Please remember if you are receiving a refund from the Association it takes approximately 3 weeks for full processing. Full processing can only be completed once all supporting documents are received - such as copies of canceled checks or bank statements showing the payments. The Association must ensure that all the funds have processed through the Association banks before we can issue a refund. Please feel free to contact Marie Hartley at Controller@lakeclarkegardens.com.

Please remember the laundry hours are from 7:00AM- 8:00PM ONLY. Your last load of laundry must go in prior to 8:00PM with enough time to complete washing and drying your

Paid advertisement

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(Resident - Lake Clarke Gardens - Bldge 24)



laundry. The laundry facilities are provided on each floor for the exclusive use of the occupants of that floor. If the machines are out of order on a particular floor (only in that case) residents may use machines on another floor in their building. Doing laundry for those living outside of Lake Clarke Gardens is prohibited. No large or heavy rugs, blankets, or other bulky items may be laundered in washers or dryers. Doing this results in damage to the machines. The repair costs are charged to your building. It also causes down time as they are being repaired.

WELCOME New Owners

18-110 Mercedes & Rivera Delgado
From Puerto Rico

21-203 Jack Pillsbury
Rosemary Pacheco
From Massachusetts

22-105 John & Joann Starr
Form New York

Pedestrian Safety



One of the most common forms of exercise is walking. As you walk around Lake Clarke Gardens, please do everything you can to make sure you, your loved ones, and your neighbors can enjoy walking safely in our community. By following the rules below, everyone can enjoy the benefits of walking.

Be predictable. Follow the rules of the road and obey signs and signals. If there is no sidewalk, walk facing traffic and as far from traffic as possible. Do not walk with your back facing on-coming traffic.

Keep alert at all times. Don't be distracted by electronic devices that take your eyes (and ears) off the road.

Never assume a driver sees you. Make eye contact with drivers as they approach to make sure you are seen. **DRIVERS, Don't be afraid to cross the yellow line to give pedestrians room.**

Be visible at all times. Wear bright clothing during the day and wear reflective materials or use a flashlight at night.

Watch for cars entering or exiting driveways or backing up in parking lots.

*Adapted from nhtsa.gov
Submitted by Jane Beckland*

RULES & REGULATIONS REMINDER

Lake Clarke Gardens is a No Pet community. This applies to owners and guests. Accommodations will be made for **documented** service and ESA animals. You must complete an application and be approved before an animal is allowed on the property. Failure to comply may result in fines.



Thank you for your cooperation.

Pipe and Drain Care



You need to understand that LCG's pipes are aging. The cast iron cracks and flakes. So please keep an eye on your ceilings. If you see a water mark, report it to the office immediately.

Do not put anything down the toilet other than toilet paper. This includes the "flushable wipes". Even though they say flushable—don't. Dispose of them in the trash.



Mops, shower curtains, towels, paper towels, and cleaning wipes (yes, these things have actually been found) also do not belong in the toilets or drains. They cause severe back-ups for residents on the first floor.

If you have a garbage disposal, please use it minimally. When you use it, run it for a good period of time with lots of water. This helps move the food particles through the pipes.

DO NOT PUT GREASE OR OIL IN THE DRAIN. Put it in a container, place it in a plastic bag, and put it in the trash.

Please be responsible. Be respectful of your neighbors and keep the pipes clear.

It's a Risky Business

By Bob Knowles

Going without insurance is a risky business. It is simply the same as gambling, rolling the dice while hoping you don't roll craps. However, sooner or later you may lose that bet. Condo insurance is just like rolling the dice. Individual condo insurance is something each and every condo owner should seriously consider. Many people believe they have no need for personal insurance because the Association has insurance. This is true. However, the



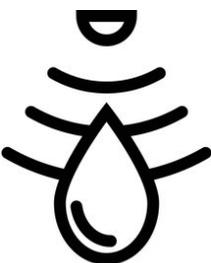
Association's insurance only covers the issues that are the Association's responsibility to repair or replace. It **does not** cover personal items, painting, flooring, appliances, cabinetry, the cost of living expenses due to displacement, etc. For example, a hurricane could severely damage the roof on a building, which is the Association's responsibility, along with any other damage caused by the damaged roof, such as water or mold. However, only the damage from the drywall into the wall is the Association's responsibility. The issue for you is the amount of damage that could occur

due to major water, wind, and mold damage to the many personal belongings within a condo. Also, each owner could be assessed thousands of dollars for their share of the Association's deductible. If you are displaced while repairs are being performed, you could also incur substantial costs due to being temporarily relocated. Depending on the amount of damage, you could be displaced for months.

