

Orchid Cove Connection

May
2015

COMMUNITY EVENTS

Events at the Preserve Community Center

- **May 6 – 6 p.m. Wine Party** (bring a Chardonnay or Merlot wine or beer for tasting by others, and a dish to share).
- **May 7 – 3:30 p.m. (new time) Book Club** (the book is **THE BOSTON GIRL** by Anita Diamant).

Keep checking out events on your TV at Channel 196 – dedicated to Tara Preserve.

Upcoming Orchid Cove Board Meeting



Date and time to be determined. It's likely to be near the end of July, and probably at the Preserve Community Center. The following meeting will be late August or early September.

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COMMITTEE ACTIVITIES

Landscape Committee

The Landscape Committee held a noticed meeting on April 8 to discuss next phases of landscape needs:



- Hibiscuses around pool and in front of units
- Height of shrubs behind units
- Spot removal and replacement of some holly trees
- Professional evaluation of palms near water lines

On April 9, **Kim Loskota** attended a Manatee County-sponsored seminar titled, "Tips on Hiring a Landscape Contractor." There, she learned key information on what we should look for in a landscape contractor. A panel of landscape experts also took questions from the audience. When Kim asked about our orchid trees on Wingspan Way, a number of responders said they are possibly infected with Witch's broom disease, from which they cannot recover.

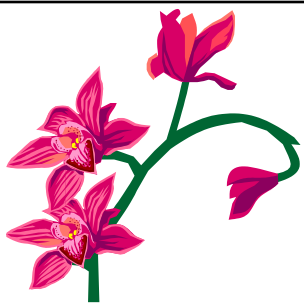
At the April board meeting, Kim suggested we hire an arborist to assess our trees and shrubs, and make recommendations on needed maintenance. This decision will come at a future board meeting. Cost estimates for any landscape projects will be obtained prior to establishing the 2016 budget.

Communications Committee

The Communications Committee is planning to publish the **Connection** in July and September, resuming monthly editions in October.



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We're **always** looking for content suggestions from residents. Easy stuff can include:

- Recommendations on service providers
- Recipes
- Photos

Please, forward **any** good stuff you'd like to see published to any member of the **Communications Committee**:

- Kim Loskota at Kloskota@comcast.net
- Jennifer Zigre at JZigre@yahoo.com
- Dave Loskota at DLoskota@comcast.net



Encourage your neighbors (owners **and** renters) to fill out and send in the [form to provide an email address](#) so

we can email them the **Connection**. The form is also attached to this issue.

Tell your neighbors who don't have email or access to our website (Internet) that black & white printed copies are provided in a **special box** attached to the east side of the mail center. —————→ The [form to provide an email address](#) is also in the box. If you have email or access to our website, please keep reading the **Connection** that way.



ORCHID COVE BOARD NOTES

Maintenance Projects

[Vent Solutions](#) cleaned the dryer vent ducts on March 27 and 30, completing the project April 15.

All units were cleaned. Everyone did a great job of providing access to their units.



[Vent Solutions](#) performed well. The operator explained that the vent openings at the roof tops were flaps (not screens, which is good).

However, many of the flaps were clogged with lint. And in some units, the ducts leading to the roof were also loaded with lint. In the lower units, it's more difficult to clean the vents due to certain bends in the ducts. The board will discuss future vent cleaning in the coming years and determine how frequently the association will pay for the cleanings.

Pool Stains

In talking with our new pool maintenance man, **Robert Semple** learned that the stains on the pool bottom and along the sides just under the water line require an acid wash to be removed. The ballpark cost is \$1,000. This problem will be addressed at budget time.



Fiscal Year Changes

Gayle Vogel suggested, and the Board approved, changing our current fiscal year of October 1-September 30 to a **calendar year**. The change will:



- 1) Make budgeting easier, and
- 2) Permit the Board Meeting at which the budget is voted on to take place in October or November when there are more owners present.

In order to make this change, we will need to have a separate, stand-alone budget and assessment for the last three months of 2015. Owners will receive a timely mailing from our property manager, **Justin Gonzalez**, detailing the October – December 2015 dues assessment.

The Board will budget separately for the 2016 calendar year (January-December), financed by the usual four quarterly assessments.



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Investments

We will decide at budget time how to proceed with investment changes. Seeking advice from Argus Management's accountant, we will look again at one-yr. deals on bank CD's.

If the Board were to recommend purchase of CD's that mature in three or more years, it will require approval by the membership at a special meeting with two weeks prior notice to the membership.

Rules and Regulations (R&R)

Proposed changes to our second draft of the R&R were discussed at the April Board meeting. A final draft will be prepared and sent to the owners at least two weeks prior to the August Board meeting (the budget meeting). If approved at that meeting, the new R&R would take effect 30 days later.

Treasurer's Report – as of 3/31/15

Assets		
Checking/Savings Accounts		\$120,664
Reserve Accounts		217,485
Other Assets		11,661
Total Assets		\$349,810
Income and Expenses, Oct. 2014 - Mar. 2015		
	Budget	Actual
Income	\$48,930	\$55,091
Expenses	48,930	50,391
Net Income, Fiscal Year-to-Date		\$4,700

DID YOU KNOW?

