



# NEWSLETTER THE OAKS REVIEW Spring 2015

## Board of Directors

President  
Wright Thompson

Vice President  
Jeff Jackson

Treasurer  
Ofer Tamir

Secretary  
Jeanne Kulick

Director  
Judy Holiday

## Board Meetings

Second Monday  
Every Month

## Property Manager

Kena Brown  
thousandoaks1@yahoo.com  
(561) 845-1016 Phone  
(561) 429-3134 Fax

## Office Hours

Monday - Friday  
8:30 AM-4:30PM  
Wednesday  
11 AM-7PM

"Coming together is a beginning.  
Keeping together is progress.  
Working together is success."

-Henry Ford

## The Team that Works for YOU!

We would like to thank the Homeowners of Thousand Oaks for giving this Board an opportunity to continue to serve the Community. The Board of Directors remained the same, just some shifts in positions. All Board and Committee members are volunteers and are not compensated for their time or services. We are Homeowners who work together for the interests of the community. Let's continue to work together!

With spring upon us and summer just around the corner, it's critical that we consider refreshing our homes and prepare our yards for the upcoming season. Please remember, before you begin any major exterior modifications, an ARC request form must be submitted. We encourage the single family homeowners to paint your homes at this time. Remember, it is your responsibility

*Sincerely,  
HOA Board of Directors*

## FINANCIAL NEWS

On behalf of Thousand Oaks HOA Board of Directors, I would like to take the opportunity to thank all of our homeowners who have paid and continue to pay the monthly HOA fees. As a group, we have come a long way in our quest to help everyone become current and bring themselves to compliance. Our financial position has become much more solvent, and we are beginning to have the flexibility to begin saving for asset replacement and repairs as needed. Most importantly, we

to maintain your property.

We want to welcome all new residents into the Community! If you are a new resident and would like to help with your community, please don't hesitate to contact us.

Going forward, the Board will continue to take steps to ensure we preserve property values, maintain all common areas and increase community involvement. We have many projects scheduled for 2015, such as, removal and planting of the first set of trees in the Townhomes, installing gutters, replacing/ installing signs, adding more speed bumps, resurfacing of basketball and tennis courts, enhancing technology and conducting various other administrative projects. We have a lot planned for this year. By working together, we can achieve our goals and enjoy a greater community to share.

are now positioned to begin a number of projects to make our community a much more enjoyable place to live. If any of our remaining homeowners need to discuss arrangements for dues, please contact Glenn Mangan: (561) 951-6590 or smb195755@comcast.net. All HOA payments are due the FIRST of each month!!! If the payment is not received within 45 days, your bar codes will be deactivated.



## IMPORTANT PHONE NUMBERS

Guest Call-In  
(561) 845-1069

Gate House  
(561) 845-1549

Non-Emergency Police  
(561) 845-4123

Animal Control  
(561) 233-1200

Waste Management  
(561) 547-4000

Water Department  
(561) 845-4185

FPL  
(561) 478-6399

### COMMITTEES:

Fining  
Rental & Screening  
Youth Sports  
Men's Group  
Women's Group  
Special Events  
Budget & Finance  
Youth Development  
Public Safety  
Welcome/Hospitality

Individual commitment to a group effort—that is what makes a team work, a company work, a civilization work.

*-Vince Lombardi*

# UPCOMING EVENTS

## COMMUNITY-WIDE SPRING GARAGE SALE SATURDAY, MAY 30, 2015

Ads will be placed in local papers for our community-wide garage sale. Residents who were planning a garage sale are encouraged to use this date. To participate, simply set up and take advantage of increased traffic from the ads.

**TIME:** 7am until 12pm

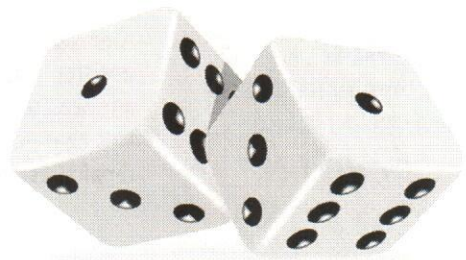
## HOA BLOCK PARTY

There has been some discussion among some homeowners concerning the possibility of an HOA Block Party or Picnic this year. We would like your input with regard to interest. Is this something you would like to participate in? If so, what types of activities would you find appealing? Please forward your correspondence to: [thousandoaks1@yahoo.com](mailto:thousandoaks1@yahoo.com).



## GAME NIGHT

Come out and mingle with your neighbors for GAME NIGHT, every Tuesday night from 7pm to 9pm. ADULTS ONLY!



**Amenities**  
**Hours of Operation**

**Fitness Center**  
5AM-10PM

**Swimming Pool**  
Dawn to Dusk

**Tennis Courts**  
8AM to 9:30PM

**Basketball Court**  
8AM to 9:30PM

**Tot Lot**  
Day-light hours only

If you have recently acquired a pet, it is required that you fill out a pet registration form and submit to the office with a picture of the pet.

## OFFICERS CORNER

We urge all homeowners to be vigilant, looking after both their welfare and that of their neighbors. Keep your vehicles locked, and do not store valuables in them. If you see anything out of the ordinary, contact the Riviera Beach Police Department. For your own safety, do not attempt to confront criminals on your own.

