

Greenwich POA Newsletter

Summer 2013

2013 HURRICANE SEASON

As we enter the 2013 hurricane season, please read the following to help better prepare you in the event of an approaching hurricane storm.

EVACUATION PLANNING

Evacuation is not mandatory but recommended for several reasons, as listed below:

1. Fire Rescue, Police, Medical, FPL, etc., will not travel when winds exceed 40 miles per hour; and are unable to assist you until the storm has passed. The also streets may be blocked by downed power poles and lines, debris; and flooding.
2. If you remain at home, utility services such as phone, electricity, water and sewer may be unavailable for several days.
3. Bridges will be locked down when winds exceed 40 miles per hour. Vehicle traffic will be prohibited until they are inspected for safety purposes.

You should have an evacuation route plan with enough time to arrive at a safe location. Remember the roads become increasingly congested the longer you wait. Time is of the essence. Homeowners should prepare as follows:

- ✓ Before you depart, be sure to take dated photos or a video of your personal belongings. Bring important papers such as insurance policies, ID, stocks, bonds, credit cards, important phone numbers, and cash for several days.
- ✓ Bring enough supplies for 7 to 10 days: water, dry goods, batteries, flash lights, battery operated Radio/TV, clothing, pillows, blankets, first aid kit, and medications.
- ✓ Charge your cell phone and bring a care charger.
- ✓ Remove all furniture, potted plants, and loose objects from your property. Items left out could be swept away by wind, causing injury and property damage.
- ✓ Shutter your windows. Close and firmly lock all sliding glass doors and windows.

- ✓ Check all faucets to determine that they are in the closed position.
- ✓ Turn off your electrical breakers and water lines to avoid additional damage. Turn off air conditioning units and appliances to protect them from power surges.
- ✓ Fill vehicles with gasoline as soon as a Hurricane Watch is issued.
- ✓ Familiarize yourself with storm shelter locations, hotels with emergency generators, and evacuation routes.
- ✓ Plan to board your pet or take your pet with you. Do not leave your pet unattended in your home.
- ✓ If you do not reside in your home during hurricane season or plan to leave for an extended period, please arrange ahead of time for a hurricane caretaker to prepare your home in your absence.

Palm Beach County has established a *Special Needs Shelter* to provide care for citizens with certain medical problems during a major emergency. To be eligible, residents must pre-register and meet the criteria of: oxygen or insulin dependent; or immobile and/or have chronic stable illness and not suitable for a regular shelter. If you meet the criteria, please call 561-712-6400 to register. For more information, visit the website <http://www.pbcgov.com/dem/hurricane/>.

HURRICANES: Hurricane season begins June 1st and ends November 30th. The South Florida coast can be threatened any time during this season. The following is a list of common terminology related to hurricanes:

HURRICANE WATCH: An announcement is issued by the National Hurricane Center whenever a hurricane becomes a threat to coastal areas. A "Hurricane Watch" is not a "Warning". It indicates that a hurricane is near enough that everybody in the area covered by the "Watch" should listen for subsequent advisories and be ready to take precautionary measures in case a hurricane "Warning" is issued. Watches are usually issued 24-36 hours in advance of landfall. When a

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hurricane watch is issued, all unsecured items such as pool furniture, grills, benches, pottery etc., on the common areas will be secured.

HURRICANE WARNING: A National Hurricane Center warning announcing sustained winds of 74 miles per hour or higher associated with a hurricane can be expected in a specific coastal area in 24 hours or less. When a hurricane warning is issued, all precautions should be taken immediately. If the hurricane's path is unusual or erratic, the warnings may be issued only a few hours before the beginning of hurricane conditions.

A HURRICANE is a violent storm originating over tropical waters with sustained winds over 74 miles per hour. The winds, as in tropical depressions and storms, blow in a counterclockwise direction around the center. The diameter of these storms range from 100 to 1,000 miles. To make the predicted hazards of an approaching hurricane easier to understand, hurricane forecasters have developed a disaster potential scale that assigns storms to five categories. This scale is called the SAFFIR/SIMPSON Scale, see below:

Category	Wind Speed	Storm Surge	Damage
1	74-95 MPH	4-5 feet	minimal
2	96-110 MPH	6-8 feet	moderate
3	111-130 MPH	9-12 feet	extensive
4	131-155 MPH	13-18 feet	extreme
5	over 155 MPH	over 18 feet	catastrophic

It should be noted that Category 5 storms, though relatively rare, are open ended on the upper limits and that sustained winds over 200 miles per hour and storm surge over 18 feet have occurred.