See the attached [list of tips](#) from Argus Management for residents who are leaving our neighborhood for the summer.

Recently, several residents have seen small **raccoons** feeding in our neighborhood during the day. Did you know it's a **myth** that seeing raccoons during the day means they are rabid? It's actually not uncommon for raccoons to forage for food during the day. Follow this [link](#) for more information.



Neighborhood photo by Kim Strub



Last month, we concentrated on County rules for recycling. This month, **we're Trash-talking!**

[Garbage Pickup Schedule and Information](#)

(From mymanatee.org)

Holidays Observed

- New Years Day
- Presidents' Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

Any applicable holiday occurring during regular collection days will result in collections taking place **one day later** for the remaining days that week. Regular collection days resume the following Monday.

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If the holiday occurs on a weekend, no changes will take place to the garbage collection schedule for that week.

Example: Thanksgiving falls on Thursday each year. Any regularly scheduled pickup for that Thursday will occur the next day, Friday, and Friday's pickup will occur on Saturday. Normal pickup days will resume the next Monday.

Some Useful Information on Trash Pickup

❖ Household Waste

Requirements

- Your waste must be placed in one location, not more than three feet from the curb or road, before 6:00 a.m. on the day of collection.
- Containers must be easily accessible and free of obstructions.
- Waste must be contained in water tight plastic bags at least 1.5 mil. thick, or cans not larger than 32-gallon capacity.
- The total weight of each container must not exceed 50 lbs.
- The waste haulers will not pick up residential garbage containers that include yard waste, household hazardous waste or marine or auto parts.



Extraordinary Service (Large General Clean Up)

This is the removal of an extraordinarily large quantity of household debris. Residential curbside or rear door customers will be provided one annual large general solid waste cleanup per residence, at no additional charge, at the curb. To make arrangements, please call Customer Service at 941-792-8811, Monday through Friday between 8:00 a.m. and 5:00 p.m., with the exception of holidays. **NOTE: Marine or automotive parts are not included in this provision.**

❖ Construction Debris

Properly prepared* residential construction debris may be placed at the curb for pickup by the waste hauler.

***Properly prepared:** bags or 32-gallon cans less than 50 lbs., not protruding from the container; or tied and bundled, less than 4 ft. and under 50 lbs.

Construction debris can also be hauled to the Lena Road Landfill.

❖ Paint Cans

Latex paint cans are only accepted as trash when they are completely dry & empty with the lids removed. If cans have any liquid, see [Household Hazardous Waste](#) for proper disposal instructions.



❖ Furniture & Other Large Items

Two large items may be placed at the curb with your regular garbage and picked up for free. Please do not exceed two large items per collection day. BBQ grills without propane tanks, bikes, prepared swing sets, prepared fencing, sinks, bathtubs, toilets, sleeper sofas, box springs & mattresses, mirrors (taped), glass doors (taped), push lawn mowers (no gas or oil) and exercise equipment are collected.

❖ Televisions

Do NOT dispose of TVs in your trash. Prior arrangements must be made before placing a TV at the curb.



TV Disposal Options

Call 941-792-8811 and speak to a customer service representative for details to schedule a **special pickup**. You may use your "one free annual" option or pay a fee for this service.

Deliver the TV to the Manatee County Landfill between 9:00 a.m. and 3:00 p.m. on the 3rd Saturday of each month for proper disposal **at no charge**.

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If you are able to unload your TV without assistance from County personnel, you may bring it to the Lena Road Landfill Monday-Saturday 8:00 a.m. – 5:00 p.m. Please stop and speak with scalehouse staff; there will be no charge for disposal.

Check with your local thrift store to see if they are accepting donations of working TVs.

EXPERIENCE WITH SERVICE PROVIDERS



Vent Solutions makes our [Preferred Vendor List](#) for dryer

vent cleaning. They did a great job at a very low, group-rate cost. The operator was polite, thorough and informative, as well as careful not to damage the dryers, flooring, roofing, or the vent ducts. Contact them at 641-256-5833.

Barbara Dalgaard had her water heater replaced by [Craft Plumbing Services, LLC](#). Robert Semple said they did excellent work at a cost much less than quoted by two other plumbers. Contact Steve Craft at 941-737-6835.



If anyone has used a vendor which they'd like to recommend, please forward pertinent info to Dave Loskota at DLoskota@comcast.net:

- The company name and phone no. (and contact person info if available)

- Briefly describe what the company did for you and when, how you rate their services and cost, and whether you'd use them again

Your information will be published in the next **Connection** and added to our [Preferred Vendor List](#) on the Orchid Cove website. We will keep adding to the list whenever you want to offer new info on service providers.

LINKS

To make it easy to view information mentioned in the **Connection**, we've created [links](#) where possible to view it online.

Examples: documents found on our website; and the websites of companies that work for us. Thus, wherever you see blue text underlined (or a company logo), click on it to see the info online.

Example: Just click on the link [Newsletter March 2015](#) to read that issue of the **Connection**.

