

LAKE CLARKE GARDENS NEWSLETTER

SEPTEMBER, 2021

Here Comes The Sun

By Vilma Mally

Who doesn't love a beautiful day? When having fun in the sun, it's important to PROTECT your skin. Spending time outside is a great way to be physically active, reduce stress, and get Vitamin D. You can work and play outside without raising your skin cancer risk by protecting your skin from the sun.

What causes sun damage? Sun damage is caused by invisible "ultraviolet" (UV) radiation.

There are 3 types of UV rays: UVA, UVB, & Natural UVC. Protection from UV rays is important ALL YEAR, not just during the summer. UV rays can reach you on cloudy and cool days, and they "reflect" off surfaces like water, cement, sand, and snow.

Here are some "sun safety" suggestions:

- **Cover Up:** Clothing including a wide brimmed hat that shades your eyes, ears, face & neck, helps protect against the sun's UV rays.
- **Sunscreen:** Apply- then Reapply. In general, it is a good idea to apply sunscreen liberally to ALL "uncovered" skin. Apply a Broad Spectrum sunscreen that blocks BOTH UVA & UVB rays and has an SPF of 15 or higher BEFORE you go outside. Don't forget to put a thick layer on all exposed skin. Get help for hard-to-reach places like your back. I personally recommend that our LCG residents and visitors use a sunscreen with an SPF of 30! Reapplication: Sunscreen wears off. Put it on again if you stay out in the sun for more than 2 hours and after swimming, sweating or toweling off. A good rule of thumb: Sunscreens should NOT be exposed to "direct" sun. And remember.....sunscreen works best when combined with other options.
- **Stay on the Shady side.** Shade can help protect you from the sun's rays, especially during the peak sunlight hours.
- **Get the Right "Specs".** Sunglasses protect your eyes from UV rays and reduce the risk of cataracts. They also protect the tender skin around your eyes from sun exposure. Sunglasses that block both UVA and UVB rays offer the best protection.

(continued on page 6)

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 August 20, 2021 (unaudited)

LIQUID ASSETS	Operating Unrestricted	Special Assessments	Hurricane Restricted	Activities	Reserves Restricted	Total Cash In All Bank Accts.
Cash & Investment Accounts	\$ 1,238,939.25	\$ 20,038.12	\$ 204,539.90	\$ 6,059.08	\$ 697,952.62	\$ 2,167,528.97
Less: Prepaid Assessments (All)	\$ (237,361.35)	-	-	-	-	-
Plus: Prepaid Utilities	\$ -	-	-	-	-	-
Restated Cash Accounts	\$ 1,001,577.90	\$ 20,038.12	\$ 204,539.90		\$ 697,952.62	-
Accounts Receivable	\$ 101,248.99	\$ 7,261.83	-	-	\$ 4,967.38	-
Net Liquid Assets by Type	\$1,102,826.89	\$ 27,299.95	\$204,539.90		\$ 702,920.00	\$ 2,167,528.97

From Jennifer Druce and the Board of Directors

After careful review, it was determined Christine, LCG's previous controller, was not the right fit for Lake Clarke Gardens. Her last day with the Association was August 2, 2021. Several interviews were held for the position, and we are happy to announce that we have hired a new controller.

Marie Harley has extensive TOPS software and accounting experience along with many years of experience with management in a community very similar to Lake Clarke Gardens locally in West Palm Beach. We have full confidence we will be in good hands moving forward. Marie accepted the position on Monday, August 9, 2021.

She has quickly acclimated herself to the position and is here to help unit owners with their accounts in whatever way needed. Please feel free to contact her with any questions you may have by contacting the Management office at 561-965-8487 or by email at Controller@LakeClarkeGardens.com.

Deadline for submissions in the October Newsletter is September 20.

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

(See **Meet Marie** on page 5.)

Paid advertisement

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The LCG office will be closed on Monday, September 6 in observance of Labor Day.

REMINDER

To our maintenance and office staff, as well as workers everywhere,

we wish you a **HAPPY LABOR DAY**



Property Manager's Report

Summer is coming to an end, and we are entering the peak of Hurricane Season, and it is a active one! Residents should take this time to insure they have a Hurricane Plan and have supplies on hand in the event of a storm.

