

# IRONWOOD HOA, INC

## SPRING NEWSLETTER—April 2014

**2014  
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Currier**

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### Florida-Friendly Landscaping—The Right Stuff

The Winter Newsletter—January 2014 had an article on Florida-Friendly Landscape Guidelines that did not adequately cover this topic. This article hopes to provide you with a better discussion of this matter.



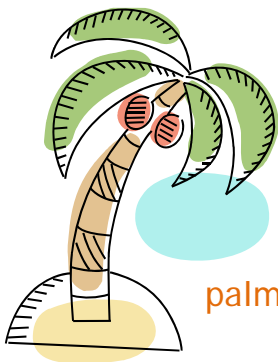
Florida-Friendly landscaping primarily refers to the use of landscapes to conserve water, to protect the environment and to adapt to local conditions. And there are nine principles of landscaping, which includes the right plants in the right place, efficient watering, appropriate fertilization and mulching. There is significant information available on a number of websites that cover each of the nine principles. In particular, the University of Florida maintains a database of Florida-Friendly plants ([www.floridayards.org](http://www.floridayards.org)), which contains a list of recommended trees, palms, shrubs, grasses and other plants.

HOA documents cannot prohibit, or be enforced to prohibit, any property owner from implementing a Florida-Friendly landscape. A HOA is allowed to place reasonable limits on Florida-Friendly landscaping, such as requiring that landscaping be well maintained. Additionally, where HOA governing documents require owners to seek association approval for some or all landscaping projects, the owners will still need to go through the approval process. Ironwood HOA and PGA/POA governing documents require all landscaping changes (minor or major) be approved and, therefore, homeowners must still submit an ARB form (ARC form) to make any changes.

Ironwood HOA encourages homeowners' to follow the Florida-Friendly landscaping principles, including the efficient use of water and pollution prevention measures.

### *Ironwood Trees—Homeowner Specific Matter*

The Ironwood Landscape Committee developed a community tree standard for replacement trees and requested PGA/POA approval. PGA/POA denied our recommendation because each homeowner must make an application to be reviewed/approved by PGA/POA on a case-by-case basis. In addition, the PGA/POA concluded a Palm will not be allowed to replace a Canopy tree, unless the homeowner plants three palms (12', 14' and 16').



## Pool Heater Update

We selected a pool company to install the pool heaters. The pool company received the building permits and will start the installation on April 2nd.



## PGA/POA Landscaping Inspection—March 2014



Ironwood HOA received a compliance inspection report, dated March 10, 2014, from PGA Property Owners Association (“PGA/POA”). On March 19, 2014, a PGA/POA Board member met with Ironwood’s Property Manager and two Ironwood Board members to review community-wide landscaping not in compliance with PGA/POA landscaping standards. We prepared a list of Issues for each homeowner to meet these PGA/POA landscaping standard and mailed a HOA letter to each homeowner at the end of March 2014.

The HOA letter was divided into short-term landscape maintenance matters that should be addressed immediately and long-term issues that both Ironwood HOA and residents will need to work together to fix in the future. The typical short-term landscaping issues noted by PGA/POA were: 1. Roof is Dirty, 2. Driveway is Dirty, 3. Remove Pots and Decorative items, 4. Dirty Walls, Fences or Gates, 5. Landscape Maintenance (Tree Trimming, Plant Trimming, Weeds and Grass). Long-term issues noted by PGA/POA were Missing Foundation Hedges and Missing Plants/Hedges in front of Screened Porches.

In addition, the PGA/POA focused on homes along the golf course. This view of Ironwood is what most people see and use to judge the entire Ironwood community. Thus, these Ironwood residents have an important responsibility to Ironwood and entire PGA communities to keep their backyards as beautiful as their front yards.

Some homeowners will need to make either Minor or Major Landscaping changes to complete the PGA/POA Short-term and Long-term Issues. Please refer to the Recommended Plants article below for additional guidance in the selection of plants.

