

Greenwich POA Newsletter

Fall 2013

WELCOME NEW RESIDENTS

The Board of Directors extends a warm welcome to the new residents of Greenwich. We are pleased to have you in our community.

If you have maintenance issues that are the responsibility of the POA, call Capital Realty Associates at 561-624-5888. *The representative that answers the phone can write the work order. If you ask to speak directly to our property manager regarding a maintenance issue, the work order may be delayed.*

POA SERVICES

Your maintenance fees cover numerous services including *insurance, most exterior maintenance issues, landscaping, exterior pest control, cable television, alarm monitoring, and the pool.*

GARBAGE COLLECTION

Trash cans continue to be a significant problem in Greenwich. Please do not place garbage cans or recycle bins out prior to the designated time and bring them back into the garage on the day of pickup. Monday & Thursday: Garbage & Yard Waste. Monday: Recyclables. All trash must be bagged and placed in trashcans. Set trash out no earlier than 7:00 p.m. the night before pickup. Return receptacles to the garage prior to 11:00 p.m. the day of pickup.

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.

THE STREETS NEED PAVED AND THE LIGHTING SHOULD BE INSTALLED

Your BOD does not have control over the Master Association, which is controlled by the developer. The streets are in terrible condition and the POA has made numerous requests regarding the streets to the Master Association, the Developer, and the Town of Jupiter. The Town Manager informed us that:

Town staff met with New Urban ...to discuss the paving issue. New Urban has not installed the final lift of asphalt due to the need to install additional lighting. New Urban has a consultant visiting Greenwich...to develop a photometric plan to ensure that, when light poles are installed, there is enough light to prevent accidents but not an excessive amount so as to avoid generating complaints from residents. Town staff will be working with New Urban to approve the plans quickly. All told, New Urban anticipates that the paving will be completed no...[later than September 30, 2013].

We have seen no evidence that the work has begun and it is not likely that the lighting and road paving will be completed within the next two weeks. We have been waiting for EIGHT YEARS. There is no acceptable excuse for this poor performance. No other community would tolerate this treatment. Residents that share this concern should **call and write** to the Town Manager Andy Lukasik at andy@jupiter.fl.us - Mayor Karen Golonka at kareng@jupiter.fl.us - Town Council: Wendy Harrison, Ilan Kaufer, Jim Kuretski, & Todd Wodraska at towncouncil@jupiter.fl.us Telephone: 561-741-2214 Address: 210 Military Trail, Jupiter, FL 33458.

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SATELLITE DISHES

Satellite Dishes are permitted but must be installed in accordance with the Greenwich regulations. They are not permitted on the ground or balcony. **The satellite dish must be professionally installed between the second and third floor so that the top of the dish is just below the bottom of third floor windows.** All wiring must be securely fastened to the building in a neat and orderly fashion. Written authorization is required prior to installation. Unit **owners** are required to complete and submit an ARC Change Form with a drawing attached showing the proposed installation location. **Installation work shall not proceed until the unit owner receives written approval of the ARC application.** The forms are available from Capital Realty Advisors or on the Greenwich Web Site - **GreenwichAtJupiter.com** Satellite dishes shall not be permitted in any other location within the community.

GREENWICH MEETINGS

The Greenwich Board meets on the second Tuesday of every other month (January, March, May, July, September, November). The Annual Meeting is held on the second Tuesday of April.

The 2014 Budget Meeting is scheduled for November 12, 2013 at 6:30 PM in the pool cabana. The Board has begun work on the preliminary budget. At this time, no increase in the quarterly maintenance fee is anticipated.

GARBAGE DUMPSTERS

The Garbage Dumpsters in the community are for the benefit of the tenants of the commercial and medical buildings. Town home residents are provided with twice-a-week curbside pick up service and are not permitted to use the dumpsters. The representative of the Master Association has informed us that violators may be prosecuted.

PETS

Dogs – Please pick up after your dogs. Failure to do so creates a health hazard to all of us, especially young children and other pets. Some residents have not had their dogs on a leash. All pets must be maintained on leashes when outside a residence.

Cats -- are not permitted to roam free within the community. Cats, like dogs, must be maintained on a leash when outside a residence.

Please abide by the regulations so we can maintain Greenwich as a pet-friendly community.

GreenwichAtJupiter.com

Did you know we have a web site? Check out www.GreenwichAtJupiter.com for board meeting dates, minutes of meetings, and other relevant information. We would like to be able to communicate with our property owners and residents via e-mail. We need e-mail addresses! Please go to the web site and sign up for our newsletter.

GARAGE SALES

Garage, rummage or other similar sales not exceeding two consecutive days in duration are permitted in Greenwich. Owners or occupants of a unit may not hold, sponsor or participate in more than one such sale within the properties in any twelve (12) month period. Sales may not be conducted on common property such as the parking lots.

COMMITTEE MEMBERS NEEDED

To volunteer, contact Property Manager, Chet King at Capital Realty Advisors. Chet will pass your request on to the board and a member will contact you.

Phone: 561-624-5888.

E-mail: CKing@capitalrealtyadvisors.com