



# GREENWICH POA COMMUNITY NEWSLETTER

Fall 2015

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## ***WHAT'S NEW?***

If you have not been by the swimming pool in the last couple of weeks, you may want to stop by and take a look. The pool has been re-tiled and resurfaced and looks like new.

## ***CAN WE TALK.....***

This might be a good time to review the current rules and regulations in Greenwich. Unfortunately some residents may have forgotten the rules and regulations or maybe they just didn't take the time to read them when they took occupancy (oops did we say that in print!). So let's take this opportunity to look at some of the important ones. Why are these rules and regulations important? Living in such close quarters with one another it is important that everyone respects everyone else's space and quiet enjoyment. So many times tenants have said..."I didn't want to complain about this problem because I AM ONLY A TENANT". Tenants, this is your home too. All rules and regulations apply to Tenants and to Property Owners. The only difference is the Property Owner is held responsible and liable for their Tenant should there be a violation.

## **Here's a synopsis...**

**Pets:** Two pets are permitted in each unit (unless a landlord restricts pets). No pit bulls or any dog of mean or violent temperament. Pets must be leashed when on common property. NO pets allowed in the swimming pool/cabana area. All pets must be registered with the Association along with proof of inoculations. Each owner is required to pick up after their pet. No pet shall become a nuisance.

**Common Area Clear of Clutter:** No bicycles, tricycles, scooters, baby strollers, etc. or toys or other items shall remain in the common areas which include walkways, sidewalks, and streets.

**Trash/Garbage Disposal:** *This is a big one, folks...most common violation.* Trash must be secured and not visible (this mean containers too). Trash must be placed no earlier than 4 PM the night before pick-up and containers must be taken back in no later than 11 PM on the day of pickup.

**Garage Doors:** No garage door shall be permitted to remain open except for temporary purposes.

**Vehicles, Parking and Garage:** No owner shall do or permit any assembling or disassembling of motor vehicles except within the confines of the garage. No commercial vehicles, recreational vehicles, campers, trailers, boats, motorcycles, vans, buses, trucks or similar vehicles shall be parked in the common areas.

**Window Coverings:** All draperies, curtains, blinds, shades or other window coverings visible from the exterior of a unit shall have a solid white or neutral color backing.

**Balconies:** Balconies are for seating, gathering and conversation and are not to be used for storage. Only outdoor furniture and potted plants are allowed. NO NON-ELECTRIC BARBEQUE GRILLS ARE ALLOWED ON THE BALCONY. Do not store bicycles, surf boards, toys, etc. Do not place or hang anything over the balcony railings.

**Satellite Dishes:** The dish must be approved by the Association PRIOR to installation. The dish must be professionally installed between the second and third floor so that the top of the dish is just below the bottom of the third floor window. All wiring must be securely fastened to the building in a neat and orderly fashion.

**Wind Chimes:** Any wind chimes that may create a noise disturbance to the neighboring residents are not permitted.

**Hoses:** The hose may be neatly rolled on the ground directly below the hose bib, placed inside a commercially designed hose storage unit directly below the hose bib, or hung on a commercially designed unit that has been attached to the building either above or below the hose bib. If stored above the hose bib, the bottom of the storage unit must be within six (6) inches of the hose bib. Hoses shall not be stored in any other manner or location outside the unit.

**Complaints and Reporting Violations:** All complaints and violations must come to the management company in writing. The management company cannot respond to anonymous complaints. Also, an address must be reported along with the complaint. The management company cannot respond to a complaint or violation if they do not have an address to send a violation notice.

**Thanks for reading and refreshing yourself on the rules and regulations. If you have any questions, please contact the management company at 561-624-5888. It is always best to ask before doing anything that might create a violation. The saying “and beg for forgiveness” does not apply here.**

## **Other news and reminders:**

### **Paint:**

If you need touch-up paint for your front door or garage door, it is available at Home Depot on Indiantown Road at Maplewood. Ask for Paul. They have a complete list of all exterior colors.

### **Security Alarm System:**

Did you know that you are paying for the monitoring of your security alarm system through your POA dues and rent? If you need help in activating your system, please contact ADT – Les Tadelman at [ltadelman@adt.com](mailto:ltadelman@adt.com). If you cannot reach Les, call 1-800-878-7806 for assistance.

### **GREENWICH BOARD OF DIRECTORS**

President/Dir. – Kevin Kelly  
Vice President/Dir. – Peter Blaibel  
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### **MANAGEMENT COMPANY**

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

***LANDLORDS: PLEASE SHARE THIS NEWSLETTER WITH YOUR TENANTS. YOU ARE ULTIMATELY RESPONSIBLE FOR THE ACTIONS OF YOUR TENANT SO THEY NEED TO BE AWARE OF THE RULES AND REGULATIONS. THANK YOU.***