



GREENWICH POA
COMMUNITY
NEWSLETTER

Winter 2015

HAPPY AND SAFE HOLIDAYS TO ALL
from your Board of Directors and Management Team

WHAT'S NEW?

Welcome new Board member Dean Carter. Dean is a full-time resident of Greenwich POA and resides on Quarry Knoll with his family.

A flyer box has been ordered and will be installed near the mailboxes. The box will include the latest copy of this newsletter and any other important information that the POA may need to share with you. If you are a landlord, please make certain your tenant is aware of this new addition so they too can be kept informed.

REMINDER ABOUT PETS:

Are you aware that pet must be registered with the POA? If you obtain a pet after you have taken occupancy, you must complete a registration form with the POA and provide proof of vaccinations. If you have a pet that is not registered with the POA, please contact the management company and request the appropriate form.

This is also a good time to remind all dog owners that they must pick up after their dogs. The dogs cannot do it on their own so you, as a good pet parent, must be responsible. This is for the safety of other dogs and to protect residents' shoes and feet. This is one of the major reasons communities restrict pets. Let's not make Greenwich one of them. We all love our pets. Thank you.

Pets are not allowed in the pool or pool cabana area. This is a Palm Beach County Health Department rule not just a POA rule.

Dogs must be leashed at all times when outside your residence.

Other news and reminders:

AIRbnb: We recently received a couple of complaints regarding property owners/residents using AIRbnb to advertise their properties for rent. These short term rentals are in violation of the Greenwich POA documents and will immediately be turned over to the Association's attorney for action. All leases must be in writing and submitted to the POA through the management company for approval prior to occupancy. All leases must contain the language that the Association shall have the right to terminate the lease in the event of a default by an owner's tenant in observing any of the provisions of the documents including the rules and regulations adopted by the Board of Directors. **Also leases cannot be for less than 6 months and only 1 lease is permitted per calendar year.**

Noise/Disturbances: Please remember that you live within close quarters. Any noise, interior or exterior, will have an effect on at least one neighbor and probably more than one. Please be considerate of one another's peace and quiet enjoyment.

Paint:

If you need touch-up paint for your front door or garage door, it is available at the Jupiter Home Depot located on Indiantown Road at Maplewood Drive. 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. If you cannot reach Les, call 1-800-878-7806 for assistance.

Satellite Dishes:

Remember all dishes must be approved prior to installation. Contact the management company for details.

Christmas Tree Disposal:

When disposing of trees please remember to put them out on a bulk pick-up day. Do not put them in the dumpsters. The dumpster located in the parking areas do not belong to the POA. No trash should be put in these dumpster from townhome residents. Each resident is responsible for providing their own trash receptacles. Another reminder – **Trash may be placed no earlier than 4 pm the night before pickup and receptacles must be taken back in no later than 11 pm the same day as pickup.**

GREENWICH BOARD OF DIRECTORS

President/Dir. – Kevin Kelly
Vice President/Dir. – Peter Blaibel
Secretary/ Dir. – Teeranai “Nong” Ovathanasin
Director – Dean Carter

MANAGEMENT COMPANY

Capital Realty Advisors, Inc.
Donna M. Tagg, LCAM
Community Association Manager
Palm Beach Gardens, FL 33403
561-624-5888 - dtagg@cra.email

POA Website: 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.