



# GREENWICH POA

## ~ Community Newsletter ~



FALL 2014

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### *What's Happening at Greenwich?*

**Painting to begin in September.** The Board of Directors is entering into a contract with SB Painting and Waterproofing to clean all the roofs and paint all the buildings. This is anticipated to be a 12-week project. **The cost of this project is approximately \$1,550/townhome. The money to fund this project will come from Reserves and there will be no special assessment.**

Everything will be done to make this project as worry-free as possible, but we need your cooperation when it is your buildings turn. You will receive a notice prior to the work beginning on your building. When you receive your notice, please remove all furniture from your balcony and any other personal items such as potted plants, decorations, etc. that may be outside. Your roof will be cleaned first; followed by the building being pressure washed. Make certain windows are closed and you may want to move furniture or personal items from in front of windows and doors in case of leakage. Next step will be to caulk and seal. Finally paint will be applied. This will be about a two week process on each building. The only things not being painted are your balcony floor (which is the homeowner's responsibility), your exterior light fixtures, and the concrete apron entering your garage. The painting crew will attempt to accommodate any situation that may arise but please plan your schedule accordingly. When they are on the roof with a lift, it is not a simple task to drop everything to allow you in or out of your garage. Plan to leave your vehicle in the parking area away from the building if you know you will be leaving during their work hours. Work hours are scheduled for Monday through Friday 8:30 am to 5:30 pm; occasionally on Saturday from 9 am to 4 pm for make-up days due to weather. But never on Sundays nor a holiday. You may want to keep your window blinds closed during these work hours especially if you plan on taking a shower. Ladies, we don't need any painters falling off ladders. When the painting is completed on all buildings, all sidewalks and walkways will be pressure washed. You will look like new at the end of the project. Completion date is anticipated to be December 15<sup>th</sup> (please take this into consideration if your building has not been completed when it comes time to put up holiday decorations).

During this project, the men's restroom at the pool cabana will be dedicated to the painting crew only. The Ladies Room will become a "family" restroom. There will be a week in December when the pool area will be closed so this building can be cleaned and painted.

If you have any questions or concerns during this project, please contact your property manager, Donna Tagg, at Capital Realty Advisors at 561-624-5888 or [dtagg@capitalrealtyadvisors.com](mailto:dtagg@capitalrealtyadvisors.com).

**LANDLORDS PLEASE SHARE THIS INFORMATION WITH YOUR TENANTS**

## ***Did you know?***

### **Security Alarm System:**

Did you know that you are paying for the monitoring of your security alarm system through your POA dues or your rent, if you are a tenant? Many do not realize this and are not activating their alarm systems or are seeking an outside vendor when it is not necessary. If you need help in activating your system, please contact ADT – Les Tadelman at [ltadelman@adt.com](mailto:ltadelman@adt.com). Tell Les that you live in Greenwich and wish to activate your alarm under Greenwich’s bulk contract. Contact the management company at [dtagg@capitalrealtyadvisors.com](mailto:dtagg@capitalrealtyadvisors.com) if you need any further assistance on this matter.

### **Swimming Pool:**

Did you know that the swimming pool was almost shut down by the Health Dept. during an inspection recently because the inspector found a glass beer bottle in the bottom of the pool. Fortunately a resident who was at the pool at the time, volunteered to jump in and retrieve the bottle. If that bottle had broken and there was glass in or even near the pool, the pool would have been shut down, the pool would have needed to be drained, cleaned and then refilled and the water balanced. This would have been very costly to the Association (which is you!). **NO GLASS ANYTHING CAN BE IN THE POOL AREA.** Please abide by ALL THE POOL RULES. They are there for a very good reason.

### **Satellite Dishes:**

All dishes must be approved PRIOR to installation. Please contact the management office for the proper forms to be completed for approval.

## ***Dog owners, we need your help....***

**Please, please pick up after your pet.** There are dog stations with plastic bags conveniently located throughout the community...please use them. Also please make certain your dog is leashed at all times when off your property.

And, **NO DOGS IN THE POOL AREA!** The Health Dept. will shut the pool down immediately.

### **GREENWICH BOARD OF DIRECTORS**

President – Kevin Kelly  
Vice President – Peter Blaibel  
Director – Teerani “Nong” Ovathanasin

**POA Website: [GreenwichAtJupiter.com](http://GreenwichAtJupiter.com)**

### **MANAGEMENT COMPANY**

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