In the unfortunate event of a Tropical Storm and/or Hurricane it is important to know that it is always a strong possibility that we may be without power and possibly many roadways may be obstructed for some time after the storm passes. These storms are unpredictable and the main thing to keep in mind is being prepared for the safety and the wellbeing of you and your family. It is always better to be fully prepared than to be left without basic essentials.

The survey for the new fence along Arabian Rd has been completed and the permit will be issued, and the new fence will be installed this month hopefully without any further delay. New mulch has been placed down under the clucia plants to help with weed control and ensure the health and growth of the plants.

We are experiencing a lot of unregistered vehicles parked on the property. Please be reminded that all overnight guests must register his/her vehicle with the Lake Clarke Gardens Management Office and obtain a hang tag to be placed over the inside rear-view mirror of the vehicle. Unregistered vehicles without a hangtag may be ticketed and towed at the owner's expense, and the owner of the unit being visited can be fined. Security has been instructed to ticket and enforce this strictly. Unit owners must register their vehicles with the Lake Clarke Gardens office by obtaining a vehicle registration sticker from the Office. ONLY a personnel staff member in the office can affix this sticker.

Lake Clarke Gardens will be looking to utilize Electronic Voting and Notices. Electronic Voting and Notices allows many opportunities for the Association, some of which include increased membership participation and significantly reduced labor involved in tallying paper votes. Members can cast their votes from the convenience of their home, office, or anywhere they have access to an internet connection. Administrators can tally votes electronically, making the process faster, more accurate, and less prone to human error. **If you have not submitted your consent to electronic voting and/or consent to receive electronic notice, please do so as soon as possible. You may pick up a form from the Management Office or you may request one from Office@lakeclarkegardens.com.**

Many residents may return to LCG over the next few months. Please be sure you have filled out and returned the census. Please fill out the form with as much information as possible. It is very important, especially if you are away for a good portion of the year. In the event of an emergency i.e. fire, hurricane, severe storm, leak or flood in your unit, burglary, vandalism etc. the Association requires an up to date address, telephone number (for U.S. and any other country) and email address.

We have experienced many issues with units not having a working key on file with the Management Office. A key to your unit (entry & storm door) is mandated in our By-Laws. The Association must have access to your unit in the event of an emergency that would affect you or the entire building. Please be advised that if the Association must enter your unit on an urgent basis and we do not have a current key to your unit, the locks will be drilled out and if the situation is more critical your door will be broken through. You will be notified as soon as possible, and you will be responsible for the timely repair and costs. You will also receive a violation and possibly a fine if a working unit key is not on file.

A running toilet isn't just a minor annoyance. Increase in water bills can mean an increase in your maintenance fees. If you hear the water continuously running in your toilet tank, or it seems to take too long to fill, or it flushes on its own, most likely you need the flapper, or the flush valve seal replaced. If you have concerns regarding this, please contact your local plumber or the management office for a recommendation by the maintenance team.

The annual tree trimming of all palms and hard woods is scheduled to begin the week of September 6th and carry throughout the week. S2F Landscaping will be trimming the trees. Weather permitting and given the Labor Day holiday they anticipate 5-7 business days to complete the work. I ask that for the safety of all residents and of the crew, please stay clear of the workers and the areas they are working in.

Enjoy the rest of your Summer and Stay Safe!

Condo Living

by Theresa Knowles and the Communication Committee



Condo living is a great choice if you enjoy being part of a community. Many associations have shared amenities and lots of social opportunities. It's a way for of us to enjoy these things that we otherwise might not have.

With those perks, come responsibilities!

Remember the documents we reviewed and signed when we became owners? We had to acknowledge that we had "read the Declaration and By-laws of Lake Clarke Gardens", and that we would agree to abide by the Rules and Regulations. The board has received complaints that many are not abiding by our rules. The Communication committee would like to bring a few of the recent complaints received by the association to your attention.

Did you know...Any vehicle parked on condominium property must be registered at the office? This includes all unit owners, renters and overnight guests. Owners will receive a sticker after providing the required documentation. All Others will receive a parking permit, which must be properly displayed on rear view mirror while parked on Lake Clarke Gardens property.



Did you know...BACKING INTO PARKING SPACES IS PROHIBITED? It is the owner's/renter's responsibility to make sure that they and their guests are informed of this rule.

