

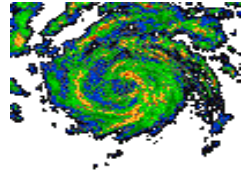
IRONWOOD HOA, INC.

SPRING NEWSLETTER— 2020

2020 Board of Directors
President: Howard Slifkin
Vice President: Linda Liberi
Treasurer: Bruce Currier
Secretary: Linda Stark
Property Manager: David Grimmett

Hurricane Preparedness

Hurricane Season will start soon (June 1st). There are many websites a homeowner can access to learn more about Hurricane Preparedness and there is one on PGA Property Owners Association's website (www.pga-poa.com). The topics covered are: Hurricane Season Information, Storm Preparedness Information, County Emergency Management and Hurricane Repairs.



Proposed Amendments—Status of Votes

As of April 15, 2020, 41 homeowners have returned their Ballots to vote on the Proposed Amendments to the Ironwood By-Laws. In general the votes have been 50% "Yes" and 50% "No" for the Amendments. Ironwood By-Laws require a 60% (53 homeowners) vote in favor to pass. If you have not voted, we request that you return your Ballot by the voting deadline, May 10, 2020.

Completed Projects

Ironwood has completed the following projects:

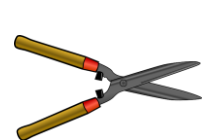
- Front Entry Walls and Ironwood Signs
- Cleaned one-third of homeowner roofs
- Trimmed trees and palms in common areas
- Pool deck and walkway cleaned
- Repaired and painted shared HOA wood fences



Perimeter Ficus Hedge Project

We discussed the mandate by PGA/POA at the Board Meeting on February 13, 2020, (Pool Meeting) to remove and replace all Ficus hedges around the perimeter (Avenue of the Masters and General Drive) and Common Areas of Ironwood. Ficus Hedges have continued to deteriorate, provide no privacy for the homes on the perimeter, and reflect poorly on the appearance of Ironwood to the PGA/POA community. For this reason, we discussed the potential cost of this project and the need for a Special Assessment in 2020 to cover the cost of removing and replacing the Ficus hedges.

The Board received proposals to remove and replace perimeter Ficus Hedges (Avenue of the Masters, General Drive and Common Areas) as mandated by PGA/POA. We also received proposals to install irrigation for new perimeter hedges



along Avenue of the Masters and General Drive. However, to mitigate the overall cost of this project, we plan to use drought resistant plants and to plant the new plants during the rainy season to avoid the additional cost of irrigation. Homeowners are requested to adjust their sprinklers in their backyards along Avenue of the Masters and General Drive to provide sufficient water for these new plants to take root and grow

An ARB has not been submitted to the PGA/POA, at this time, as the HOA Board cannot conduct a Board meeting to approve the Special Assessment, as there are restrictions on holding meetings during the Coronavirus crisis. Further, we need approval of the ARB by the PGA/POA for recommended type of plants and size of plants in order to assess the estimated cost of the project and Special Assessment for each homeowner. PGA/POA is not holding meetings at this time. HOA requested PGA/POA to delay this project until the Coronavirus pandemic is resolved and we can assess financial impact on the Community in the coming months. We were granted on March 31, 2020 a “Grace Period” to delay the project from PGA/POA.

The Board is discussing an alternative plan to perform the removal and replacement of the Ficus hedges in stages to help spread the cost for each homeowner over a period of years in 2021 and 2022 and to include the cost in the regular Annual Budgeting process. We will propose to PGA/POA that we perform the Ficus hedge project in stages—remove and replace Ficus hedges on Avenue of the Masters in April-May 2021, and General Drive in April-May 2022.

HOA Landscaping Inspection—Updated in April, 2020

Ironwood HOA completed an inspection in February, 2020, and issued letters to homeowners for their specific violations of the Minimum Landscape Standards of Ironwood (see summary of Ironwood Rules and Regulations and Minimum Landscape Standard that all Ironwood homeowners agreed to comply with in purchasing a home in PGA). Many violations were corrected. An update of the February inspection was conducted in April and a second letter will be sent to homeowners for violations to be corrected.



Homeowners have a responsibility to maintain their homes in compliance with Ironwood’s Minimum Landscape Standard (copy attached) and to correct all violations promptly. Remember that all landscaping or other changes need to be approved by both Ironwood HOA and PGA/POA and the homeowner should submit the appropriate ARB or ARC Form for approval. If a homeowner requires additional time, a request should be made in writing to the Ironwood HOA.

Homeowners should not wait for a violation report from the HOA or PGA/POA to take action and to keep a well maintained home and yard. Please conduct your own home inspection to identify and correct any landscaping issues.

The most common violations are:

- Grass—weeds need to be treated and new grass planted, as needed
- Driveway is dirty and needs to be cleaned
- Driveways are Discolored
- Replace wood in Driveways (North-end)
- Trim hedges and other shrubs, including removing dead palm fronds
- Coach lights need to be painted (many have faded from black to gray)
- Clean roadway gutters of dirt and debris
- Clean rust in roadway gutters (see Articles below)
- Remove all decorative items
- Trim canopy trees and palm trees
- Unauthorized landscaping changes (plants and trees)

Ironwood's Rules and Regulations do not permit the HOA to perform certain landscaping functions. The Board recommended a change to the By-Laws (Rules and Regulations) and held a meeting in February, 2020, to discuss this change at the pool. As noted above, voting is in process. To pass, this amendment needs to be approved by a majority (53 residents) of Ironwood residents to permit the HOA to perform community-wide landscaping. If the amendment to the By-Laws does not pass, Ironwood Rules do permit the HOA to hire a landscaper to perform maintenance for a homeowner who does not comply with "Section 3. Maintenance of Lawns and Shrubbery on a Lot" and the Board can charge the homeowner for these costs.

