

COMMUNITY UPDATE – 7/27/17

FENCING PROJECT UPDATE :

The Tequesta Hills Board of Directors engaged the services of an Engineering firm to spot inspect the fencing. During this inspection, the Engineer identified 50 instances of concern as many were outside of what is considered “Industry Standards.” The Engineering firm prepared a written report including photos of the identified problems. These concerns were shown and reviewed with Bulldog during a 3 ½ hour walk-around. Bulldog has agreed to inspect the fences and take the appropriate remedial action required to get our fence construction within “Industry Standards.” This remedial rework should begin shortly. Additionally, the gates will be installed on our dumpster enclosures.

Please continue to bring your fencing concerns to the attention of our management company @ 561-626-0917.

AIR CONDITIONING MAINTENANCE :

All residents are reminded to have their air conditioning units and tie-downs maintained on an annual basis. Air Conditioning tie-downs can rust. When rusting occurs, the air conditioners are not properly secured. Please make sure that your air conditioner and tie-downs are maintained.

All residents are reminded that before contacting the management company, you contact your air conditioning service to ensure that your air conditioner is not causing the roof leak. If the management company is notified prior to your a/c service, and the roofer finds the leak to be from your air conditioner, there will be a charge of \$250 - \$350 for the roofer.

COMMUNITY SECURITY/SAFETY :

There have been reports of attempted break-ins of vehicles and units in the area. Do not leave items visible within your vehicle or leave vehicle unlocked. Be sure to lock unit sliders and access door. Please be vigilant in safeguarding your vehicle and unit. Report any suspicious activity to the PBCSO. If you see something, say something ! We are the best witnesses for the police.

2 VEHICLES ALLOWED TO PARK ON PROPERTY :

It has come to our attention that we have a few residents who currently own and park 3 vehicles on the property. Please contact SeaBreeze Management @ 561-626-0917 immediately with your vehicle information.

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.**

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.

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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.**

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.

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 3rd 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 lines. Violators will be sent a Violation Letter and if it continues, a fine will be levied.

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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.

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.**