

IRONWOOD HOA, INC

WINTER NEWSLETTER—January 2014

2013 Year in Review

A brief summary of Ironwood activities and projects in 2013 presented below.

In 2013, Ironwood completed the following projects: front entry lights and landscaping, pool landscaping and acid wash, published Minimum Landscape Standards, removed 4 nuisance trees and planted 4 new Oaks, road gutter rust removal, PGA approval for a new driveway stain (Platinum Gray) and a community-wide treatment for White Fly on the Ficus hedges on the perimeter.



Major issues dealt with the unauthorized removal of trees by residents (some residents are still dealing with PGA/POA on this issue) and the unauthorized landscaping by residents (no ARB form filed with Ironwood or PGA).

In January 2013, the Landscape Committee completed a Walk Around and issued numerous letters throughout the year to residents on their individual issues. We also made announcements in the Newsletter of any progress. Most residents have made corrections. However, in November, we issued two types of letters to 15 residents with the most serious violations.

The Landscape Committee completed an updated Walk Around on January 4, 2014. Eleven residents responded positively and have made progress in correcting their individual violations (these residents will receive a reminder letter of open items in January 2014).

Four residents have not complied, or made little effort, to correct their individual violations (these residents have had a year to comply with the Ironwood and PGA/POA rules and will be issued a letter in January 2014 to correct their violations or be subject to fees and fines—See September 2013 Newsletter article on Fines, Fees and Other Costs). There are three additional residents that will receive a ‘last notice’ letter in January 2014 to correct their violations.

In June 2013, PGA/POA conducted an annual compliance inspection of each residence and issued a report of violations. The most common violations noted by PGA/POA were that driveways and roadway gutters should be cleaned, that pots and decorative items should be removed, and that landscaping, including grass, should be maintained. We included the PGA/POA comments in a letter to each resident in August 2013.



2014 Goals

Heat the pool.

Paint community-wide columns and clean caps.

Board Members



We appreciate the service of two Board members who resigned this year—Barbara Gomez and Phil Kernicki. We will miss their knowledge and patience in helping make Ironwood a better community for all of us. We welcome a new Board member, Linda Stark, who will continue the Board’s efforts to improve Ironwood for all its residents.

January 2014 Walk Around



On January 4, 2014, the Landscape Committee completed its Annual Walk Around inspections of the Ironwood residents' compliance with the Minimum Landscape Standards and Rules and Regulations of Ironwood (these documents are posted on the Seabreeze website). We also updated the issues noted in the January 2013 Walk Around that have not been corrected by certain homeowners. A letter will be sent to each homeowner who has new issues noted in the January 2014 Walk Around and an update of the prior issues. (See comments in 2013 Year in Review section of this Newsletter for corrective action required of certain residents.)

What were the most common issues noted in the January 2014 Walk Around?

- Grass—weeds need to be treated and new grass planted, as needed
- Dirty driveways need to be cleaned
- Replace rotten wood in driveways (North-end)
- Trim hedges and other shrubs, including removing dead palm fronds
- Coach lights need to be painted (many have faded from black to gray)
- Clean roadway gutters of dirt and debris
- Remove edging materials around trees, plants and mailboxes—no rocks
- Remove plastic edging materials (HOA does allow certain concrete edging materials in walkways that reduce erosion)—keep concrete edging materials clean and straight
- Unauthorized landscaping changes (plants and trees)



Some residents asked questions of the Landscape Committee members during the Walk Around and a summary of those questions/responses follows:

- I corrected my Issues and have noticed that other neighbors with the same Issue have not been corrected. Why? Not all homeowners are as diligent as others in correcting their violations. The Board has notified residents of their violations in numerous letters and in Newsletters. Unfortunately, some residents have chosen to ignore the more serious Issues and more firm corrective action is now in process (see comments in the 2013 Year in Review).
- I had to correct some Landscaping Issues that were here when I bought the home, or I was not informed of these Issues in the past. Why? Over a year ago, the Board formed a Landscape Committee to address the Minimum Landscape Standards of Ironwood and to publish the Standards for all residents, based upon the Rules and Regulations of both Ironwood and PGA/POA. The Minimum Landscape Standard was not new and the Board believed that residents should be reminded of this Standard. In addition, some residents found out that their landscaping changes had not been authorized by either the HOA or PGA/POA. ALL Landscaping Changes (Minor or Major,) must be approved by the HOA and PGA/POA. Please save the Board, HOA and any future homeowner the time and money by completing the proper ARB forms for pre-approval.
- Why do some PGA communities have common landscapers or gardeners and Ironwood does not? Other communities use a common landscaper to prune hedges, bushes and trees; to cut, edge, weed and fertilize grass; to treat for white-fly; to mulch garden areas; to spray for pests; and to maintain sprinkler systems. Ironwood is a unique community since it does allow its residents, who enjoy gardening, to perform these functions without additional cost of a landscaper or higher annual dues assessments. Ironwood's Rules and Regulations do not permit the HOA to perform these functions. A change to the By-Laws would have to be approved by a majority (58 residents) of Ironwood residents to permit the HOA to perform community-wide landscaping. However, Ironwood Rules do permit the HOA to hire a landscaper to perform maintenance for a homeowner who does not comply with Section 3. Maintenance of Lawns and Shrubbery on a Lot and to charge the homeowner for these costs.

