



GREENWICH POA COMMUNITY NEWSLETTER

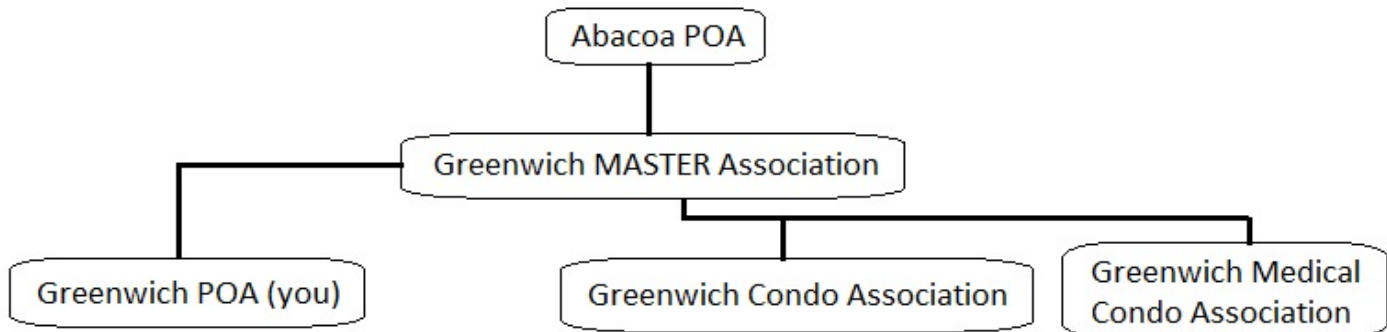


Summer 2016

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.

NOT MANY ASSOCIATIONS ARE AS COMPLICATED AS OURS:

Most residential communities have just one master association. Are you aware that Greenwich Property Owners Association Inc. operates under two master associations? The first one is the Abacoa POA, which oversees all of the communities within Abacoa. The second is called the Greenwich Master Association Inc., which is managed by First Service Residential. Both these associations oversee the Greenwich Property Owners Association (you – the townhomes), which is managed by Capital Realty Advisors. In addition, there are two other associations within our community, which are the Greenwich Condominium Association managed by First Service Residential (which includes the retail shops); and the Greenwich Medical Condominium Association. The complicated tier structure is shown below.



It is important to note that the Townhome’s POA does not have a seat on the Master association’s board. Therefore, there are many things that we are a part of and pay for, but do not have any control over.

For example, the Greenwich Master Association controls both the irrigation system that waters the landscaping, and the fire alarm system (since the main panel contains townhomes and condominiums and retail condos). This means we must contact their maintenance company to report issues and wait for authorization from the President of the Master Association. Unfortunately, we only have control over what is actually owned and managed by the POA. We then need to rely on the other associations to do and maintain what it expected of them.

Attached to this newsletter is a map that will show you the actual property lines of Greenwich Property Owners Association. The townhomes are inside the blue lines. The only correction to this map is the pool area which is marked yellow but is actually controlled by the POA. This will assist you when you question why your association is not addressing certain concerns.

This is also a good time to remind everyone that the dumpsters located on-site ARE NOT part of the townhomes but belong to the condominium/retail shops and the medical center. The townhomes do not have a dumpster as each

individual property pays for services to be picked up at your garage door. Please, please do not put furniture, trash, or construction materials in/at any of these dumpsters.

Please review the map and if you have any questions, please feel free to attend a Board meeting, speak with a Board member, or call your management company, Capital Realty Advisors – 561-624-5888.

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. Airbnb rentals are not permitted unless they meet the 6 month lease requirement and the tenants are approved by the POA.

Swimming Pool: Summer is upon us again and the activity at the pool will be increasing. Please remember to be considerate of one another and respect one another's right to use the pool. If you see someone causing damage to the pool area, it is your responsibility to report it to management. It does not matter whether you are an owner or a tenant, it is still your responsibility to protect the common areas.

Hurricane Season: Hurricane season is upon us again. June 1st through November 30th is the timeframe for potential storms. Please see the enclosed flyer for some important information regarding hurricanes.

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.

Exterior 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 Pick-Up: **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 Blaiabel
Secretary/ Dir. –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

