

Greenwich POA Newsletter

SPRING 2014

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 Advisors 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.* DO NOT have the repair done and expect to be reimbursed by the POA.

ROOTS IN SEWER LINES

If you have clogged sewer lines be sure to call the Loxahatchee River District at **561-747-5700** before calling a plumber. The sewer authority at no cost to you may address some issues, while your plumber charges will be your responsibility to pay.

POA SERVICES

Your maintenance fees cover many services -- *building insurance, most exterior maintenance including the roof, landscaping, exterior pest control, cable television, alarm monitoring, and the pool.* **If comparing Greenwich with other communities, consider all services provided. Other communities, such as Antigua, include far fewer items. Homeowners pay their own building insurance, exterior repairs including the roof, alarm monitoring, etc. Greenwich residents must obtain only an interior policy.** Consult your insurance agent.

TOWNHOME LIVING

Please be considerate of your neighbors and limit loud noises whether from television, music, sliding chairs across the floor, or pets.

GARAGE DOORS

As a courtesy to your neighbors and as preventive maintenance, please lubricate the wheels on your garage door. This will reduce the noise as the door is opened and limit the strain on the motor. Garage doors should be closed when no one is in the garage. Replacing garage door steel rollers with plastic rollers will greatly reduce the noise.

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.

LIGHTING & PAVEMENT COMPLETION

The paving is nearly completed and the builder should be improving the lighting in some areas but we have been unable to obtain a copy of the plan for the lighting. If you have any concerns with the paving, contact the property manager. She will coordinate with the Greenwich representative assisting with the project.

GREENWICH BOARD 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.

GARBAGE DUMPSTERS

The Garbage Dumpsters in the community are for the benefit of the tenants of the commercial and medical buildings. Townhome residents are not permitted to use the dumpsters. The representative of the Master Association has informed us that violators may be prosecuted.

Greenwich POA Newsletter

SPRING 2014

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.*

GARAGE SALES

Garage, rummage, or other similar sales, not exceeding two consecutive days in duration, are permitted provided the owner or occupants of a unit do 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.*

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.

OUR WEBSITE

Check it out - www.GreenwichAtJupiter.com for board meeting dates, minutes of meetings, and other relevant information. Please go to the web site and sign up for our newsletter.

PROOF OF INSURANCE FOR MORTGAGE

Need proof of insurance for your bank? Follow this link on your computer:

<https://eoidirect.com/default.asp>

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.

GREENWICH POA BOARD of DIRECTORS

President - Kevin L. Kelly, Jr.

Director - Peter Blaibel

There are three vacant positions on the board. If you are interested in serving, contact the property manager.

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

Loxahatchee River District 561-747-5700

Non-Emergency Jupiter Police 561-746-6201

Donna Tagg, Community Association Manager

Capital Realty Advisors

P: 561-624-5888

E: DTagg@capitalrealtyadvisors.com

COMMITTEE MEMBERS NEEDED

To volunteer contact our Community Association Manager, Donna Tagg:

DTagg@capitalrealtyadvisors.com