January 2014 Walk Around Continued

- The grassy areas along the Golf course (Fazio fairways number 13 and 14) are full of weeds or bald spots and have not been properly maintained. What has been done to correct these matters? PGA/POA is not responsible for the maintenance of the Golf course property, although PGA/POA does inspect the homes along the Golf course periodically and issues comments to the HOA for correction. The Golf course is maintained by a separate Company that owns all the golf courses within PGA National and the Resort. Certain homeowners and some Board members have contacted the Company management to discuss the maintenance issues. To date, we have not received a satisfactory reply from management of this Company. However, we will continue to call and/or meet with Company management to present our concerns and hope for some future resolution satisfactory to the Ironwood HOA.
- Who is responsible for maintenance, repair and replacement of a wood privacy gate? Ironwoods Rules and Regulations, Section 5. Privacy Walls, Fences and Gates. Although this Section is a bit confusing, Section 5.1 states "...each adjoining owner shares the responsibility for maintenance, repair, and replacement of any common privacy wall or common privacy fence [privacy gate] separating one lot from another whether caused by a sudden occurrence or event or by ordinary wear and tear and deterioration from lapse of time. Therefore, although this can be problematic, a privacy gate is the "repair responsibility" of both homeowners using this gate. For instance, a homeowner has responsibility for half the costs for the maintenance of a privacy gate separating one lot from another.

Approval Required for All Exterior Alterations

A written ARB form (ARC for PGA/POA), with attachments, is required for any and all exterior modifications, including but not limited to painting, replacing windows and/or doors, lighting, hurricane shutters, roofs, landscaping (minor and major), driveways and decorative items.



Any homeowner who fails to have exterior modifications approved by both the HOA and PGA/POA prior to commencement of work may result in the homeowner bearing the costs of restoration. Complete and submit ARB (ARC) forms for approval. Again, please save the Board, HOA and any future homeowner the time and money by completing the proper ARB forms for pre-approval.

Florida Friendly Landscape Guidelines



In October 2013, a resident met with the Board to discuss the implementation and mandatory adoption of the Florida Friendly Landscape Guidelines. We contacted PGA/POA, who has informed us that the implementation of the Florida-Friendly ordinances is not mandatory and that communities are encouraged to consider adopting these ordinances. According to legal counsel for PGA/POA, the Florida-Friendly Landscape Guidelines cannot overrule the POA governing documents and rules. In short, the rules and regulations of both Ironwood and PGA/POA continue to be in effect and are not changed by the Florida-Friendly ordinances.

Mail Boxes and Coach Lights



Many Mail Boxes and Coach Lights have been fading under the intense Florida sun. The Mail Boxes appearance can be improved with the use of a common household car wax. The Coach Lights probably need a new coat of black paint. A little maintenance will make things look a lot better.

Trash and Debris in the Park

Homeowners have left shrub cuttings, dead palm fronds and other debris on the park property instead of in front of their homes for pick up by SWA. SWA does not always pick up this trash and it has been left in the park for weeks. Homeowners should not use the park as a dumping ground and must leave their trash in front of their own homes.



Animals—Pet and Wildlife Complaints

We have received numerous complaints about residents who have left their dogs and cats unattended. All pets are required to be on a leash.

We received complaints about one resident who has left their dog(s) outside barking and causing a disturbance, especially at night. Do not leave your dog outside unattended. If the problem persists, we will issue a warning to the resident with barking dogs. If the disturbance continues, we will be forced to issue a formal notice to the homeowner and classify their dog as a nuisance under the Ironwood rules. Under the Ironwood rules, a resident may be required to remove the dog from the premises within 10 days if the nuisance continues.

Some residents have complained that cats have been allowed to roam the community and have been using their neighbors' planter as a litter box. Please make arrangements to have your cat use a proper litter box. We do not like to find messy surprises when we are planting flowers in our gardens.

We continue to receive complaints about certain residents that feed the birds and squirrels. Leaving food scraps, including nuts, around homes not only attracts birds and squirrels but other rodents (rats). The birds, squirrels and rats have caused damage to your neighbors' homes. Residents must stop feeding the wildlife. This is also a PGA/POA rule.

Update on House Painting, Coach Lights and House Numbers

Many years ago, the HOA required homeowners to paint their homes, install new coach light styles and to install a standard house number by April 2011. However, there are still some homeowners who have not complied—one home needs to be painted, five homes need new coach lights and one home needs a new house number. Yes, these homeowners were notified of their violations and were issued numerous letters to comply. Three years have passed! As a community, we all benefit from the compliance with the Rules and Regulations of Ironwood and PGA/POA. As a Board, we appreciate the timely compliance of all our residents.



Update on Pots



In the Summer Newsletter, the HOA reported that a compliance inspection report was received from PGA/POA on July 2, 2013 that noted POA ARC was not opposed to one or two small items [decorative items or pots], as long as Ironwood HOA assumed responsibility for removal during the hurricane season. The Ironwood Board elected NOT to be held responsible, or be required, to ensure that small items or potted plants are removed if a hurricane warning is issued. Therefore, Ironwood HOA requires each resident to remove ALL decorative items, potted plants, or empty pots. Subsequently, the Board received comments from residents in the North-end with a "stoop" in front of their home. Apparently, this stoop was built specifically for a pot. Therefore, the Board has agreed to allow homeowners with a stoop to have one large pot, with a healthy plant, if the homeowner agrees in writing to remove the pot during hurricane season.

Questions?

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

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

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

Or visit the Website at 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.