## REMINDERS & SAFETY TIPS

- Garage doors should remain closed.
- Patio/sliding glass doors should be locked
- Porch lights should be left on at nights.

## COMMUNITY REMINDERS

**1. Please be considerate of your neighbors. Keep your pets on a leash, and clean up after them at all times.**



Our covenants and the City of Riviera Beach code require homeowners to keep their dogs on a leash and clean up after their pets at all times. There are several complaints made daily about residents allowing their dogs to defecate on their neighbors' lawn. For your convenience, more pet waste stations have been strategically installed throughout the

community. Also, pets cannot be left outside barking or creating an annoyance of any kind to the neighbors.

**2. Are your garbage cans in view?**



Don't forget Thousand Oaks regulations concerning the storage of garbage, recycling and bulk trash during non-collection trash days.

Have you recently received a letter from the HOA regarding the storage of your garbage containers? Don't worry, you're not alone.

Many residents have forgotten that trash cans/recycling bins must be stored in your garage. So let's get the trash cans/recycling bins out of the driveway, hedges and patio!



## ALL OWNERS

Make sure you have proper insurance coverage for you unit!

Recently changed your phone number, email address?

Be sure to notify the office of any changes to your contact information

## CLUBHOUSE RENTAL

The multi- purpose Center (HOA office) is available for rental. Please call the office to plan your next party or event. The facility is priced to make your party affordable.

# WAYS YOU CAN IMPROVE YOUR COMMUNITY

1. Make sure your driveway strip is oil and stain free.
2. Clean up after yourself when using common areas.
3. Please park your car when retrieving your mail. Do not drive up to the mailboxes and block the way for other residents. Do not leave junk mail on top of the mailboxes; please use the trash cans located in that area.
4. Do not be a nuisance to your neighbors by making loud noise.
5. Do not store trash or furniture outside of your property other than patio furniture.
6. No speeding in the community.
7. Do not park on the roadways.

## GUESTS



To have faster flowing incoming traffic, don't forget to call in your guests in advance, using your 5 digit PIN number.

## WEBSITE

Visit our new website [www.thousandoaksfl.com](http://www.thousandoaksfl.com), where you will find purchase and lease application forms, ARC applications, etc. You can also place your ads; just contact the office.

## MEETINGS

Our Homeowner's Association monthly meetings are on the second Monday of every month at the HOA office: 1034 Center Stone Lane at 6:30 p.m.



# RULES REGARDING AMENITIES

## Pool

- Pool hours are from dawn to dusk.
- No glass containers in pool and/or surrounding deck areas.
- No smoking and alcoholic beverages are permitted.
- Food and drinks must be kept a minimum of 10 feet from the back of the pool's edge.
- Guests must be accompanied by the residents.
- No parties allowed.

## Fitness Center

- Gym hours are 5am to 10pm
- Members and Guests use the workout room at their own risk. It is strongly recommended that you consult your physician prior to beginning any exercise program.
- Children under 18 are NOT permitted unless escorted and under the direct supervision of their parent.
- Pets are not allowed in the fitness center.
- Everyone using the workout room is required to bring a towel to wipe the equipment dry after use.
- Visitors to the fitness center are required to use headphones with all radios, CD's, tape decks, etc. are required to have a set of headphones when listening to audio programming.
- Tennis or soft-soled athletic shoes must be worn at all times in the workout room. Bare feet are strictly prohibited.
- Bathing suits are not permitted attire in the workout room. Under no circumstances are bare chests permitted in the workout room.

## Tennis and Basketball Courts

- No food, intoxicants or glass containers will be permitted on the courts. Courts are not to be used for any purpose other than to conduct a game of tennis.
- Tennis/Basketball Dress Code: Tennis shoes must be worn at all times. No bare feet allowed. Proper attire should be worn at all times. No bare chests or bathing suits.
- No roller-skating, skateboarding, rollerblading, bicycle riding or big wheels allowed on either court.
- No pets allowed on the courts
- Smoking is prohibited.
- Use of profanity or unsportsmanlike conduct is prohibited.
- Please be prepared to relinquish the tennis courts after 1-hour for Singles and 1 ½ hrs for Doubles Play.
- Lights will be turned off after use. For safety and enjoyment of others please do not make excessive noise, throw racquets or lean or sit on tennis nets.

The Basketball Courts are open to the members of Thousand Oaks. Adults are being asked to supervise this area. Be sure to remember that you should not "cut through" anyone's property. Together, we can make the recreation facilities a long-lasting enjoyment for the children and adults of Thousand Oaks.

Basketball Courtesy: NO FULL COURT GAMES BEFORE 6PM

HALF-COURT GAMES—AT LEAST ONE 1/2 COURT FOR

YOUNGER CHILDREN BEFORE 6PM

BASKETBALL COURTS—8AM TO 9:30PM



# MAY 2015

SUN	MON	TUES	WED	THUR	FRI	SAT
					1	2
3	4	5 Game Night 7-9pm  Cinco de Mayo	6	7	8	9
10  Mother's Day	11 HOA Board Meeting @6:30	12 Game Night 7-9pm	13	14	15	16
17	18	19 Game Night 7-9pm	20	21	22	23
24	25	26 Game Night 7-9pm	27	28	29	30
31	Memorial Day					