

Tequesta Hills Newsletter

Tequesta Hills COA

2016—2017

IMPROVEMENTS

- * New courtyard fences
- * New dumpster enclosures
- * Asphalt repaving and re-striping

Watch for schedules and updates on the website for Tequesta Hills by going to:

www.seabreezecms.com

Thank you for:

Not parking on the grass!

Helping maintain the buildings by:

1. **Keeping all plants, shrubs, trees pruned away from the fence and buildings.**
2. **Keeping trees, except palm trees, at mansard level.**



Heating and Air Conditioners

Check and inspect the condensate drain in your air conditioner, and/or heat pump (when in cooling mode). A plugged drain can cause water damage in the house and affect indoor humidity levels. Did you know that Tequesta Hills air conditioner leaks typically occur in the bathrooms? In fact, it is believed that over 90% of roof leaks reported are from the TH AC!! Therefore it is important for you to know that if the association has to have the roof checked for a reported roof leak into a unit, and it is from the AC Unit, the owner will be charged for the roofer service call of approximately \$250 to \$350.

Now you know...it is Important to Maintain Your HVAC Systems to Save Big Bucks!

Communication is the Key:

There is the 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 that need attention or to be addressed. For example: lights out, broken sprinkler heads, resident violations, etc.

We can be easily reached by email: admin@seabreezecms.com; or call our office 561-626-0917 for additional assistance.

Need other Tequesta Hills information? Please go to the Tequesta Hills section in our website <http://www.seabreezecms.com>. You will find forms, including ARC Forms & ARC Guidelines, Lease or Purchase Applications, Contact Information, and the complete Tequesta Hills Rules and Regulations.



Tequesta Hills COA

FENCE REPLACEMENT

PROJECT

The fence replacement project will begin any day now, weather and conditions permitting. Schedules and logistics will be updated on the website for Tequesta Hills at www.seabreezecms.com

Courtyard Reminders: Arecas should be removed, or at the very least all slanted; all vegetation must be cut 24 inches between the plant and the fence; Bougainvillea—remove them or cut low to the ground. Anything that touches the fence needs to be cut away.

Additional Fence Project Notifications:

- 1. If we need to delay the project to remove owner / resident plants, the owner will be billed for the removal and cost of delay.**
- 2. The landscaper has been instructed to remove all plantings that hinder the project.**
- 3. Electrical and plumbing fixtures on fences including all other appurtenances, must be removed before the fence project starts.**
- 4. It is the responsibility of owners / residents to remove anything that is an “add on”.**
- 5. If the contractors have to remove owner / resident items, the owner will be billed the cost of removal and delay.**
- 6. Owner / residents are responsible for courtyard personal items.**
- 7. When the fence is removed, the courtyard will be exposed until a new fence is in place. Secure your courtyard.**
- 8. There is no landscaping curb pickup. Please put your trimmings in the dumpster, not on the ground.**
- 9. Fences and sheds will be reinstalled as originally constructed.**
- 10. A new latch will be installed on the gate door. Existing locks will not be saved.**