

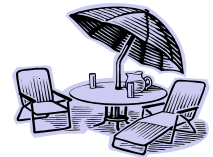
Palm Club West Village 1 Winter Newsletter January 2014



Board of Directors
President: Norman Landerman
Vice President: Robert Dedrick
Secretary: Joy Williams
Treasurer: Jeffrey Gorfido
Director: Thomas Welly

Patio Screens

Please ensure your screens are in good condition. Make any necessary repairs as needed. Please be reminded you may not affix anything to screen enclosures, including bamboo shades or coverings.



PATIOS/BALCONIES

Please remember: Only patio furniture may be placed on patios and balconies. Your patio may not be used as a storage room. NO Grills are permitted on balconies.



PETS

Only one (1) dog and one (1) cat pet per unit is permitted within the community, not to exceed 25 pounds at maturity. All dogs must be licensed with the County. Pets must be kept on a leash at all times when out of the unit. You must immediately pick-up after your pets. Pets may not be chained outside nor become a nuisance to surrounding units, this includes excessive barking. If you are considering a new dog, be aware: The community bans a number of “aggressive” breeds. Call to be sure.



Parking

Each resident must have a parking sticker on their vehicle. The car must be registered in your name in order to receive a parking sticker. Guest tags are only valid for 30-days, and are only to be used on your guests’ vehicle while visiting. Guest tags may be purchased from the office for \$25, check or money order only. Each unit has one (1) designated parking spot, additional vehicles must park in a guest spot. No commercial vehicles may park in the community between 1AM and 8AM.



Grass

Please remember: Parking or driving on the grass is not permitted anywhere within the community. Damage caused to sod or sprinkler heads will be billed to the unit owner. Vehicles may be towed.

Important Reminder For Those Paying Via ACH

Automatic Checking withdrawals for PCWV1 monthly maintenance payments are now being executed on the **7th** of each month. This has been done to prevent owners from being mistakenly identified as late on the 10th.



Do You Know, You CAN TIVO®

That's right... you can obtain a TIVO® home Digital Video Recorder unit, and have a more flexible and powerful PCWV1 Channel Guide updated over your Internet connection, PLUS have the ability to schedule and DVR/record TWO shows (or series) at once from any of our channels at the same time you are watching something else! Contact www.tivo.com , the ONLY unit which will work on our system is: the TIVO® Premiere (R74650), and last time we checked, it was \$50.00! (Plus the subscription)



Water Usage

Remember: The Association (YOU) pay for the water bills for each of the buildings. If your toilet is running, or your shower or faucet is dripping, please make the necessary repairs right away to keep our costs down. Please don't be wasteful with water. Tenants: Report any repairs needed to your landlord immediately. If it is not fixed, notify the management office.



Board Meetings

Meetings are typically held at 7pm on the last Thursday of every month. Only association related items, not personal issues, may be brought up at the meetings (during open forum). Any owner related issues must be submitted to the office. Owners are encouraged to attend the meetings to stay up to date on community happenings.



Community Updates

View channel 2 on your TV for important community updates. Important information is also posted on bulletin boards near your mailboxes.



Pool

Please abide by the pool rules, the rules were created to ensure your safety. Children under 16 ***must*** be accompanied by an adult. Only four (4) guests allowed per unit. If you do not have a pool key, you may not use the pool. There is no lifeguard on duty, use the pool at your own risk. Please note the pool area is under 24/7 video surveillance.



2014 Budget

The Board approved the 2014 budget. There will be no maintenance increase in 2014. Maintenance payments are due on the first of each month, and considered late if received after the 10th. Late fees and interest charges may apply.

2012 Year End Financials

If you would like a copy of the 2012 year end financials, please email the office at PCWV1@netzero.com to request a copy.



Questions?

Contact the Clubhouse Office

Phone: (561) 683-7018

Fax: (561) 683-7558

E-mail to: pcwv1@netzero.com

Maintenance Emergency number for after hours: (561) 324-7287

Sherriff's Office Non-Emergency: (561) 688-3400

Write to:

Palm Club West Village 1

3720 Savoy Lane

West Palm Beach, FL 33417



Website: www.seabreezecms.com

The Website includes meeting minutes, clubhouse rental agreement, rental/resale applications, association Documents, and other items of importance.

*Have a Happy, Healthy and
Prosperous New Year!*

A Message From Your Board Of Directors

Your Board is excited about many of the things which were accomplished in 2013, which we hope you agree will make 2014 an even better year for PCWV1.

Thanks to your votes, and an incredible effort from a number of our residents, the amendment to reduce the number of units purchased exclusively for rental purposes was passed by a great majority of our voting residents! This will improve our position with banks and potential residential purchasers, as well as support stable and increased revenue opportunities for existing owners who are renting out their units.

The Association remains in an excellent financial position, and we are looking at projects in 2014 which we hope will include:

- An updated and upgraded gate access/entry system*
- Updates to our television distribution system*
- Updates, enhancement and expansion of our camera system*
- Additional trees, bushes, landscaping, and grounds improvements*
- Wi-Fi at the pool/clubhouse area*
- Updates to the tennis and shuffleboard courts*
- Increased community lighting*

We will welcome your input on any of these items. Tell us your "wish-list". Let us know if there is any pending project or planning task with which you would like to participate with us. Maybe even run for a position on the Board!

In order for our community to be a "neighborhood", it is important for us to do more than simply maintain and improve the physical aspects of our community.

The Board encourages those who might be interested in working with others to develop Social Events, Young Family/Children's Activities, Exercise, Tennis, Shuffleboard, Clubhouse Activities. Contact us to explore the possibilities.

If nothing else, please remember: You are our eyes and ears. If you see something requiring our attention or response from the Board or our Management Company, TELL US! Don't assume we are aware, help us to be aware.

Best wishes for the New Year!

*Norman D. Landerman, President
With Your Board of Directors*