Please review the attached pictures that illustrate the Issues noted by PGA/POA for Missing Foundation Hedges/Plants in Ironwood. These pictures provide examples for Homeowners to consider in completing their individual Issues.



**Do not forget to complete the appropriate ARB form for HOA and ARC form for PGA/POA before making any changes.**

## Roadway Gutters are Dirty –Part One

PGA/POA cited Ironwood community for dirty roadway gutters. As noted in the article below, “Rust in Roadway Gutters is Coming Back,” homeowners are responsible to keep their roadway gutters clean. Please clean your roadway gutters. Some homeowners clean their roadway gutters (hose, sweep, etc.) and we wish everyone would do the same.



In the South-end of Ironwood, many homeowners have Canopy trees that shed leaves. Some homeowners rake and bag the leaves for pickup by SWA. Other homeowners blow the leaves into the roadway, or onto their neighbors’ yard. Leaves left in the yard, or driveway, cause damage to your lawn or make you driveway dirty. Leaves blown into the roadway, clog up the roadway gutters, which inhibit proper drainage and make the roadway gutters dirty. We would appreciate it if all homeowners would rake and bag their own leaves for pick up by SWA on Tuesday.

## Rust in Roadway Gutters—Part Two

In previous Newsletters, we discussed the rust problem in the roadway gutters. PGA/POA and HOA have noticed that the rust is returning in front of some homes. In August 2013, Ironwood used a professional firm to clean up the rusty mess in the roadway gutters for the community. As a homeowner, you are responsible to keep your roadway gutters clean. As noted a past Newsletter, other Ironwood homeowners should not pay the cost of removing rust caused by these homeowners. Various products may be used to clean the rust and the homeowner must follow the product's instructions for proper use. In addition, the homeowner must evaluate the impact on the environment before using any product.

Why is the Homeowner responsible to clean the roadway gutter? Under the Ironwood Owners Information Booklet, Section 4: Maintenance of Dwelling and Other Improvements Constructed on a Lot—Section 4.2—Each Lot owner shall further maintain in good condition and repair the concrete apron [roadway gutters] lying between the owner's lot line and the paved street.

What causes the rust in the roadway gutters? The rust in the roadway gutters is caused by fertilizers, with an iron ingredient, used by homeowners on their lawns. The use of an iron-based fertilizer makes the lawns look greener but makes a rusty mess of the roadway gutters. Homeowners can avoid using iron-based materials and we recommend Scotts Bonus S and Scotts Turf Builder with SummerGuard. This will help avoid the rust buildup on the roadway gutters.

Some homeowners may wish to continue to use an iron-based material, such as Lesco Turf Fertilizer, Scotts Turf Builder Lawn Fertilizer, Vigaro Lawn Fertilizer or Scotts Green Max. These products contain from 1.5% to 3% iron and will make your lawn greener. BE AWARE, rust may buildup on the roadway gutters that will need to be cleaned periodically by the homeowner.



## Roadway Gutters' Annual Cost—Part Three

If the roadway gutters continue to be dirty, build up rust and leaves are not bagged, we may have no choice but to use a professional firm to clean the roadway gutters periodically. What does this mean to you? We will have to budget for this additional cost and increase the annual assessment.

How much will this cost me in the annual assessment? If the HOA needs to clean dirty roadway gutters, remove rust, and pick up leaves, the cost can be very, very high. When some homeowners do not fulfill their responsibility under the Ironwood Rules and Regulations, we will all pay. The HOA will have no choice but to hire professional firms to do the roadway maintenance periodically. We received some preliminary bids to do this work on an annual basis. If our neighbors do not clean their gutters, it will cost each of us about \$100 in our assessment. You make the choice—help your neighbor.

We will continue to monitor the Roadway Gutter issue and hope each homeowner does their part, i.e. Part One and Part Two.

## HOA Foundation Walls and Fences



Ironwood HOA has been requested to plant hedges along certain Community Foundation Walls by PGA/POA in its inspection in March 2014. We are looking at alternatives for these walls and will submit a plan to PGA/POA for the 2015 budget. New podocarpus plants will be planted along the community wood fence at 29 and 30 in June 2014.

