

Benchmark Property Management (954) 344-5353

7932 Wiles Road, Coral Springs

*A Neighborly  
Newsletter for  
the Residents of  
Escondido*

## "The Escondido Times"

### Letter from the President

It is time again for us all to get together for our budget and annual meeting to elect board members and for the board to report on the state of affairs of the association.

In keeping with our theme on maximizing communication, we will again hold a combination board / budget review meeting, as we have done the last two years in a row, to allow input from any residents on budget items we are considering for the next fiscal year. Even though we have cramped quarters at our on site office, the board felt we might attract a few more residents if we moved back to the office rather than have to travel to the Benchmark office in Coral Springs. Hopefully this message will be a supplemental notice to our email subscribers in addition to the notice we placed at the front of the community for the 3-23 meeting. Your input is very much appreciated as we vote on the budget at this meeting.

In addition to the already planned and scheduled landscaping that will be done in the front of our community, special projects dealing with cleaning up and improving the north and south end of our community on Lyons and park improvements are also under considera-

tion. It will be no surprise to anyone that we will have to increase our budget expense for insurance as our information suggests we can expect to see an increase of anywhere from 40-to 60%! We expect little or no increase in management, landscaping and general maintenance for the new year and 3-4% increases in security and lake maintenance.

There are two other items that are considered very high priority that the board hopes to include in this year's budget. We are mandated by the state to revise and file our association documents as the 30-year anniversary of our association draws near. We hope to have this project funded this year so a committee can be formed to include any additions and revisions we want our association documents to include. This will be a big project, and our goal will be to have a draft ready for next year's annual meeting with plenty of time to hold a special members input meeting. A proposed draft will be sent to all association members. The second special project will be the creation and maintenance of an association web site. This has been a goal of the board for a few years now, and Chad Edward's involvement has allowed us to see a real draft

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# Join Us For Our Annual Meeting on March 28

Our annual meeting will take place on Tuesday, March 28th at 6:30 PM at the Holiday Inn on Glades Road. If you cannot make it, please be sure to give your proxy to a neighbor or send it to Benchmark. Looking forward to seeing you there!



## (Letter from the President continued)

of what it could look like and has brought us very close to being able to have the site. A special thanks goes out to Chad for all his efforts on this project as well as his assistance in helping us with the landscape design.

I want to thank all my fellow board members for their time in helping our association continue to improve on the services we all benefit from. A special thanks needs to be given to Linda Sakkal who has been invaluable in assisting in many facets of board operations from helping find contractors to provide bids and do actual work we need, to recording our monthly minutes and creating this newsletter. There were many times Linda took time out of her day to meet with contractors on site to discuss the frustrating situations we were facing in trying to get our front entrance fixed up again.

Darren Portner has always gone beyond his responsibilities as our treasurer to assist on projects

needed such as helping to plan our new landscape layout, or find a landscape company to meet with us on a Saturday after the last hurricane and begin cleanup work the next day on Sunday so we could be assured the FEMA trucks would pick up all our landscape waste.

Bart Bresky and Karen Parliament volunteered for the most thankless positions on the architectural committee. The association is mandated by our documents to make sure certain architectural standards are kept up, and these volunteers would accompany the management company each month providing valued input to what the management should and should not contact residents about. Bart and Karen also served on the budget committee, and Bart served on the legal review committee as well.

Special thanks to Marlene Harris, Al I solovich and Ryan Thomas for serving this year on the board and providing valuable insight to the many issues we dealt with this

year. I could go on for pages with additional items each board member contributed this year, so please do not think anyone's involvement was limited to what was written here.

This was an especially challenging year with the major hurricane storms we all had to deal with and still do deal with. As usual, our community bonded together to help one another and it was my pleasure and privilege to help guide our association during these times. It is both my hope and expectation that this coming year will mark the most improvement ever seen in both the aesthetics and services we receive at Escondido.

Sincerely,

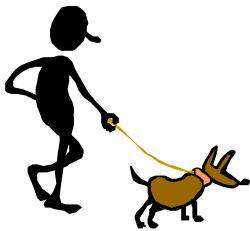
Bill Bronstein

# Escondido Entrance Landscaping Project



We continue to work on getting everything fixed up at our Escondido entrance. We have encountered so many roadblocks during this project! The park lights were up and running for about 24 hours before someone vandalized the box and ripped out all the conduit wires. Fixing this continues to be something that electricians are bidding out for us at their own sweet pace. As for the situation at the entrance, the thing that is holding up the project is the repair of the electrical meter box that runs the irrigation up front.

We had electricians who left us hanging for months, and then the county dragged its feet giving us a permit to do the repairs. Presently, have been waiting for weeks for FPL to turn that power back on. Once it is on, we can repair the irrigation system and proceed with the planting. The irrigation and landscaping companies ready to go as soon as the power is back on. I'm sure everyone understands that we cannot plant without being able to water the new landscaping. Hopefully our issues with FPL will be resolved very shortly and soon we can enjoy a beautifully landscaped entrance again. Thank you for your patience!



Attention dog owners...

**PLEASE** remember to keep your dog on a leash and clean up your dog's waste.

Please remember that any aesthetic changes made to the outside of your home require the approval of the Architectural Committee. Application forms are readily available from Benchmark.

### Escondido Board of Directors

President: Bill Bronstein

Vice President: Bart Bresky

Treasurer: Darren Portner

Secretary: Linda Sakkal

#### Board Members:

Chad Edwards, Marlene Harris,  
Al Iosilevich, Karen Parliament,  
Ryan Thomas

## This is the only mailbox approved for Escondido



Just a friendly reminder that this is the only mailbox approved for installation in Escondido. When you are ready to change your mailbox, please submit an architectural request form to Benchmark (see above). You may obtain this mailbox from your local Home Depot. Numbers used for house identification must be 4" in height and be either solid black aluminum or a gold solid brass. Stickers are not permitted. There is no option for

the post cap package, which is Wellington Mail Post/Cap #PP600W00. There are some options available for the mailbox itself. The first option is with white aluminum mailbox #ALMIOWOO as shown above. Other choices include T-2 Solar Group # ALM15WOO or T-2 Solar Group Arlington Style number AR15W00. To install your mailbox, you will also need one 36" 4x4 treated wood post, two 36" 2x4 boards and screws.