

**Your
Board of
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McCarthy

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WELCOME NEW OWNERS

We would like to welcome our new-comers to our Community and we hope you will be happy in your new home in Winchester Courts. This is a wonderful place, full of opportunities and in such close proximity to shopping, the beach, recreation and many good eating spots.

Brian & Lisa Silvia
Chad & Kristen Yoder

Painting Coming Soon!

The Association is in discussion to paint the exterior of the buildings. Owners need to repair and replace the trim around the windows and doors before painting starts.



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 ARB Form must be submitted and can be downloaded from the Sea Breeze website.



Official Parking Notice



Winchester Courts has hired a parking enforcement company to enforce the parking rules of Winchester Courts. Overnight guest passes have been issued to owners and residents. If you need a pass it must be requested at the Sea Breeze office.

Let Your Voice Be Heard

Let's try something new with our newsletters. We are creating a Resident Input section and we want to hear from you.



Let us know a restaurant you would recommend or if you have a mouthwatering recipe you would like to share? Maybe you know of an upcoming Community event. Let us know about it and get your neighbors to try it out.

Owners are encouraged to attend our monthly Board Meetings. Board Meetings are held on the fourth Thursday of each month and begin at 6:45 pm at the Sea Breeze office. A sign is posted at the front of Community 48 hours prior to the meeting.

QUESTIONS???



Winchester Courts HOA, Inc.
c/o Sea Breeze CMS, Inc.:
Phone: (561) 626-0917
Fax: (561) 626-7143
E-mail: laura@seabreezecms.com

Write to:

Winchester Courts HOA, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL 33410

Master Insurance:

Contact insurance agent Floyd Nichols at Insurance Office of America at: 561-776-0660.

Or visit the Website at:
www.seabreezecms.com

Log on, click on communities and click on the link under the Winchester Courts entry sign. The ARB form, (any changes to the existing unit). ACH form (for automatic assessment payment), rental application, sale application, parking decal form, pet registration form, rules and regulations, emergency procedures and previous newsletters are currently posted on the website.

Does your dryer vent need cleaning?

Before:

Build-up in your dryer vent may cause slow dry times, higher energy and repair costs and can be a potential fire hazard.



After:

- Dryer may dry faster
- Lower energy costs
- Less strain on your dryer
- Reduced fire hazard

Resident remember to periodically have your dryer vents cleaned out.

Pet Reminder



Please pick up any pet waste when walking your pets around the Community and dispose of pet waste inside the Dog Poop Stations. Please do not discard of diapers inside the Dog Poop Stations.

TRASH PICK UP



We have posted signs to help with your recycling. Oversized items for pick up should only be placed alongside the dumpster on Tuesday evening for Wednesday pick up and call Waste Management to inform bulk debris has been placed out at 561-547-4000. Please help us keep our Community clean and neat. Do not leave trash bags/containers outside your home or dumpsters.