



COMMUNITY GREENWICH POA NEWSLETTER



Spring 2017

ANNUAL MEETING AND ELECTION REMINDER

**TUESDAY, APRIL 18, 2017
6:30 PM AT THE POOL CABANA**

You will be electing two (2) directors to sit on your three (3) member Board of Directors. If you are interested in running for the Board of Directors, please return your Notice of Intent, which was contained in your Meeting package, to Capital Realty Advisors no later than Friday, March 17th.

Also being voted on at the Annual Meeting and Election, will be a Proposed Amendment to your documents to change the leasing/renting restrictions so that a new purchaser must own the townhome for at least one year prior to leasing/renting it. The Board feels that this will protect the property values in the community and offer some comfort to property owners who are concerned about the percentage of rentals in the community. Please watch for the ballot in the final notice of meeting that you should receive the first or second week of April and please make every effort to attend the Annual Meeting or return your ballot with your proxy and vote on this important amendment. It will take a “yes” vote of fifty-one (51%) percent of the property owners for this amendment to pass so your vote is extremely important.

A quorum of thirty (30%) percent of the membership is required in order to hold the Annual Meeting and Election. The quorum can be achieved by you being present at the meeting or by returning your proxy indicating the Association to represent you or you can appoint another member of the community that you know will be attending to represent you. So please, when you receive your final notice of meeting, and you know that you are unable to attend, please take the time to sign and return your proxy so that a quorum can be established and a meeting held. If you are concerned about your community and your property values, this is the time to participate.

If you have any questions regarding the Annual Meeting and Election, the Proposed Amendment, or the proxy form, please speak with any Board member or contact the management company at 561-624-5888 and ask for Donna Tagg or email Donna at dtagg@cra.email. This is your opportunity to have a say in the direction of your community.

WHAT AM I? You are a homeowners association (HOA); not a condominium association. We agree that your documents are confusing but they are the documents that were prepared at the time of development and recorded with the State of Florida by the developer. Florida Statute 720 applies to homeowners association while Statute 718 applies to condominiums. Why is this important to know? One major factor is your homeowners insurance. Unlike in a condominium where the wall space between two units is owned by the

condominium association, in a homeowners situation you, the property owner, owns half that space between the walls and your adjoining neighbor owns the other half. Therefore, if a pipe breaks in the wall between your units, it is either your pipe or your neighbor's pipe. Ownership of the pipe will determine who is responsible for the repairs. This is not an Association issue.

The Association insures the shell of the building only; all interior space including drywall is the owner's responsibility to insure.

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. No pet shall be permitted outside a unit except on a leash and at all times under the control of its owner.

Leases: Leases cannot be for less than six (6) months and only one (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 approval 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.

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 of your Association.

GREENWICH BOARD OF DIRECTORS

President/Dir. – Kevin Kelly
Vice President/Dir. – Peter Blaibel
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

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.