

WELCOME NEW RESIDENTS

We wish you all the best with your new home in Winchester Courts. Have questions? The WC newsletter has the latest on what's happening in the Community. Also visit the Association's website, [www.seabreezecms.com](http://www.seabreezecms.com) where you can download forms, applications and learn about WC rules & regulations. Please do not hesitate to contact Sea Breeze Community Management Services. Your manager is Mike Shatz.

Phone: 561-626-0917/Fax: 561-626-7143

E-mail: [Mike@seabreezecms.com](mailto:Mike@seabreezecms.com)

COMMUNITY UPDATE

Roof B Kleen will clean mansards, sidewalks and entrance walls starting on January 17. The Community will be cleaned in sections. Roof B Kleen will post instructions on mailboxes and on specific doors 24 hours in advance.

Fences The Board is reviewing the condition of fences to schedule the replacement and painting of fences this year. The association replaced 12 fences in 2016.

Triple M Brick Pavers completed repairs in December to sidewalks to ensure the safety of our residents.

Campany Roof will conduct its annual roof inspection in early 2017. Two roofs were replaced in 2016.

YEAR-END FINANCIAL REPORT

FL statutes require that a copy of the year-end financial report be sent to all owners or advise that copies are available upon request. To help save on paper and postage the Association sends such reports upon request.

If you would like a copy, please send your request in writing via email or US mail. We will send the report as soon as it is completed by the CPA.

**Email: [admin@seabreezecms.com](mailto:admin@seabreezecms.com)**

BUDGET & PAYMENT BOOKS: If you have not yet received your payment book, it is on the way. The monthly assessment in 2017 will be **\$320.00**.

SAVE THE DATE

ANNUAL MEETING: Thursday, February 2, 2017 TIME: 7:00 P.M.

WHERE: Palm Beach Gardens Library, 11303 Campus Dr. 33410

Board of Directors

Michael  
McCarthy  
President

Bill Catron  
VP

Sharon Bell  
Treasurer

Peggy Kroll  
Director

Dennis León  
Director

## MAKE YOUR VOICE HEARD!

Your Board of Directors welcomes your input on ways to improve our Community. You are invited to attend BOD meetings or send us an e-mail. Monthly Board meetings are held at 6:45 p.m. at the Sea Breeze office. A sign will be posted on Winchester Dr. by the Military Trail entrance a few days prior to the meeting date. Your Board is dedicated to upholding and enhancing the quality of life in our Community. Step Up and Get Involved!

## REMINDERS

- ◆ Remove vegetation between patios and fences. Keep your patio screens in good repair!
- ◆ For everyone's safety: skateboards, rollerblades and scooters are not permitted.

### PET & LITTER REMINDERS

Baggy stations are located throughout the Community. Please use one bag at a time and pick up after your pet. Dogs must be leashed at all times. Help keep our Community clean—Please do not litter!

### LANDSCAPE SCHEDULE

- ◆ Bushes are trimmed once per month
- ◆ Grass is mowed 38 times per year.
- ◆ Irrigation is checked once per month

### RECYCLING & TRASH PICK-UP DAYS

The YELLOW bin is for recycling most paper items and cardboard boxes. Flatten boxes to fit in bin. Shredded items: put in paper bag and fold to secure contents. The BLUE bin is for glass, drink and aluminum containers. Rinse and place straight into the bin. **DO NOT PUT IN PLASTIC BAGS.** Put out REGULAR trash every Tuesday evening for Wednesday pickup. BULK trash is picked up every Wednesday.

## GUEST PARKING & TRUCKS

Overnight guests Must place a guest pass on their dash. Guest passes can be obtained through the management company. Guest parking is for up to 2 weeks. One pass per unit. Be sure to keep the pass when your guests leave for future guests

### TRUCKS

Pickup trucks and large vans are NOT permitted in Winchester Courts and cannot be parked overnight. Work trucks are permitted during the daylight hours.

**Winchester Courts HOA, Inc. 4227 Northlake Boulevard  
Palm Beach Gardens, FL 33410  
[www.seabreezecms.com](http://www.seabreezecms.com)**

To log-on go to Communities. Click on the Winchester Courts entry logo. Posted are the ARB form, (to modify the existing unit), ACH form (for automatic payments), applications for sales & rentals, forms for parking decals & pet registration, the association's Rules and Regulations, emergency procedures and previous newsletters.