Although they can cause massive damage, hurricanes are not the only issues, or even the most common issue we as condo owners face. One of the most common issues we see at LCG is water and mold damage. Each year we have a number of owners return to find their unit flooded and covered with mold due to water heater leaks, air handler overflow, and pipe breakage or backups. Mold mediation can be very expensive. If a water issue in your unit causes damage to other units, you could also be liable for repairs to those units. The risk of these issues happening increases simply because of the age of our buildings, owners not shutting off the water, or not having their unit inspected while away. Each day you go without proper insurance you risk losing that bet which could cost you tens of thousands of dollars. So, if you are not the gambling type, you should think about getting insurance. At very least, understand the risk you are taking and get a policy that reduces the risk to something you feel comfortable with.



When it comes to water issues, even a monthly inspection may not prevent major damage, because it takes little time for a unit to flood, and once that happens mold will rapidly take over in South Florida.



Due to the large number of water issues we have, it may be a good idea to purchase water sensors for your unit if it is unoccupied for long periods of time. Those sensors are very inexpensive, a four pack for under \$80 on Amazon and now that we all have internet, you can receive a notification at once, if water is detected. This notification would allow you to react immediately and take the necessary steps before the damage gets out of control. Even with insurance these sensors could save you all the inconveniences that go along with massive damage and dealing with an insurance company. Though this does not replace the need for insurance, it does add an additional level of protection. You may even consider a wireless thermostat or camera so you can completely monitor the status of your unit when you are away. Most of these items to monitor your unit status are very reasonably priced for the huge amount of added protection and peace of mind they provide.



Good Times are Back!

Good times are returning to LCG! After almost two years of pandemic restrictions, the fun is just beginning. LOLA was a hit at the East pool for an afternoon of music that was enjoyed by about 100 people.



The Harvest Dinner was a success with special thanks to the organizer, **Howie Allen**, and the many cooks, servers, and volunteers. The tables were adorned with flowers thanks to **Duane Burbank**, our dancer extraordinaire! Thank you also to **Ellen Varella** who greeted all the guests.

Submitted by Suzanne Roy

Harvest Dinner

LCG Food Drive

The Communication Committee is sponsoring a Food Drive for the Palm Beach County Food Bank. Donation boxes are available in the Main Office and the Activities Office. If everyone could donate one item, it would go a long way in helping others in our community. Please drop off donations by December 15th.

If you, or someone you know needs assistance call 2-1-1. It's a free, confidential service that connects you with local community-based organizations across the state offering thousands of different programs and services for people seeking answers.

Last year over 1 million Florida residents turned to 2-1-1 for health and human service information and referrals and the numbers continue to grow.

If you need help for yourself, a neighbor, or a loved one, call 2-1-1 or search the 2-1-1 website to find out where to get help. 2-1-1 has information on more than 40,000 different programs and services across the state.

Even if there isn't a program to meet your particular need, 2-1-1's professional and certified staff can help you figure out your options and how to move forward.

From Flairs.org

Communication

Corner

PALM BEACH COUNTY
FOOD BANK

FOOD DRIVE

1 in 6 people in Palm Beach County don't know where their next meal is coming from.

Almost 64,000 kids in PBC are at risk of going to bed hungry each night.

Over 60% of PBC school children qualify for free or reduced lunch.

SHOPPING LIST: MOST NEEDED ITEMS

PLEASE NO GLASS

- Rice
- Pasta
- Canned & Dry Soup
- Shelf-Stable Milk
- Canned Fruits
- Peanut Butter
- Canned Meat (Tuna, Chicken, & Salmon)
- Canned Tomato Products (Sauce or Diced)
- Canned Meals (Ravioli and Spaghetti O's)
- Canned Vegetables
- Beans (Dried or Canned)
- Oatmeal
- Cereal
- Mac & Cheese

...It's Not Healthy for Ducks

You might think you're being kind to our web-footed friends, but you're actually harming them.

Bread and similar products such as crackers, chips, crisps, donuts, crusts, cereal, and popcorn are great sources of carbohydrates but they offer little nutritional value for ducks, geese, swans, and other birds.