STORM SURGE: The storm surge is a great dome of water that crosses the coastline near where the eye of the hurricane makes its landfall. By far, it is the most dangerous of all hurricane hazards. The maximum storm surge will be experienced south of where the eye of the hurricane makes landfall.

Be advised that after a storm passes, access is not permitted to affected areas until the Chief Building official declares it safe from hazards. Re-entry will be announced on television and radio. Management will be granted first access to determine the damage and needed repairs. Neither the Association nor Capital Realty Advisors, Inc. is responsible for anyone remaining in residence during or after a hurricane. Should you have any questions, please call management at 561-624-5888.

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 any questions about Greenwich, please contact our property manager, Chet King, at Capital Realty Advisors, 600 Sandtree Drive, Suite 109, Palm Beach Gardens, Florida 33403. Telephone: 561-624-5888. Web site: GreenwichAtJupiter.com

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.

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TOWNHOME LIVING

Please be considerate of your neighbors. Loud noises, whether from televisions, CD players, sliding chairs, or pets, may be a disturbance to our neighbors.

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.

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.

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. Unit owners may attach a satellite dish to the exterior of his or her town home in accordance with the following regulations. **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 of a satellite dish. 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. A sign is posted prior to each meeting. When a meeting must be rescheduled, a sign is posted at the front entrance. Also check the website for updated meeting times and meeting minutes – GreenwichAtJupiter.com.

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
- Rugs, towels, etc. hanging on balcony railings
- **Not picking up after dogs. It is a health hazard to all of us, especially young children and other pets.**
- **Parking in areas not designated as parking spaces. Do not park in the alleyways or in front of garage doors, except for the few driveways on the south end of the community that are long enough to accommodate a vehicle without protruding into the alleyway.**

Please correct any violations to avoid a fine.

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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.

2012 FINANCIAL REPORT AVAILABLE

If you would like a copy of the 2012 Year End Financials for your Association, please contact Capital Realty Advisors, Inc. at 561-624-5888. Please be sure to include the name of your association where you live, your name, and email address or physical address where you would like a copy to be sent.

THE STREETS NEED PAVED

Your BOD does not have control over the Master Association, which is controlled by the developer. The streets are in terrible condition and your POA has made numerous requests regarding the streets to the Master Association, the Developer, and the Town of Jupiter. It is our understanding that the Town of Jupiter is holding a bond to ensure that the work is completed. We continue to hear that the Developer needs to respond to some lighting issues and does not want to pave the streets and then have to dig to perform the required lighting work. It is the position of the Greenwich Board of Directors that six or seven years has been more than enough time to close out this project. We have discussed engaging legal counsel to address this matter. That would be an expensive undertaking. Rather than writing or calling your POA to express your concern, which some of you have, consider writing to or calling the Town Manager and/or Council Members. The main number is 561-746-5134. The Town Manager and Council can be reached at 561-741-2214.

IMPORTANT NUMBERS

FPL	561-697-8000
Comcast	561-309-8763
Abacoa Master	561-624-7788
Waste Management	772-546-7700
Jupiter Utilities	561-746-5134
Jupiter Police	561-746-6201

Chet King, Property Manager

Capital Realty Advisors

P: 561-624-5888

CKing@capitalrealtyadvisors.com

PETS

Pets shall not be permitted in any of the common areas unless under leash and pets are not permitted in the pool cabana, on the pool deck, or in the pool at any time. All pets must be registered with the association, including provision of written certification by a veterinarian that the pets have been properly inoculated. Each pet owner shall be required to clean up after his or her pet. Each owner by acquiring a unit agrees to indemnify the association, and hold it harmless against any loss or liability resulting from actions of any pets or other animals maintained in that unit. If a dog or any other animal becomes obnoxious to other unit owners by barking or otherwise, the owner shall remedy the problem, or upon written notice from the Association, he or she will be required to dispose of the pet.

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.