

## COMMUNITY UPDATE – 7/11/17

---

### **BULLETIN BOARDS :**

Please DO NOT put your unwanted mail into the Bulletin Boards. The Bulletin Boards are not for that purpose. If you receive unwanted mail, discard it appropriately. If you receive another's mail, redirect it or walk it to the appropriate unit. **DO NOT PUT UNWANTED MAIL INTO BULLETIN BOARDS !!**

---

### **BULLDOG UPDATE :**

Engineers have been on-site and have compiled a comprehensive report on the installation and condition of the fences. We will provide more information as it becomes available.

---

### **FENCE STAINING AND ROAD PAVING :**

Fence staining, as previously mentioned in the Community Updates, is scheduled for September. Road paving will occur after the fence staining takes place.

---

### **URGENT - AIR CONDITIONING UNITS :**

It has come to our attention that, upon inspection of air conditioning units, that some tie-downs attaching the units to the curb have rusted and are no longer holding the unit to the curb. When servicing the unit, ensure that your company inspects the tie-downs for obvious safety reasons, particularly because Hurricane Season is upon us.

---

### **ROOF ACCESS :**

Notify your contractor of the protected access point. We have installed signs which clearly mark the side of the building to be used for access. No homeowner should be on the roof and will be fined, if not compliant. Roof access is for licensed contractors only. **IF ROOF ACCESS SIGNS ARE NOT FOLLOWED, VIOLATING COMPANIES WILL NOT BE ALLOWED TO RETURN TO THE PROPERTY.**

---

### **ELECTRICAL/EXTERIOR LIGHTING :**

The electrician has been brought up-to-date with concerns and visits nightly identifying problems and making repairs. If you have concerns, please contact SeaBreeze Management @ 561-626-0917. **Under no circumstances are to you make changes to the exterior lighting.**

---

### **PLUMBING/ELECTRICAL EMERGENCIES :**

If you notice water or an electrical problem within your unit, call a plumber or electrician IMMEDIATELY, then call SeaBreeze Management @ 561-626-0917 to report the problem.

---

### **LAWN TECH :**

We are aware that some areas of the lawn are not healthy. Lawn Tech is aware and will keep us informed.

---

### **SPEEDING :**

Please drive slowly within the community as there are dog walkers, pedestrians, and children on the roadway. **If you are caught speeding, you will receive a violation and a fine for each incident.**

---

## COMMUNITY UPDATE – 7/11/17 – PAGE 2

---

### **PARKING ON GRASS : “NEVER” PARK ON THE GRASS !!**

Homeowners and tenants who violate will be fined for each offense. Homeowners will be fined for each offense when their TENANTS are not in compliance and the tenant’s lease WILL NOT be renewed. Guest parking is available at the pool parking lot.

---

### **DUMPSTER – PICK UP DAYS ARE MONDAYS AND THURSDAYS**

### **BULK ITEMS – DO NOT PLACE AT DUMPSTER UNTIL WEDNESDAY EVENINGS !**

HOLD BULK ITEMS WITHIN COURTYARD UNTIL WEDNESDAY EVENINGS !

PLACE ITEMS WITHIN DUMPSTER AND CLOSE DUMPSTER LID.

If the dumpster is full, find another dumpster to place your trash WITHIN the appropriate container.

If plastics are found within the dumpster, our Waste Company WILL NOT EMPTY YOUR DUMPSTER.

Boxes MUST BE BROKEN DOWN before placing into the APPROPRIATE CONTAINER.

Offenders will receive letters and fines will be issued.

---

### **BALCONIES :**

Nothing, including rope swings, planters, etc. are to be hung from balconies and must be removed.

---

### **POOL AREA :**

All children must be supervised by an adult. Glass is prohibited in the pool area. Clean up the pool area after using. Violators will be fined.

---

### **GATE ARBORS :**

You MUST remove gate arbors immediately. Violation letters will be sent and you will be fined accordingly. **If the home owner/tenant does not remove gate arbors, the gate arbors will be removed by Tequesta Hills Association and will be billed to the homeowner/tenant.**

---

### **SOLAR LIGHTS :**

Solar lights have been ordered. They will be installed in December when our volunteers return. Whether or not you have purchased your own solar light, the volunteers will make sure you receive the one purchased by the Association. You will be allowed to install no more than 2 solar lights on the exterior of the fencing. If you currently have 2 installed on the exterior, the 3<sup>rd</sup> solar light will need to be installed within the confines of your Courtyard below the fence line.

---

### **PARKING SPACES :**

It has come to the Association’s attention that there are several residents who are parking at an angle within parking spaces. Please ensure that you are not intruding into another resident’s assigned

parking space. Preferred parking is straight into your assigned parking space ensuring that your vehicle is aligned within the parameters of the designated parking lot lines. Violators will be sent a Violation Letter and if it continues, a fine will be levied.

---

## **COMMUNITY UPDATE – 7/11/17 – PAGE 3**

### **PET WASTE :**

Residents have witnessed a few dog owners have not picked up after their dogs. **YOU MUST PICK UP AFTER YOUR DOG AT ALL TIMES ! If you continue to violate, you will be fined \$100 for each incident.** With the convenience of cell phone cameras, you never know when you will be photographed committing this offense.

---

### **EXPOSED WIRING :**

Some residents have exposed wiring outside the Courtyard due to the fence project. Please ensure that your exposed wiring is confined within your Courtyard. Arrangements are being made to bury exposed Comcast lines and to repair or replace damaged Comcast boxes.

---

### **FENCE LINE GAP FIXES :**

Please refrain from piling rocks and/or bricks under the fence line due to the gap between the fence and lawn area. The preferred method for fixing this gap is to place mesh or wood.

---

### **EAVES, BRICKS AREAS, SIDEWALKS :**

Bids have been received and it is on the schedule for powerwashing of brick areas, eaves and sidewalks.

---

### **COURTYARD FOLIAGE :**

It is the owner's responsibility to ensure that ALL foliage is maintained AWAY from the mansards AT ALL TIMES. If you are a leasee, notify the owner that this must be done immediately. **Violation letters will be sent and a fine imposed.**