

OLYMPUS POA, INC.

Fall, 2018

Board of Directors

President:

Ann Skakandy

Secretary:

Lisa Shapolsky

Treasurer:

John Moroney

Greetings to All

On behalf of the Olympus Property Owners Association Board of Directors we hope this newsletter finds you healthy and in good spirits. To those who are new to the neighborhood, we welcome you to our Community.

The operation of your homeowner's association is governed by a board of volunteer directors. We are actively seeking new board members for the coming year. The three board members are elected annually by the community. Elections are held at the annual homeowners meeting in February. The Board is responsible for overseeing the daily functions and financial responsibilities of the association, and for maintaining members' compliance with the established rules and guidelines. If you would like to help your community, please consider volunteering. You can make a difference.

Along with the Board, three members appointed to the Architectural Review Board help keep our neighborhood in good shape by encouraging and helping homeowners comply with architectural standards set in the Association's Covenants. Please take the time to read through the Governing Document Set. If you have misplaced your copy of the Governing Document and would like a new copy let us know. It is also available on the Sea Breeze website www.seabreezecms.com The Documents preserve architectural integrity and maintain common elements, promote the concept of community and protects neighborhood property values. A request for exterior project approval can be obtained on line from the management office & must be submitted for any improvements along with any additional information such as samples of exterior material color selections, quotes, surveys, plans or drawings. No improvement is to commence unless and until approval in writing is obtained from the ARB & the contemplated improvements must not be in conflict with the provisions of the Declarations & Restrictions.

As cool weather approaches, we ask homeowners to review their property and take any required action: cleaning / pressure cleaning sidewalks, driveway & roofs / checking to insure trashcans and recycling bins cannot be seen from the front of your home. Trucks and/or commercial vehicles are not to be stored or parked on any portion of the community.

Sea Breeze Community Management Services is our contracted property management company. Your first point of contact will be Evan Gromet. Evan can be reached at 561-626-0917 or via email at Evan@seabreezecms.com. He should be contacted regarding any service issues in regards to community property, any apparent violations of rules and guidelines, and for any questions about your homeowner dues and assessments.

Sincerely,
Lisa, Ann & John

Board of Directors
Olympus Property Owners Association

Budget Meeting Update

We held the Budget Meeting to review and approve the 2019 Assessment. We are very happy to report that there is NO increase in the assessments for 2019.



Community Updates

The issue with sand on the beach sidewalk: Sea Breeze is working with your Board to obtain bids for several options, also looking into brick as opposed to wood borders and talking to the neighboring community.

Sidewalk along the entrance is underway & may be completed before receipt of this newsletter.



Garbage, Bulk, Recycle & Yard Waste



All trash, vegetation and recycle items can be placed curbside no earlier than 6:00 p.m. the evening before the pickup day and must be removed the same day of pickup.

Regular trash is picked up on Wednesday and Saturday. Vegetation and bulk is picked up on Saturday only and recyclables on Wednesday only.

Make sure to bag all loose vegetation for pickup.

Keep Olympus looking good!

Volunteers Needed

Your current Board is looking for volunteers to sign up to be a Board Member.

The Board helps with common area maintenance and oversees document enforcement as outlined in the Governing Documents for the Community.

Please contact the Sea Breeze

VOLUNTEERS NEEDED!



Homeowners, what are your thoughts?

Do you think speed bumps should be installed along Pegasus and Helios to slow down traffic?

Do you want the Tennis Court to add striping to allow pickle ball ?

Please provide your thoughts in writing via email:

evan@seabreezecms.com or write to the Sea Breeze office.



Need Forms???

Looking for HOA forms? Online you can obtain a copy of the Lease Application Package, Sale Application Package, Rules and Regulations, ARB Form & ACH Form (automatic withdrawal of HOA payment).



Visit:

<http://seabreezecms.com/olympus-property-owners-association/>

Approval Needed for All Exterior Alterations

Remember to obtain written approval prior to any and all exterior modifications, including but not limited to: painting, replacing windows and/or doors, lighting, hurricane shutters, roofs, landscaping, etc.

Failure to have exterior modifications approved prior to commencement of work may result in the owner bearing the cost of restoration. The ARB Form is available on the Sea Breeze website: www.seabreezecms.com.



Please note that your vendors are your responsibility. Please make sure they are abiding by the Rules of Olympus and are not creating any nuisances such as blocking the road with their vehicles or not properly disposing of their garbage/debris from their work.

What does my assessment include?

Bulk Rate Cable

Maintenance:

Common Area Landscaping

Common Area Irrigation

Lake

Parking Lot

Sidewalks

Common Area Lighting

Common Area Fence Repairs &
Replacement

Tennis Court

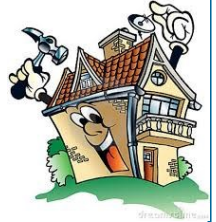
Common Area Insurance Policy

Property Management Company

Is it important that each homeowner pay the maintenance payment on time to allow the Association to properly maintain our community. The maintenance assessment is due semi-annually on the first of January and July. A bill will be sent to each Owner prior to the due date. If you prefer, you can pay the maintenance fee for the whole year with your January bill.

Homeowner Responsibility

1. Maintain all sidewalks in front of your property
2. Maintain driveways
3. Maintain roofs
4. Maintain landscape including removing coconuts 2x's a year if necessary.



The Association has the authority to hire a contractor to maintain the area if the unit owner fails to do so. The Association may charge the owner for this expense plus an administrative fee.

Additionally, the Association may elect to pursue the matter with legal counsel. The owner may be held financially liable for all legal fees and costs incurred.

Questions? Concerns? Suggestions?



Call us: (561) 626-0917

Send us a Fax: (561) 626-7143

Email: evan@seabreezecms.com

Website: www.seabreezecms.com

Or stop by our office: 4227 Northlake Boulevard,
Palm Beach Gardens, FL. 33410

We are open Monday through Friday from 9:00 am to 5:00 pm.

