

COMMUNITY GREENWICH POA NEWSLETTER



Spring 2016



REMINDER...AND ACTION REQUIRED:

The Annual Meeting of the Greenwich Property Owners Association is scheduled for Tuesday, April 12th at 6:30 pm in the pool area. This is a very important meeting and we have never been able to achieve a quorum in order to hold the meeting. This is the one meeting that the membership gets to speak their wishes, wants and desires for their community. It is also when the membership elects who will represent them and run the Association for the coming year. If you cannot attend the meeting for whatever reason, please return your proxy which is included in the Annual Meeting Notice package. By submitting your proxy it will help achieve a quorum so the meeting can be held. No quorum = No meeting. You can either assign your proxy to a neighbor that you know will be attending the meeting or you can assign it to the Board of Directors. If you have any questions regarding the proxy form or anything else in your Annual Meeting package, please contact the management company at 561-624-5888.

Also, your Association needs a Director volunteer or two. If you have the time to participate, and care about your community and neighbors, your willingness to serve would be greatly appreciated. Meetings are held every other month and typically do not last more than an hour. Typically decisions are made at the meeting and then carried out by the management company. No great pressure; just a great service for your community. If you are interested, please let your property manager, Donna Tagg, know at dtagg@cra.email.

DO YOU LOVE YOUR DOG?

Is your dog an important part of your family? Would your home not be complete without a dog?

These are easy questions for any pet lover to answer. Greenwich has always welcomed pets to the community and being a pet friendly community has benefitted Greenwich in property sales and rentals.

However, some dog owners are just not as responsible and good dog parents as others. Picking up after your dog is an important part of being a responsible dog owner. This is also a health and welfare issue for residents and other dogs. Greenwich Property Owners Association spends over \$1,000 a year to provide its residents the convenience of Fido bags. Unfortunately, not everyone takes advantage of this convenience.

Greenwich would like to continue being a pet friendly community but if residents cannot be responsible dog owners, then the Board of Directors may need to consider recommending that restrictions on pets, particularly

dogs, be put in place. There are many ways of doing this: 1) No pets allowed at all; 2) Limit weight and size of pet; 3) Restrict the type of pet (no dogs); 4) Restrict tenants from having a dog...and the list could go on.

So it is really up to you to follow the simple rules and report those who are not. A report must be in writing, email is acceptable, and an address of the offender must be provided in order for the appropriate action to be taken. Emails can be sent to dtagg@cra.email. What are the simple rules to follow?

- **Make certain your pet is leashed when not on your property (and attached to you)**
- **Do not leave your pet on the balcony to bark, whine, whimper and annoy other residents**
- **Do not take your pet to the pool...Health Dept. regulation**
- **Pick Up After Your Dog**

Other news and reminders:

Leases: Leases cannot be for less than 6 months and only 1 lease is permitted per calendar year. No short-term rentals are allowed. 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.

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.

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.