In fact, they are the equivalent of junk food for birds. Just like humans would suffer from a diet of nothing but candy, it can lead ducks to excessive weight and malnutrition as well as many other problems.



Not only can people food be fattening to ducks and make it harder for them to fly and otherwise evade predators, feeding ducks can also lead to other serious problems. The most significant include:

Duckling Malnutrition: Ducklings require a varied diet and plenty of natural plants and insect proteins to mature properly. If ducks are regularly fed bread and such, ducklings will not receive adequate nutrition for proper growth and development. Furthermore, because ducks will eagerly seek out an easy food source such as human handouts, ducklings will not learn to recognize or forage for natural foods as they should.



Overcrowding: Where an easy food source is abundant, ducks and other waterfowl will lay more eggs and the pond or lake will become overcrowded. This makes it more difficult for the birds to seek out healthier food sources and increases the likelihood of territorial aggression. In overcrowded areas, predators can also thrive and will impact other bird populations, and diseases can quickly spread through large flocks as well.

Pollution: When too many treats are offered to ducks, not all of it will be eaten. Soggy, uneaten leftovers are unsightly and rotting bread can create noxious odors as well as lead to greater algae growth that can clog waterways and crowd out more desirable plants. This concentrates the pollution and can eventually eradicate fish, amphibians, crustaceans, and other life in the vicinity, making good food sources even more scarce.

Diseases: Feeding ducks can increase the spread of diseases in two ways. First, a carbohydrate-rich diet leads to greater defecation, and bird feces easily harbor bacteria responsible for numerous diseases, including avian botulism. Second, moldy scraps can cause aspergillosis, a fatal lung infection that can decimate entire duck and waterfowl flocks.



Pest Attraction: Rotting food leftover from sated ducks will attract other unwelcome pests such as raccoons, rats, mice, and insects. These pests can also harbor additional diseases that can be dangerous to humans and threatening to other wildlife.

Adapted from *the Spruce*

Why You Shouldn't Feed Squirrels

It seems like there are more and more squirrels running around Lake Clarke Gardens. As cute as they are, please don't feed them.

Feeding squirrels may come naturally if you love animals but it is not the best idea. In fact, most wildlife experts are against the idea of humans feeding wildlife, even friendly ones like squirrels. You may want to reconsider your stance for the following reasons.

People food is not good for any wildlife, including squirrels. It has little or no nutritional value to the animals and can lead to malnutrition, deformities and diseases.

Feeding the squirrels also makes them lose their natural fear of humans. Next, the squirrels move into people's houses where food, safety and warmth are plentiful. Some squirrels are also known to get aggressive when not fed. These critters can easily become a nuisance once they stop fearing humans.

Most people don't know that squirrels carry diseases and parasites. Ticks and fleas present in squirrels transmit Lyme Disease and plague to humans. Although rare, rabies is still a risk with any mammal, including squirrels. Squirrel urine and feces contain a variety of diseases including salmonella and leptospirosis.

Finally, feeding squirrels can upset the area's delicate wildlife balance. Squirrels breed more and give birth to large litters when food is plentiful. The squirrel population can easily grow uncontrollably and become a nuisance. The availability of rodents can also attract prey animals including coyotes, hawks and owls to the area which complicates matters further.

Adapted from squirrelcontrol.ca



Iguanas Out of Control



Without any natural predators, iguanas are thriving at LCG. They can grow up to 6 feet in length, with appetites to match, and reproduce at an alarming rate. One female can lay 30 to 40 eggs at a time.

They are destroying our vegetation. They also feed on flowering plants that butterflies depend on. And they're not just tearing through our plants. They're also causing serious infrastructure damage around the lake.



Luckily, at LCG we have dedicated iguana hunters to help control the numbers on our grounds. They have bagged 54 so far this season. I think you'll agree that eliminating them is better than the alternative suggested below.

Zoologist Ron Magill thinks Florida residents might need more of an incentive to really go on the offensive. "In places that they're found naturally, in Panama, for example, they have farms for them because they eat them – they're a delicacy," Magill says. "I am somewhat hoping that trend might take place here in South Florida soon. If people understand that they are a delicacy, we can control their numbers."

Adapted from dw.com



Happy Holidays!

BEST TIME TO SELL!

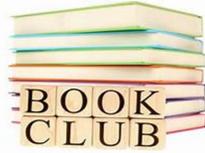
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561-889-8998

STARR REALTY OF THE PALM BEACHES

Attention All Avid Book Readers

I would like to start a fun and lighthearted monthly book club at LCG. My idea is to have each member pick a book and we can decide on further details at our first meeting. Please contact me if interested.



