

Greenwich POA Newsletter

Spring 2012

WINE & BEER BAR in Greenwich

The developer, New Urban Communities, is attempting to get approval from the Town of Jupiter to open a WINE & BEER BAR in Greenwich. It would be located in the retail condo at the north end of the property, right next to our town homes.

This raises numerous concerns including **safety issues** with persons driving through our community after consuming alcohol --**our children play on the streets and alleys.**

Additional concerns include impact from outdoor seating - **noise from music, loud conversations and arguments after consuming alcohol.**

Smoke will infiltrate our homes from smokers on the bar's patio. According to a Jupiter police officer, Abacoa patrons urinate on the lawns.

Home values are already depressed. The bar could further depress home values.

Parking is limited. This BAR would place further pressure parking for Cat Rock and Regions Way residents.

The approval process is not automatic because although a bar is a permitted use in Jupiter, the Greenwich site plan does not include a bar. Therefore, a site plan revision is required.

The employee at Jupiter responsible for the review process first assured us that because the Greenwich POA objects to the change, the staff would not make the final decision. Instead, the proposal would go to Town Council. **We contacted him again to confirm his previous assurance and he said that decision had changed because he sees it as a minor change request and the staff may approve it without going to Council. We are not being dealt with in a forthright manner.**

Your board, with input from residents at the April meeting, voted to oppose approval of the BAR by the Town of Jupiter.

Action is required from every resident immediately. Please send an e-mail or letter to Kevin Kelly, president of the Greenwich POA, stating your concerns and objections to changing the Greenwich site plan to allow a bar. He can be contacted at NoGreenwichBar@gmail.com.

Mail letters to No Greenwich Bar, c/o Capital Realty Advisors, 600 Sandtree Drive, Suite 109, Palm Beach Gardens, FL 33403.

Kevin will deliver a copy of your message to Town Council, the Mayor, and the town's legal council. You must include your name and address for the message to be considered valid by the town.

Check our web site for updates:
GreenwichAtJupiter.com

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RESALES & LEASES

Buyers/Tenants/Owners are required to submit the POA forms and application fee, prior to a closing or move-in date. Inform your realtor and attorney of the required estoppel process.

BALCONIES

As Limited Common Elements, the POA is responsible for maintaining the balconies. They will be repaired and painted in the near future.

BARBEQUE GRILLS

Florida Statute NFPA 1; 10.11.6 prohibits the use of hibachis, grills, or similar devices on any balcony or within 10 feet of multi-family structures. The Fire Prevention Code permits storage of cylinders with a maximum capacity of 2.7 lb., (1.2kg). This means 20 lb. cylinders are prohibited in multi-family within a multi-family buildings, including storage on patios. If you have one, please remove it immediately.

TRASH DISPOSAL

Trash and garbage must be bagged, placed in trashcans, and set out no earlier than 4:00 p.m. the day before pickup. Receptacles must be returned inside no later than 11:00 p.m. the day of pickup.

Monday: Garbage, Recyclables, and Yard Waste.

Thursday: Garbage Only

MAINTENANCE ISSUES

Some maintenance issues are the responsibility of the homeowner, while the POA handles other items. If you believe a repair to your home is a POA responsibility, contact Capital Realty Advisors (CRA) immediately at 561-624-5888. The agent on duty can write a work order for you. DO NOT have the repair done and expect to be reimbursed by the POA.

HELPFUL NUMBERS

Chet King, Property Manager
Capital Realty Advisors
P: 561-624-5888
E: CKing@capitalrealtyadvisors.com

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POOL AND CABANA

Hours are Dawn to Dusk. Anyone entering before or after these times is trespassing and may be reported to the police. To obtain your key for the bathrooms, contact Chet at Capital Realty Advisors. A lock will be installed on the entrance gate in the near future.

Please do not permit your children to play with the ring buoy at the pool. It is provided for emergency use only.

COMMUNITY VIOLATIONS

The property manager will be inspecting the property on a regular basis. The following is a list of common community violations.

- Gas & Charcoal Grills on Balconies - The Fire Code prohibits grills on the balconies or within 10 feet of a multifamily building.
- Trash out on wrong days
- Planting or removing foliage
- Placing items such as but not limited to planters in common areas – including outside the front or garage doors

- Rugs, towels, or planters hanging on balcony railings
- Broken coach lights
- Door locks that do not match the approved product
- Not picking up after dogs. It is a health hazard to all of us, especially young children and other pets.

Please correct any violations to avoid a fine.

BALCONY REPAIR

The original contractor was unable to perform the balcony work previously scheduled. The board has approved an alternate contractor. Patricio Enterprises, Inc. is a fully licensed and insured painting contractor with more than 15 years experience.

The contract requires Patricio to:

- High pressure clean the surface using a hose attached to the resident's water.
- Fill patch surface voids and cracks.
- Apply 2 coats of silicone acrylic concrete sealer
- Workers will access the balconies using ladders. There is no reason for any workers to gain access to your home for any reason.

Residents will be advised as to the schedule in the near future.