



# THE OAK

January 2009

A Siena Oaks HOA Publication

Volume 1

A newsletter is the lifeblood of a community. It brings the community together and helps establish the lifestyle we all would like to enjoy. Many associations have newsletters published on a monthly basis that inform neighbors of meetings, social events, local news that might affect the area, and reminders of the rules, regulations and restrictions of the community. Siena Oaks will publish one quarterly newsletter and welcome your input. Anything of interest to the community and local area will be welcome.

**PICK UP AFTER YOUR PETS:** Palm Beach County ordinance and Siena Oaks By-Laws requires you to leash and pick up after your pets, both large and small. Many of our homeowners have complained that this is not being done and in the future violators will be fined \$25.00 for each violation.

*Please remember not everyone loves your pet – some people are actually afraid of dogs/cats and some of our more fragile residents could be injured by them.*

**LANDSCAPING:** Please welcome Leo's Landscaping! Due to neighborhood concerns regarding Rood's performance your board put the landscaping contract out to bid and hired Leo's to replace Rood. Please bring all issues to Cherylynn at the Siena Oaks office at 622-9532 as soon as possible after the occurrence. We have been advised that all residents need to water their lawns at the very least twice a week.

Some lawns are dying from not being watered. The association will not be responsible for replacement if the lawn is not being watered properly.

**COMMITTEES AT WORK:** These committees are responsible for the appearance of the community and their efforts on behalf of the community maintain property values.

**Architectural Control Committee:** *ensure that all structures and properties are in keeping with the Siena Oaks HOA architectural guidelines that govern the exterior look of your home and property.*

**Covenants Control Committee:** *They are the watchdogs of the Association and make sure that residents are adhering to the rules set forth in the documents.*

**THE COMMUNITY:** Siena Oaks is a lovely community and it appears some of our residents are not doing their part to keep the community looking maintained. We are asking that each of you pay attention to your landscaping, roof cleaning, irrigation, and general maintenance of the exterior along with the post lights. Many residents have complained which is unfortunate, however if we all do our part we can keep it looking pristine!

*Any homeowner that has received a violation letter will have 45 days to rectify the issue. If the violation is not corrected after 45 days you will be fined and the fine will be enforced.*

*FYI: The office maintains a referral list for workers having done work in the community and who are licensed and insured. Please be aware that this **list is for you convenience only** and the Board of Directors and OPC Management does not in any way endorse or receive any monies from them. Having said all that if you have worked with a vendor and think they should be added to the list, please do not hesitate to contact Cherylynn.*

**MEMBERS MEETING:** Our Members Meeting was held on November 12, 2008. Listed below are the amendments that passed. Please pay close attention as some items have changed. Please keep in mind that the post lights are now unit owner responsibility including changing your bulbs and changing the wicks for the estate side.

1. Vote to amend Article IV, Section 2, of the Restated Declaration of Restrictions regarding suspension of voting rights when assessments or installments on assessments are more than ninety (90) days delinquent. **PASSED**
2. Vote to amend Article V, Section 5, of the Restated Declaration of Restrictions regarding late fees for nonpayment of assessments and the automatic suspension of voting rights when payments are more than ninety (90) days delinquent. **PASSED**
3. Vote to amend Article VI, Section 3, of the Restated Declaration of Restrictions regarding the maintenance obligations for Post Lights and mailboxes. **PASSED**
4. Vote to amend Article VI, Section 4, of the Restated Declaration of Restrictions regarding maintenance of Post Lights. **PASSED**
5. Vote to amend Article VII, Section 1(a), of the Restated Declaration of Restrictions deleting the clause "Zero Lot Line' or 'Z Lot'". **PASSED**
6. Vote to amend Article VII, Section 1(a)(iv), of the Restated Declaration of Restrictions regarding the maintenance of fences. **PASSED**
7. Vote to add new Article VII, Section 1(d), of the Restated Declaration of Restrictions (and renumbering existing Section 1(d)) regarding the requirements for homeowners using the services of individuals or companies for the maintenance of their property. **FAILED**
8. Vote to amend Article VII, Section 2 (c), of the Restated Declaration of Restrictions regarding unauthorized improvements to lots and remedies which the Board may take regarding same. **FAILED**
9. Vote to amend Article IX, Section 2, of the Restated Declaration of Restrictions regarding Architectural Control Committee membership. **PASSED**
10. Vote to add Article XI, Section 23, to the Restated Declaration of Restrictions regarding speed limits. **PASSED**
11. Vote to amend Article XI, Section 3, of the Restated Articles of Incorporation allowing for amendments to the Articles of Incorporation to be approved by written consent in lieu of a meeting. **PASSED**
12. Vote to amend Article III, Section 1, of the Restated Bylaws changing the annual meetings from May to March of each year. **PASSED**
13. Vote to amend Article III, Section 4, of the Restated Bylaws lowering the quorum requirement for members' meeting to twenty percent (20%). **PASSED**

14. Vote on the removal of Article IV, Section 2, of the Restated Bylaws (thereby renumbering sections which follow) regarding the first election of Directors.  
**PASSED**
15. Vote to amend Article V, Section 2, of the Restated Bylaws regarding election procedures.  
**PASSED**
16. Vote to amend Article V, Section 3, of the Restated Bylaws regarding the term of office for Directors; creating two (2) year staggered terms; the election of a certain number of Estate Home and Patio Home Directors; tie vote provision, and a provision regarding when a Director's term expires.  
**PASSED**
17. Vote to add new Article V, Sections 4, 5, 6, 7, 8, 9 and 10, to the Restated Bylaws regarding voting procedures.  
**PASSED**
18. Vote to amend Article III, Section 3.1(A)(1) and (3) of the Architectural Guidelines and Rules regarding wood fences and vinyl fences.  
**PASSED**
19. Vote to amend Article V, Section 5.1 of the Architectural Guidelines and Rules regarding maintenance of mailboxes.  
**PASSED**
20. Vote to add new Article VI, Section 6.1(A), regarding lighting fixture modifications.  
**PASSED**

**YOUR ANNUAL MEETING IS SCHEDULED FOR  
WEDNESDAY, MARCH 18, 2009 AT 7:00 PM.  
TROPICAL SANDS CHURCH**

**In the very near future you will be receiving (In the mail) your election ballot and an attendance proxy.**

**Please note that according to the newly passed Amendments:**

**Election Ballots are for the election of Board Members – these ballots are secret and are to be completed by the homeowner then mailed to or dropped in the Siena Oak office mailbox (outside the pool gate) prior to the meeting.**

**Proxies are for meeting attendance purposes only, if you cannot attend our annual meeting, please give your proxy to your representative (so we are sure to reach the quorum and avoid the cost of rescheduling the meeting).**

**IF YOU NEED ASSISTANCE OR ADDITIONAL INFORMATION REGARDING THE UPCOMING MEETING / ELECTION --PLEASE DON'T HESITATE TO CHERYLYNN AT THE SIENA OAKS OFFICE 622-9532.**

**TENNIS COURTS:** Your tennis courts are in the process of being resurfaced! This project will continue until its completion which the vendor estimates to be approximately 15 days. New benches will be ordered once the project is completely finished!

A new lock will be installed on the tennis courts once the resurfacing is completed. Any resident wishing to use the courts will need to see Cherylynn to obtain the code. Cherylynn will be keeping a log of which residents have the code to aide in stopping the vandalism that has been done to the courts.