### Recommended Plants

The Landscape Committee developed a recommended list of plants for use by homeowners in their yards. Our goal is to provide Ironwood homeowners with a variety of landscaping options.

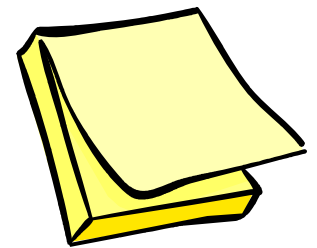
We recommend that homeowners use the following plants:

1. Small Palms—Adonida “Christmas Palm”, Pygmy Date, Spindle and Cycad—Cardboard;
2. Large Palm—Foxtail
3. Small Shrubs—Arboricola—variegated, Ixora—Maui and dwarf, Clusia—dwarf, Crotons and Plumbago (Blue)
4. Medium Shrubs (4-6 feet)—Arboricola—Green, Cocoplum, Hibiscus (messy and stains concrete), Star Jasmine and Bird of Paradise—Orange
5. Large Shrubs—Bougainvillea (Vine, Shrub or Tree—maintenance key), Clusia Rosea and Clusia Guttifera (Shrub or Tree), Eugenia, Jatropha and Sea Grape



Homeowners should not plant Ficus. If you have a Ficus plant, you need treat with granules and spray constantly to combat White-fly infestation. Ironwood HOA will not approve any new Ficus plants.

Homeowners can refer to [www.South-Florida-Plant-Guide.com](http://www.South-Florida-Plant-Guide.com) to evaluate other plant options. This website provides significant guidance in the selection of the right plants—Palms, Shrubs, Ground Cover, Grasses and Trees—and gives a list of each type of plant category. For each plant, the website provides a description of each plant, plant specifications, plant care (trimming, pruning, fertilizing and watering), plant spacing and landscape uses.



### DOGS SHOULD NOT RUN LOOSE—KEEP THEM ON LEASHES

A homeowner, while riding a bike, was bitten by a dog in Ironwood. The dog charged from a house and was not on a leash. The homeowner reported the incident to the authorities and got medical treatment at a clinic, including two shots. A few weeks later, another dog charged from a home at the same bike rider and, again, the dog was not on a leash. This time the dog did not bite the bike rider.



Dogs are required to be on a leash at all times, according to Palm Beach Gardens ordinance and PGA/POA rule. We believe homeowners do not need more proof than the latest incident with a dog biting a neighbor that a **DOG MUST ALWAYS BE ON A LEASH.**

### Questions?

Ironwood HOA, Inc. C/O Sea Breeze Community Management Services:

Phone: (561) 626-0917 Fax: (561) 626-7143 E-mail: [bev@seabreezecms.com](mailto:bev@seabreezecms.com)

Write to: Ironwood HOA, Inc.  
4227 Northlake Boulevard  
Palm Beach Gdns, FL 33410

Or visit the Website at [www.seabreezecms.com](http://www.seabreezecms.com)

Sea Breeze set up a website for your community. A login is not required. Items on the website include: The ARB Form (Complete and submit form to obtain approval for exterior alterations prior to commencement of the work), Purchase/Rental Application, Rules and Regulations, Owner's Informational Booklet (Detailed rules for Ironwood HOA), House Paint Color Information, Resident Update Form, Meeting Minutes and Bulk Email Authorization Form.

## Pictures to Illustrate PGA/POA Issues

### Screened Porch with Hedge/Plants compared to home without Hedge/Plants



## Pictures to Illustrate PGA/POA Issues

### Foundation Wall with Hedge/Plants compared to home without Hedge/Plants



## Pictures to Illustrate PGA/POA Issues

### Planter with Foundation Hedge (Northend) and Front Wall with Hedge/Plants (Southend)



## **Pictures to Illustrate PGA/POA Issues**

### **Foundation Walls in Walkway with Hedge/Plants (Southend)**



### **Backyard Patio along Golf Course**

