

**Jupiter Landings POA, Inc.**  
c/o Sea Breeze Community Management Services, Inc.  
4227 Northlake Boulevard  
Palm Beach Gardens FL. 33410  
Tel: (561) 626-0917 Fax (561) 626-7143  
**www.seabreezecms.com**

Winter 2017

**Re: Community Update**

Dear Jupiter Landings Owners:

Today is a good time to start planning ahead for 2017. As you are aware, Jupiter Landings is a highly desirable neighborhood because of you taking pride in ownership. Your home is your biggest asset and investment. Your participation and involvement in the community strengthens your values. To all owners who take care of your home and investment, thank you!

Please take a moment to review the following. Your feedback is welcome!

**Board Meetings**

The Board would like to see more homeowners attend the monthly Board Meetings, which are scheduled for the fourth Monday of each month. Notices are posted each month to confirm the meeting which are held at the Old Town Hall on 1000 Town Hall Avenue Jupiter, FL 33458. We would like to see you there.

**Volunteers Needed**

Committee members are needed. Please consider volunteering your time. The Board meets on a monthly basis. If you are interested, please contact Courtney Hagins 561-626-0917  
**courtney@seabreezecms.com**

**Record Update**

Please update our records in case of an emergency situation so our office will be able to contact you. Please email the following to: **admin@seabreezecms.com**

- Property address
- Owner name(s)
- Mailing address if different from property address
- Phone numbers
- **Email address to receive association related emails and emergencies information**
- Occupants, if occupied by tenants please provide their contact numbers

## **Exterior Alterations**

Any exterior alterations that are made to your landscaping or structure of your property must be approved by the Board prior to any work being performed. An ARC Form must be submitted and can be downloaded at the Sea Breeze website. You can also download the Approved Plant and Paint List from the Sea Breeze website.

## **Pole Lights & Sidewalks**

If you see a FPL light pole out you can contact FPL: 561-697-8000 Please provide the pole light number and address where the light pole is located.

If you see a sidewalk lifting please contact The Town of Jupiter Public Works: 561-741-2730

## **Cleaning Checklist**

The following are just a few ways to help keep the value of your home up. Your home is a reflection of you, and affects your neighbors, too! Did you know you have **free access to a pressure cleaner?** Keep reading. Please use this check list to make certain that your home is in “Tip Top shape”.

1. Remove mold from siding
2. Clean driveways
3. Clean roofs
4. Maintain yards and landscaping
5. Paint/repair or replace mailboxes
6. Replace house lettering if not in good condition \*this is necessary if emergency services should be required!
7. Remove personal items that can be seen from the road or your neighbors
8. Remove empty flower pots & dead plants in pots
9. Clean out flower beds

## **FREE PRESSURE CLEANER AVAILABLE:**

**The Association Has A Pressure Cleaner Available For Homeowners Use.**

To Reserve, Call Jesse Sukhu 561-472-4784

## **Boat Yard & Ramp Area**

- a. If you use the boat ramp or boat storage area, please provide our office with updated registration and insurance information.
- b. Registration stickers must be displayed on vessels. Failure to do so may result in the vehicle being towed at the owner's expense.
- c. Boat Storage on Driveways & Yards Is Prohibited.
- d. The parking of a Non-Registered or Non-Drivable Vehicle outside the confines of a garage are prohibited.
- e. Vehicles must be parked on the driveway or in a garage. Parking should not block the sidewalks

### **Trash, Recycles & Debris**

- Put out no earlier than 6:00 p.m. the evening before pick-up and please store recycle bins and/or trash cans out of view from the road and your neighbors the same day as pick-up.
- Regular pick-up days are Tuesdays and Fridays. Yard waste, bulk and recycles are on Tuesdays only.
- Again, please move your trash cans back to their storage area same day as pick up.

### **Review your Rules**

Reminder you can review your rules and regulations on the Sea Breeze website.

### **Safety Tips to Remember**

Please lock your vehicle and make certain nothing of value is visible, including purses, laptops, cameras, wallets, etc. Visible valuables when stolen are considered a victim assisted crime. Make sure you keep your garage doors closed and keep your doors and windows locked and secured. Please report any suspicious activity to the Jupiter Police. The non-emergency police number is **(561) 746-6201**.

### **Stopping at Stop Signs**

Please make sure to come to a complete stop to ensure the safety of all our residents and guests. Make sure to inform your visitors. Safety first!

### **Questions?**

Jupiter Landings POA, Inc.  
C/o Sea Breeze CMS, Inc.  
Phone: (561) 626-0917 Fax: (561) 626-7143  
Email: Courtney@seabreezecms.com  
Write to: Jupiter Landings POA, Inc.  
4227 Northlake Boulevard  
Palm Beach Gardens, FL 33410

Or visit the Website at <http://www.seabreezecms.com/jupiter-landings-poa/>

The website provides access to a copy of the rules and regulations, paint chart, plant list, ARC form, boat storage/ramp update form, ACH form (for automatic assessment payment) and previous newsletters.

If you have any questions or I can be of further assistance, please contact me.

Regards,

Courtney Peace Hagins – LCAM  
On behalf of the Jupiter Landings Board of Directors