

TEQUESTA HILLS COMMUNITY NEWSLETTER – DECEMBER 2017

BOARD OF DIRECTORS

Susan Knapp, President

Donita Smith, VP/Treasurer

Diana Megna, Secretary

NEWSLETTER INFO

This is “your” Newsletter!

If you wish to include an item, please put your request in writing and email to:
laura@seabreezecms.com or
megnadiana@gmail.com.

Please include your name, address, phone number and email address.

BOARD MEETING

Owners are requested to join us at our next scheduled meetings:

Annual/Election Meeting -
February 8, 2018 @ 6:00 pm.
Meeting Place: Community
Pool. We look forward to
seeing you

BULLDOG UPDATE – Dumpster gates have been installed. The Board of Directors has continuously negotiated with Bulldog about punchlisted items, posts attached to building structures, etc. and believe we have come to a final resolution. We are awaiting a response from Bulldog and will keep you informed. **PLEASE ENSURE ITEMS ARE PLACED WITHIN PROPER CONTAINERS (SEE ATTACHED INFORMATION SHEET), DUMPSTER AREAS ARE KEPT CLEAN, PICK UP LITTER, AND GATES ARE ALWAYS KEPT CLOSED.** Due to unforeseen circumstances, our staining date will be delayed. Notification will be made prior to staining project start date.

BOARD MEMBER VACANCIES – We urge you to volunteer. If you are interested in serving on the Board or on a Committee (for example, a Website Committee which would be required to assist SeaBreeze by maintaining up-to-date information on our website), you can contact Diana Megna, Secretary, at megnadiana@gmail.com or the SeaBreeze Management Office via laura@seabreezecms.com.

LAWN MAINTENANCE – We have had an unusual amount of rain which has resulted in a healthy crop of flowers and weeds. We have been looking into increasing the spraying but need to spot test before applying to entire lawn. Please note : When the lawn is mowed while wet, the cut is not as crisp as it would be if it were cut dry so there are jagged edges on the grass. Our landscaper sharpens the mowing blades every two (2) weeks.

COURTYARD SECURITY CAMERAS – The Board has been informed that several security cameras are positioned to monitor the community and roadways. **Please reposition your security cameras so that they are focused within the confines of your Courtyard ONLY and not focused on common areas.** It is intrusive to other residents, violating their right to privacy, whether walking or driving within the community. Several of our residents have objected to being monitored in the common areas. **Residents can file charges against anyone violating their right to privacy. Any cameras that are mounted/attached to community-owned property (i.e., fencing, building structure, railings, etc.) MUST be removed immediately.**

MANSARDS – We are obtaining and reviewing bids to have all mansards cleaned as soon as possible.

SEABREEZE INFO

SeaBreeze CMS, Inc.

Phone: (561) 626-0917

Fax: (561) 626-7143

Email:

laura@seabreezecms.com

Or write to:

Tequesta Hills COA, Inc.
4227 Northlake Boulevard
Palm Beach Gardens, FL
33410

Visit our Website @
www.seabreezecms.com

Log on, click on communities, click on the link under Tequesta Hills Entrance Sign. The following are on the website for your convenience. ARC Forms, ARC Guidelines, Lease or Purchase Applications, Contact Info (allowing you to sign up for the Bulk Email List), Rules and Regulations, and Meeting Minutes.

WIPE DISPOSAL – **DO NOT** place any wipes down the commode. The wipes will eventually cause a back-up, not only within your unit but all adjoining units. **You will be required to reimburse the Association for plumbing expenses.**

BULK ITEMS – **MAY NOT BE PLACED OUT ANY EARLIER THAN WEDNESDAY EVENINGS.** Boxes must be broken down before placing in the trash. **WASTE PRO PICK-UP DAYS: MONDAYS AND THURSDAYS**

AIR CONDITIONING/ROOF LEAKS – **Residents are reminded to have A/C units and tie-downs inspected and maintained annually.** A/C tie-downs can rust and when rust occurs, A/Cs are not properly secured, causing not only damage to rooftops **but most importantly, during Hurricane Season, can blow from rooftops** (which has occurred within the community in the past) **and can injure others.** A/C pans must also be checked. **If A/C pans are rusted, trees are too close to buildings, and/or you are leaving doors open, rats have entrance to your unit. As per the Declaration, owners are responsible for maintaining the A/C and heating unit, wherever such equipment may be located.**

When replacing you're A/C unit, you must complete the ARC Form and submit for approval PRIOR to replacement. The form and ARC Guidelines can be found on the SeaBreeze website (www.seabreezecms.com) or by contacting the SeaBreeze Office at 561-626-0917.

