



# GREENWICH POA COMMUNITY NEWSLETTER



Fall 2016

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## ***NEED YOUR HELP WITH THE 2017 BUDGET.....***

We will be preparing the 2017 budget in the coming month and the Board needs to evaluate some of the expenses. Some good news/ bad news is that the cost of building insurance will be increasing \$8,000. That's the bad news, but the good news is that the increase is due to having an insurance appraisal performed which indicated an increase in the value of the buildings; hence, property values.

In order to accommodate this increase, the Board is considering eliminating the security alarm monitoring from the POA fees and leaving security to each individual resident. The Board is asking for your opinion of this idea. Hopefully, you all know that currently your POA quarterly fees include the monthly monitoring fee for the security alarm system with ADT. We question how many residents are actually taking advantage of this service and have asked ADT to provide us with a percentage of users so that we can determine usage. We would like to hear back from you with your thoughts on this expense. Please email [dtagg@cra.email](mailto:dtagg@cra.email) and state your name, your Greenwich address and tell us your thoughts. We are in the process of determining an expiration date with ADT to determine whether we can even consider this for 2017 or if it will need to wait until 2018. Your response will be greatly appreciated.

### **Other news and reminders:**

**Pet Friendly:** Greenwich is a pet friendly community. Let's keep it that way by remembering to pick up after your pet and following good pet etiquette. Pets must be on a leash when off owner's property.

**Leases:** Leases cannot be for less than 6 months and only 1 lease is permitted per calendar year. No short-term rentals are allowed; therefore, an Airbnb rental is a violation. And under no circumstances, can a portion of the unit be leased/rented to another individual (no sub-leasing). All leases must be approved in advance by the Board of Directors. Call 561-624-5888 if you need a current application.

**Noise/Disturbances:** Please remember that you live in close quarters. Any noise, interior or exterior, will have an effect on at least one neighbor. Talking on the balcony is like shouting to the neighborhood. 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 to activate your system, please contact ADT 1-800-878-7806.

**Satellite Dishes:** All dishes must be approved **prior** to installation. Contact the management company for details.

**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.** This is the most common violation within the community. We can do better. **Dumpsters are not a part of the townhome community.** Please do not use the dumpsters, as tempting as they are, they are not part Greenwich POA.

**GREENWICH BOARD OF DIRECTORS**

President/Dir. – Kevin Kelly  
Vice President/Dir. – Peter Blaibel  
Secretary/ Dir. – Dean Carter

**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.***