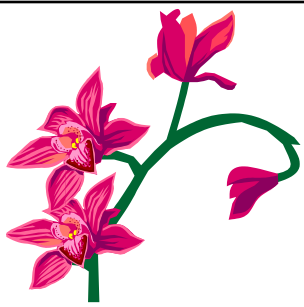


ORCHID COVE WEBSITE

Six easy steps to access the Orchid Cove website (maintained by Argus Property Management):

- 1) Go to www.argusmgmt.com
- 2) Click on the blue tab [Client Roster](#)
- 3) Click on [Orchid Cove Condo Association, Inc.](#)
- 4) Select login as: [Owner](#)
- 5) For the Password, type in: [orca](#)
- 6) Then click on [Log in](#)





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RESIDENT RECIPES

Broccoli Slaw

Submitted by **Jackie Dehainaut**

- ½ cup sugar
 - ½ cup white vinegar
 - ½ cup canola oil
 - 2 (3-oz.) packages ramen noodles; flavor packets reserved
 - 1 (16-oz.) package broccoli slaw mix
 - ½ cup almonds, sliced
1. In a large re-sealable plastic bag, combine the sugar, vinegar, oil and ramen flavor packets, shaking well to mix.
 2. Add the broccoli slaw, shaking well to coat.
 3. Break the ramen noodles apart and set aside.
 4. Just before serving, transfer the salad to a serving bowl and toss in broken ramen noodles and almonds.

I cook with wine; sometimes I even add it to the food.

--W. C. Fields

PHOTO CORNER



Gary the Gator, South Pond

Submitted by Dave Loskota

Orchid Cove Board Members 2015-16

Gayle Vogel, President

grvogel@earthlink.net

941-758-0654

Kim Loskota, Secretary

kloskota@comcast.net

612-327-1120

Robert Semple, Treasurer

rgsemple@rogers.com

941-739-1718

Argus Property Management

2477 Stickney Point Road Suite 118-A

Sarasota, FL 34231

www.argusmgmt.com

Justin Gonzalez, Orchid Cove Property Manager

justin@argusmgmt.com

941-927-6464

Links: [Orchid Cove Documents](#)

[Preferred Vendor List](#)

[Owner Information Form](#)

[Lease/Purchase Application Form](#)

Orchid Cove Condominium Association, Inc.

We understand that many unit owners use Orchid Cove as a second home, leaving their condominiums vacant for long periods of time. Below are some preventative measures that owners can take prior to leaving for the season. Please feel free to use this checklist as a tool to help protect your Orchid Cove home while you're away.

- _____ Shut off main water valve to unit and/or shut off valves to ___water heater ___toilets ___sinks
- _____ Unplug water heater
- _____ Verify that a neighbor or nearby relative has a key to your unit, in case of emergency
- _____ Turn on and leave A/C on; set your thermostat to a maximum temperature of 80 degrees
- _____ Replace A/C filter and check overflow
- _____ Check windows and door to be sure that all are secure
- _____ Place toilet seats down and seal or place heavy object on the toilet seats

It is always a great idea to have a neighbor, relative, friend or the like periodically check the unit. If you have someone checking the unit, please have them review the items below. Additionally, you may want to check with your private insurance carrier to see if there are any conditions on having a unit inspected when vacant for a period of time. Some individual policies have exclusions if the unit is not checked every couple of weeks. Your insurance agent will be able to review your policy and provide you with any details needed for your protection.

- _____ Check pipes for water above and below cabinets and/or any other water intrusion in unit
- _____ Verify that A/C is working and filter is clean
- _____ Check dishwasher for any leaks or standing water
- _____ To help avoid any odor from the pipes, run water through the pipes including sinks and toilets.
- _____ If above is completed, be sure to turn shut off valve(s) again
- _____ Check refrigerator for operation
- _____ Check water heater for leaks and verify that it is turned off

If you are leaving for the season, have a great trip and we will see you upon your return. We appreciate your help in protecting your home at Orchid Cove in the best manner possible.

Justin Gonzalez, LCAM
Managing Agent for Orchid Cove

If you would like to receive the Connection newsletter **by email**, fill out this form and return it to Justin Gonzalez. If you're a renter, provide your name, unit no., phone and email. Thanks!

Orchid Cove Condominium Association, Inc

In order to provide the best possible service, please complete this form with your current information. We need this information to make sure our files are accurate and that you receive all correspondence from Argus Property Management, Inc. and Orchid Cove Condominium Association matters.

You may return the information via the following:

Email: justin@argusmgmt.com

Fax: 941-927-6767 attn: Justin

Mail: Argus Property Management, 2477 Stickney Pt Rd Ste #118A, Sarasota Fl 34231

Attn: Justin Gonzalez

Owner Name(s):

Orchid Cove Address:

Mailing Address:

Home Phone: _____ Cell Phone: _____

If you would like to receive Association correspondence electronically please provide an

Email address: _____

If the occupants of the Orchid Cove address are renters please provide their names, and phone number below. Please send us an updated lease if it has expired.

Names: _____

Phone: _____ Email: _____