Did you know...No guest shall occupy a unit in the absence of the owner or lessee of the unit for a period in excess of thirty (30) days cumulatively in any twelve (12) month period? An owner or lessee of a unit permitting a guest to occupy the unit in his absence shall register all guests with the Association. Prior to such occupancy, the name of the guest, the period of the occupancy, and any other information the Association may reasonably require, must be submitted to, and approved by the Association. No guest under the age of 55 shall occupy a unit in the absence of the unit owner.

Did you know ...Rentals are allowed only after an owner has owned that unit for at least two years. Rental periods are to be at least 3 months and no longer than 6 months. All renters must be approved by association prior to occupying the unit.



Did you know ...Your back porch/lanai is considered limited common area? Limited common areas are those exterior areas which consist of property where the unit owner has exclusive use of, and access to, these areas such as your porch. These areas, per our documents, are the responsibility of the unit owner. That responsibility includes the maintenance and care of that space. These responsibilities include painting of walls and ceiling, the repair and replacement of screens as needed, and maintenance and care of fixed doors or sliding glass doors to that porch or room. This means as an owner, you are responsible for maintaining your back porch and porch doors.

Did you know...Lake Clarke Gardens has a website? www.lakeclarkegardens.com This website has our association documents, rules and regulations for your review. There is also a fantastic orientation video on this website. It is a great way to review many of our rules.



Please remember that any violations of the LCG rules or documents are subject to fines, or vehicle towing.

Let's all do our part to be good neighbors.

Corner

Communication

Meet Marie Hartley

My name is Marie Hartley. I have been an accountant for over 25 years. Eleven of those years were spent in the Property Management field (7 years as a Property Accountant and 4 years as a Controller. Seven years were spent in the oil industry financially managing the accounts of Halliburton, Baker Hughes, and Basic Energy. The rest were spent in the toy manufacturing industry. I also have my Florida CAM license but prefer to remain in the financial field.

I was born in Jamaica but raised in the US. I have been here since I was a toddler. I have been the Controller at Lake Clarke Gardens since August 9, 2021. I have one son who lives in Orlando and I love animals.

I love to travel and have traveled to the middle east (Dubai), spent a month and a half in Asia (Thailand, Malaysia, Singapore, and Indonesia), and have traveled to various Caribbean Islands. I love playing tennis and spending time with my friends & family.



WELCOME New Owners

5-312 Leena Lahti
from Germany

6-304 Ryan Rote
from Massachusetts

12-208 Jan Doezema
from Florida

18-112 Adelaida Veloz
from Florida

19-105 Yolanda Rosabal
from Florida

20B-107 Dennis Gronek
Beverlee Stevens
from Florida

23-212 Bernadette L. Gatti
Kevin Kneip
from Florida

24-304 Ricardo Posada
Constanza Kaczor
from Florida

If you wish to be considered as a candidate to fill the vacant position on the LCG Board of Directors, please notify the Office by October 1, 2021.

Paid advertisement



Sharon L. Tocket
Realtor®
12161 Ken Adams Way 110 S1
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561 252-7294 direct
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Building Representatives



Lake Clarke Gardens will have our Building Rep. Meeting on November 4th, 2021, at 10:30AM in the Card Room. At this meeting we will be voting for the positions of President, Vice President, and Secretary of the Building Representatives.

We are also looking for Building Reps. for buildings 3, 4, 18 and 19. If more than one person in a building is interested there will be a vote to determine who that Building's Representative will be. All Building Representatives in good standing are eligible to vote.

If you will not be back in town by November 4, 2021 and are interested in running for any of these position please contact me, JoAnn Mugge, at 917-379-7264.

Please be sure to submit your name to me before November 4, 2021.

Enjoy the rest of your Summer!

Jo Ann Mugge
Vice President of Building Representatives

Here Comes the Sun

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Sunburn. Sunburn is not immediately apparent. Symptoms usually start about 4 hours AFTER sun exposure, worsen in 24-36 hours and usually resolve in 3-5 days. They include red, tender and swollen skin, blistering headache, fever, nausea, and fatigue. In addition to the skin, eyes can become sunburned. Sunburned eyes become red, dry, painful, and feel 'gritty'. Chronic eye exposure can cause permanent damage, including blindness.

Seek Medical Attention if any of the following occur:

- Severe sunburns covering more than 15% of the body
- Dehydration
- High fever (>101 F)
- Extreme pain that persists for longer than 48 hours.

I sincerely hope that you will take this information and act on it to protect yourself, your partner and family.