Reporting Roof Leaks - If there is a leak from your air conditioner, there will be a charge of \$250-\$350 for the roofer to visit. Over 90% of leaks are from the A/C unit. If your A/C unit is 10 years or older, it may be time for a replacement! Please have your A/C checked first before contacting SeaBreeze

TOWING - If a vehicle is illegally parked within your space, contact Superior Towing @ 561-747-3212 for removal of vehicle. Vehicle will be towed to 125 Venus Street, Jupiter, FL 33458. The procedure to have vehicle towed is 1) Try to locate vehicle owner; 2) If unable to locate vehicle owner, call Superior Towing and provide location information; 3) You must remain on the scene and sign Towing Slip. They will not tow the vehicle if you do not sign the Towing Slip.

COMMUNICATION IS THE KEY

There is an old adage....if we do not know about it, we cannot help.

We depend on owners and residents to let us know about issues and items needing attention, for example, exterior lights out, broken sprinkler heads, resident violations, etc.

Please feel free to contact SeaBreeze at:

SeaBreeze CMS, Inc.
Phone: (561) 626-0917 Fax:
(561) 626-7143 Email:
laura@seabreezecms.com

Or write to: Tequesta Hills
COA, Inc. 4227 Northlake
Boulevard Palm Beach
Gardens, FL 33410

Or:

Contact Diana Megna at
megnadiana@gmail.com

RULE REMINDERS –

PETS: Pets restricted to SMALL domestic birds OR fish OR one (1) cat OR (1) dog; mature weight **SHALL NOT** exceed 20 pounds. Pets **MUST** be on a leash. You **MUST** immediately pick up after your pet ! **Do not leave pets outside** of your Courtyard unattended. **Barking dogs outside are a noise nuisance.**

PARKING: You are assigned two (2) parking spaces and you **MUST** park in your assigned spaces. Residents **MAY NOT CONTINUOUSLY** park in guest/pool parking areas. **NEVER PARK ON THE GRASS, IN ROADWAYS OR AT THE ENTRANCES TO PARKING LOTS! PARKING ON ROADWAYS OR ENTRANCES TO PARKING LOTS IS STRICTLY PROHIBITED. PARKING IS PERMITTED FOR LOADING/UNLOADING OF VEHICLES, HOWEVER, YOU MUST MOVE YOUR VEHICLE IMMEDIATELY THEREAFTER! Parking of trucks or motorcycles is prohibited on the property overnight.**

GENERAL: **NO** advertising permitted on exterior of vehicle. Vehicles **MUST** have proper registration/licensure and be in good working order. **NO equipment, objects or materials are permitted to protrude from vehicles or above beds of trucks. OBSERVE AND OBEY posted parking, speed and traffic regulations. DO NOT** drape items over fencing at any time. If items are draped, they will be removed. **Unapproved resident trucks will be towed at the resident's/owner's expense.**

DRYER VENT REMINDER – Clothes dryers have dryer vents which collect lint. Unclean dryer vents can cause problems, including fires, so if you have not maintained yours in sometime, consider doing so !

EMERGENCIES – If you notice water or an electrical problem, call a plumber or an electrician **IMMEDIATELY**, then call SeaBreeze Management to report the problem.

SATELLITE DISHES – Satellite Dishes are allowed but **MUST NOT BE MOUNTED** to Association property such as fencing, building structure, mansards, roofing, railings, etc.

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PLANTS – Do not plant outside of Courtyard without **PRIOR** approval from the Board of Directors. Do not place potted plants outside of Courtyard. We would like to remind you: Do not plant trees within Courtyard that will mature into very large trees; these types of trees and root systems will damage the concrete base of the Courtyard (Guidelines can be found on the SeaBreeze website, www.seabreezecms.com.) Keep plants trimmed away from fencing, roofing, mansards and keep those trees currently planted, except Palm Trees, at mansard level.

ROOF ACCESS – **Yellow Dot/Roof Access Signs** on buildings designate roof access for authorized personnel only! Ensure your contractors are notified of the proper access point. If contractors do not comply, they will be denied access to the property.

HURRICANE SHUTTERS - Architectural Guidelines state 1) Shutters may not be installed without **PRIOR** written approval of Board of Directors; 2) Must be same color as exterior of building (Sausalito in satin finish); 3) Two (2) types are acceptable (accordion and screw-mounted panel types). **PLYWOOD IS NOT ACCEPTABLE. YOU MUST BE IN COMPLIANCE NO LATER THAN JANUARY 31, 2018.**

VIOLATIONS - Tequesta Hills has a Violations Committee in place. Violations will be enforced and may result in a \$100 fine up to \$1,000 for the same offense. If you receive a violation letter and choose not to correct, you will be given a date to appear before the Fining Committee. At that time, you can appeal the fine or violation. **The decision of the Fining Committee is final.**



PLEASE ACCEPT OUR WARMEST PERSONAL WISHES FOR A SAFE, HEALTHY AND VERY HAPPY HOLIDAY SEASON!