Lynn Strano
Email: elmorel@yahoo.com
Text: 1-607-435-0605

Exercise Group



Start your day right with the exercise group. They meet **Monday through Friday at 8:30am** in the Auditorium.

Arts and Crafts

The Arts and Craft Club will begin meeting on Monday, January 10th from **9:30am—12 NOON**, and each Monday thereafter in the Card Room.



New or seasoned, please join us! We have a variety of artists/craft people. There is a one time cost of \$5.00. It is used for the Arts and Crafts show in the spring.

We Love New Members!

For more information contact:
Elizabeth Wendler
(315) 520-2548.

LCG's Got Talent!

Karaoke Is Back!

Come and join your friends and neighbors for an evening of music and laughs.



Belt out your favorite song or just come and sing along.

Every 1st and 3rd Friday 7:00—9:30 in the Auditorium

Holiday Sing Along



Join us in the Auditorium on December 17 from 7:00—9:30 to put you in the holiday spirit.

Dinner Dance—Live Entertainment

Where: LCG Auditorium
When: Monday, January 10
Time: 5:00 - 9:00 PM
Cost: \$15.00 per person



Come join us for an enjoyable evening of live music, dinner, and dancing featuring **Ray and the Raylettes**. They are a father daughter group who specialize in MoTown and the great songs of the 50's, 60's, and 70's.

Dinner will be served at 5:00 PM

Who You Gonna Call?



Not Ghostbusters. If you have an after-hours **EMERGENCY**, such as electrical or plumbing emergencies, you may contact one of our maintenance staff:

Gonzalo: (561) 281-6082

Miguel: (786) 390-3587

Yuri: (561) 633-7931

EMERGENCIES ONLY, PLEASE.

For emergencies such as medical issues or feeling personally threatened, call 911.

Please Note:

Locking yourself out of your unit is not an emergency. You will be charged \$50 for an after hours call that is not considered to be an emergency.

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What's Happening in December

Ongoing Activities

MONDAY

8:30am Exercise Group **AUD**
 10:00am Bus to the Beach

TUESDAY

8:30am Exercise Group **AUD**
 10:00am Shuffleboard

WEDNESDAY

8:30am Exercise Group **AUD**
 9:30am Bus to Publix/Walmart
 7:00pm Bingo **AUD**

THURSDAY

8:30am Exercise Group **AUD**

FRIDAY

8:30am Exercise Group **AUD**
 9:30am Bus to Publix/Walmart
 1:00pm Bridge **CR**

SUNDAY

1:00pm Sunday Movies **AUD**

Special Activities

DATE	DESTINATION	DEPART
2	Gardens Mall	10:00am
3	Karaoke 7—9:30 in the Auditorium	
7	Lunch at Agliolio	NOON
9	Wellington Mall	10:00am
13	CHRISTMAS Light Tour	6:00pm
14	Lunch at Banana Boat	NOON
16	Isle Casino	10:00am
17	Karaoke 7—9:30 in the Auditorium	
21	Sing-a-long 7—9:30 in the Auditorium	

Sign up in the Activities Office

Also Available:

Putting Green, Shuffleboard, Sauna, Billiards Room, Woodworking Shop, Library and Computer Room, Ping-Pong.

DECEMBER MOVIES

**Come to the MOVIES at LCG
 Sunday 1:00 PM in the Auditorium**



**December 5
 The Honeymooner's
 Christmas Laughter**

Jackie Gleason, Art Carney
 Get caught up in the Honeymooner's lone Christmas episode.



**December 12
 The Christmas Blessing**

Neil Patrick Harris, Rob Lowe
 A young doctor returns home to reconnect with his father.



**December 19
 Miracle on 34th Street**

Maureen O'Hara, John Payne
 A cultured gentleman with a snowy beard is hired as Macy's Santa.

**December 26
 No Movie**

All bus trips require advance registration and a \$5.00 **Refundable** deposit.

**FOR ACTIVITIES WITH REFUNDABLE DEPOSIT,
 NO REFUND GIVEN YOU CANCEL WITHIN 24 HOURS OF TRIP.**

**For further information contact the
 Activities Office**

**Mon., Wed., Fri. 9:30am—11:30am
 (561) 965-6221**