Food for thought: I heard a dermatologist say : "All it takes is one or two serious sunburns to put you at higher risk of developing skin cancer during your lifetime"

I wish you all a Sunny, Relaxing and Fun summer free from sunburns!

Paid advertisement

MARK'S DRIVING SERVICE

NOW AVAILABLE SEVEN DAYS A WEEK - 24 HRS A DAY

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Call Mark 561/254-2458

(Resident - Lake Clarke Gardens - Bldge 24)



The Iguana Hunters are Returning

Green iguanas are an invasive species in Florida known for eating through landscaping and digging burrows that undermine infrastructure. South Florida, including LCG, is being overrun with them. A while back, LCG paid about \$9,000 to repair the seawall on the lake, partially due to damage from iguanas. In addition, lot of the newly planted vegetation has been destroyed.

Commercial iguana hunters charge about \$15 per head. LCG is fortunate to have resident hunters to help reduce the numbers. During the past two years, they have eliminated nearly 300 iguanas. Bob "B'wana" Knowles is back in action. Since his return on August 13, he has bagged 20 iguanas. Along with Howie "the Hunter" Allen, they have saved Lake Clarke Gardens almost \$4,500 by not having to hire a commercial hunter.



B'wana Bob on an afternoon shoot.

Iguanas can grow to over 5 feet long, and their droppings can be a potential source of salmonella bacteria, which causes intestinal illness. All reptiles carry a range of germs including bacteria, viruses, parasites and worms. Many of these can be transmitted to humans. The most significant of these include:

- ◆ **Salmonella:** Salmonella are commonly found in all types of reptiles and can spread from reptiles to humans when something contaminated with reptile feces is placed in the mouth. Salmonella infection causes diarrhea, headache, fever and stomach cramps and can result in septicemia (blood poisoning). Dehydration can be severe.
- ◆ **Botulism:** Botulism is a serious and life-threatening illness caused by a toxin released by the Clostridium bacterium that causes paralysis and death. Clostridium commonly contaminates reptiles, especially aquatic reptiles.
- ◆ **Other infections:** Illness such as campylobacteria (a bowel infection), leptospirosis (a liver disease), trichinellosis (a disease of muscles, the nervous system and the heart and lungs) have been associated with reptiles. While most are treatable, some can be very serious.

Paid advertisement

Mary Schiltz
ERA Home Run
Real Estate
561 635 8477

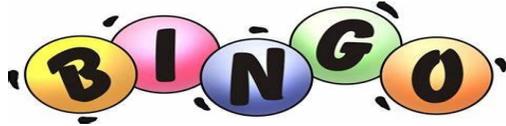
A real estate advertisement featuring a photograph of a modern house with a white SUV parked in front. A large, stylized red 'Sold' sign is overlaid on the bottom half of the image. Text is overlaid on the top half of the image.

PLEASE NOTE:

Unauthorized shooting of iguanas is prohibited.

What's Happening in September

Ongoing Activities



Wednesdays at 7:00pm
in the Auditorium

Face covering not required for those
who are fully vaccinated.

LCG Bus Route to Supermarkets

Bus leaves 9:30 a.m.

Wednesday and Friday



Second Friday of the month



Third Friday of the month



Bus to the Beach

The LCG Bus will be going to
the Lake Worth Beach on
Mondays (weather
permitting). The bus leaves
at 10:00am.



Anyone interested in going must sign up on
the sheet posted on the Activities Office door
no later than the Friday before the trip. A
minimum of 6 people must be signed up for
the trip to take place.

To adhere to social distancing guidelines, a
maximum of 15 people will be allowed on the
bus.

Also Available:

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

Special Activities

DATE	ACTIVITY	DEPARTURE
9	Lunch - Waterway Cafe <i>You are responsible to make reservation</i>	12 NOON



16	Isle Casino <i>Bus Returns at 3:00pm</i>	10:00am
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POMPANNO PARK

23	Lunch - Agliolio Italian <i>You are responsible to make reservation</i>	12 NOON
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AGLIOLIO
Italian Bistro & Bar

27	Gardens Mall <i>Bus Returns at 1:30pm</i>	10:00am
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THE GARDENS MALL

30	Lunch—Banana Boat <i>You are responsible to make reservation</i>	12 NOON
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BANANA
BOAT

Sign up Sheets will be posted at Bulletin
Board by the East Pool located by the
Activities Office

Min. of 6 People—Max. 15 people.

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