

TOWN OAKS NEIGHBORHOOD NEWS

October 2007

This letter is designed to keep everyone in our community up to date on important issues and events of interest to owners and residents of our homes. Your input and suggestions are strongly encouraged and welcomed.



MEETINGS

Your Board of Directors generally meets on the third Thursday of the month. The time of the meeting is 7:00 p.m. We will post the location prior to the meeting. Owners are welcome to attend.

Your Board encourages Owners to attend any meeting to voice concerns or to ask questions but are **STRONGLY** urged to contact Bristol Management (575-3551) beforehand to let us know the specifics of your inquiries. This may save you a trip as your questions will probably be answered when you speak with the Management Company and, it gives your Board a chance to do homework so we can give your issues as complete a response as possible.

Pam McLendon, our Property Manager from Bristol Management, can be reached at:

Bristol Management Services, Inc.
1930 Commerce Lane, Suite 1
Jupiter FL 33458
561-575-3551 561-575-5423 (fax)
(Web) www.bristolmanagement.com
(e-mail)- pam@bristolmanagement.com

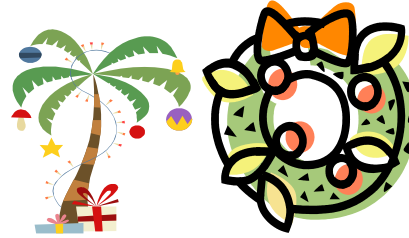
CHILD SAFETY & RESPONSIBILITY

Please help keep our neighborhood children safe. There is no swimming allowed in the lake. The oak trees around the lake should not be used for climbing due to concern for safety and liability issues.

Parents are responsible for the actions of their children. Please monitor your children's actions and be sure they are not being destructive of community property or other residents' property. Irrigation equipment has been tampered with in the past.

THANK YOU FOR YOUR COOPERATION!!!

HOLIDAY LIGHTS



The Association has hired a Professional Holiday Lighting Contractor to install Holiday Lights at the entrance to the Community. We look forward to a wonderful Holiday Season.

MAINTENANCE OF UNITS

The exterior of your residence is your responsibility to maintain. Roofs and walls are to be kept clean and free from mildew. Paint these surfaces when needed. ****Paint colors are not to be changed**** Mailboxes should be kept in good condition. All mailboxes are to be brown and posts should be maintained and painted. Replacement mailboxes can be done to match original design or plastic boxes are approved if brown in color. Garbage cans are to be stored out of sight.

****A NEW PAINT COLOR CHART IS BEING PREPARED. INFORMATION WILL BE AVAILABLE SOON FROM BRISTOL MANAGEMENT.****

WE ALL BENEFIT FROM A WELL MAINTAINED COMMUNITY.

PLEASE -DO YOUR PART

ARCHITECTURAL CHANGES

Any exterior changes to the front of your residence must be approved by the ACC. Please be sure to submit an application to the Management Company for processing prior to starting any work.

No signs are allowed in Town Oaks. This includes "for sale, for rent and commercial signs".

WE ALL LOVE OUR PETS



BUT.....

All dogs in Town Oaks must be leashed at all times. Do not let your dogs run loose at any time. Please clean up after your pet! These rules apply regardless of the size of your dog. Even little dogs can bite or run into the street and cause an accident. Even a little dog's poop is unpleasant to look at, smell, or step in.

Cats are to be kept within the home. They should not be left outdoors. Many cats appear to be free roaming strays. Do not feed stray animals.

BE AWARE!!

A TRAPPER HAS BEEN HIRED TO CAPTURE STRAY ANIMALS AND REMOVE THEM FROM THE PROPERTY.

IT IS IMPORTANT THAT RESIDENTS CALL TO REPORT LOOSE OR STRAY ANIMALS TO:

ANIMAL CARE & CONTROL @ 233-1200

This agency is there to respond to these problems. When they receive multiple phone calls on a recurring problem, they will take action. Help out by making the phone call to report these situations.

AND PLEASE – DO NOT FEED THE DUCKS!!!

ASSOCIATION DUES

Remember, Association dues are owed as of January 1, April 1, July 1 and October 1. Your community relies on the prompt payment of the dues to pay for the services of the Community. Accounts with payments received late are charged interest at a rate of 18% per annum.

VEHICLE PARKING



Pick up trucks and Commercial vehicles are prohibited from parking anywhere other than the garage, overnight.

NO PARKING ON THE GRASS AROUND THE LAKE!! VIOLATORS WILL BE TOWED!!

AND WATCH YOUR SPEED – SLOW DOWN SPEED LIMIT IN TOWN OAKS IS 15 MPH

Please call Bristol Management to report violations.