



Oakmont Village

Community Newsletter
Winter 2012



Your 2012 Board of Directors...

President - Keith Epstein
Vice President - Wayne Stevens
Secretary - Brian Schuessler
Treasurer - Larry Edwards
Director - Gary Cann

Association Management...

Our management company is CEA Property Management. Our property manager is Donna Segan. Donna can be reached at the office, (561) 795-2232.



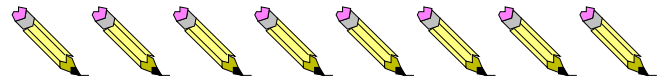
Oakmont Village Dues

Oakmont Village HOA
c/o Iberia bank
P.O. Box 166004
Miami, FL 33116-6004

\$135 Quarterly
Due on the 1st of the month
January 1st
April 1st
July 1st
October 1st

There is a \$15 late fee if received after the 30th

If you are having financial challenges, please call Donna Segan about payment arrangements to avoid collection and legal fees.



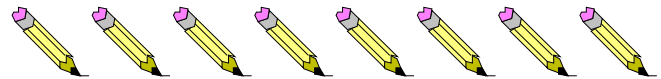
Mark Your Calendar

The next HOA Board meeting
is scheduled for

February, 9th, 2012
7pm

Madison Green Clubhouse

**YOUR PARTICIPATION IS
ENCOURAGED**



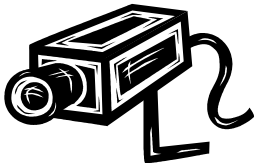
2012 Project Wish List...

- Landscape of Oakmont monuments
- Landscape of front entry
- Lighting at front entry
- Repair/Replacement of mailboxes
- Painting of speed bumps and road lines
- Tree pruning

Please feel free to send us your comments and suggestions to help beautify our Village. You can e-mail us at OakmontVillageHOA@gmail.com.

Security Gates...

As you know, we now have a NEW security system in place. Each resident should have a four digit code to open the gate from the control box.



Your personal four digit code should **NOT** be shared with anyone. A code can be created for each of your vendors or for a special event (i.e. party, lawn maintenance, house-

keeper). This way we can disable a code if you should happen to terminate a contractor, without affecting the others. Periodically, the system is purged of codes that are not associated with a current resident or an approved vendor.

Please contact Donna Segan if you need a new code. New gate clickers can be purchased from the Association through CEA for \$45 each.

Home Modifications...

Please remember that any exterior modifications to your home must first be approved by both the Oakmont Village ARC and the Master Association ARC. ARC forms should be mailed to CEA Property Management.



Parking...

It is OUR policy to park on the ODD side of the road. This is especially important for emergency response vehicles.

On street parking should be used only to accommodate temporary overnight guests and daytime visitors. Utilizing your driveways and garages is strongly encouraged.

If a vehicle is parked in front of a mailbox the postal workers will not deliver the mail. The PBSO patrols all the villages in Madison Green and have issued warnings and citations for vehicles parked across the sidewalk and also if your vehicle is parked in the street against traffic.



Communications...

• Websites

www.madisongreen.net

Visit the Madison Green site, click on "Other", then "Village News" to see if there has been anything posted for our village.

www.ceamanagement.com

Here you can easily find minutes and other relevant information about our village.

• Channel 63

Our community news channel.

• Community Bulletin Boards & Signs

Top Avoidable Violations...

- Dirty roof
- Dirty driveways, sidewalks & swells
- Rotten fascia boards
- Mulch
- Overgrown flower beds
- Modifications without ARC review and approval
- Debris at curbside before scheduled pickup

Welcome New Residents...

We have a few new residents in our community. If you see a new face, stop and say hello and introduce yourself.

Contact Us:



CEA Property Management

777 South Flagler Drive, Suite 800
West Palm Beach, FL 33401



Donna Segan, LCAM - (561) 795-2232
Keith Epstein - (561) 373-7249
Wayne Stevens - (561) 644-8971



OakmontVillageHOA@gmail.com
DonnaSegan@ceamanagement.com