Ironwood HOA is responsible for landscape maintenance of the Common Areas (Pool, Front-Entry, Park, Perimeter Hedge on Avenue of the Masters and General Drive, Hedge around the Parking Area, Hedge on Common Walls or Shared Fences (along Numbers 53 and 54, Numbers 29 and 30 and Number 87). Ironwood HOA is responsible for the shared cost with the homeowners to repair walls and wood fences in the Front-Entry (Numbers 1 and 81), Number 11, Number 25, Number 29, Number 30, Number 87, Number 53 and Number 54. All other lawns, plants, hedges, walls and fences are the responsibility of homeowners.

Approval Required for All Exterior Alterations

A written ARB Form (ARC for PGA/POA), with attachments, is required for any and all exterior modifications, including but not limited to painting, replacing windows and/or doors, lighting, hurricane shutters, roofs, landscaping (minor and major), driveways and decorative items.

Any homeowner who fails to have exterior modifications approved by both the HOA and PGA/POA prior to commencement of work may result in the homeowner bearing the costs of restoration. Complete and submit ARB (ARC) Forms for approval. Again, please save the Board, HOA and any future homeowner the time and money by completing the proper ARB Forms for approval.



Roadway Gutters are Dirty

Homeowners are responsible to keep their roadway gutters clean, as stated in the Ironwood Rules and Regulations. This means that gutters should be cleaned of debris (i.e. leaves), dirt and rust.

In the South-end of Ironwood, many homeowners have Canopy Trees that shed leaves. Some homeowners rake and bag the leaves for pickup by SWA. Other homeowners blow the leaves into the roadway, or onto their neighbors' yard. Leaves left in the yard, or driveway, cause damage to your lawn or make your driveway dirty. Leaves blown into the roadway clog up the roadway gutters, which inhibit proper drainage and make the roadway gutters dirty. We would appreciate it if all homeowners would rake and bag their own leaves for pick up by SWA on Tuesday.

In previous Newsletters, we discussed the rust problem in the roadway gutters. Ironwood HOA has noticed that the rust is returning in front of 27 homes. As a homeowner, you are responsible to keep your roadway gutters clean. As noted in a past Newsletter, other Ironwood homeowners should not pay the cost of removing rust caused by these homeowners. Various products may be used to clean the rust and the homeowner must follow the product's instructions for proper use. In addition, the homeowner must evaluate the impact on the environment before using any product.

Why is the Homeowner responsible to clean the roadway gutter? Under the Ironwood Owners Information Booklet, "Section 4: Maintenance of Dwelling and Other Improvements Constructed on a Lot" and, specifically Section 4.2—Each Lot owner shall further maintain in good condition and repair the concrete apron [roadway gutters] lying between the owner's lot line and the paved street.

What causes the rust in the roadway gutters? The rust in the roadway gutters is caused by fertilizers, with an iron ingredient, used by homeowners on their lawns. The use of an iron-based fertilizer makes the lawns look greener but makes a rusty mess of the roadway gutters. Homeowners can avoid using iron-based materials and we recommend Scotts Bonus S and Scotts Turf Builder with SummerGuard. This will help avoid the rust buildup on the roadway gutters.

Some homeowners continue to use an iron-based material that contains from 1.5% to 3% iron to make your lawn greener. BE AWARE, rust may buildup on the roadway gutters that will need to be cleaned periodically by the homeowner.



Recommended Plants

The Ironwood HOA developed a recommended list of plants for use by homeowners in their yards. Our goal is to provide Ironwood homeowners with a variety of landscaping options.

We recommend that homeowners use the following plants:

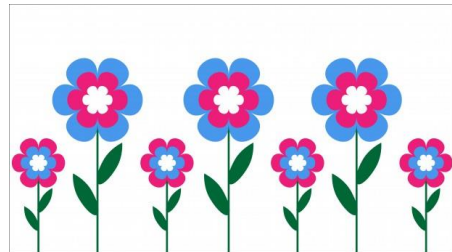
1. Small Palms—Adonida “Christmas Palm”, Pygmy Date, Spindle and Cycad—Cardboard
2. Large Palm—Foxtail
3. Small Shrubs—Arboricola—variegated, Ixora—Maui and dwarf, Clusia—dwarf, Crotons and Plumbago (Blue)
4. Medium Shrubs (4-6 feet)—Arboricola—Green, Cocoplum, Hibiscus (messy and stains concrete), Star Jasmine and Bird of Paradise—Orange
5. Large Shrubs—Bougainvillea (Vine, Shrub or Tree—maintenance key), Clusia Rosea and Clusia Guttifera (Shrub or Tree), Eugenia, Jatropha and Sea Grape



Do not plant Ficus. Most Ficus plants were planted many, many years ago and are showing their age. White-fly infestation has continued to damage these plants and hedges. We recommend that homeowners remove these old and scraggly Ficus plants and replace them with a new plant listed above.

Homeowners can refer to www.South-Florida-Plant-Guide.com to evaluate other plant options. This website provides significant guidance in the selection of the right plants—Palms, Shrubs, Ground Cover, Grasses and Trees—and gives a list of each type of plant category. For each plant, the website provides a description of each plant, plant specifications, plant care (trimming, pruning, fertilizing and watering), plant spacing and landscape uses.

Ironwood No. 1 Homeowners Association, Inc.
Minimum Landscape Standard
February 4, 2013 (Revised February 11, 2016)



Guidance:

Owner’s Information Booklet with Amended and Restated Rules and Regulations for Ironwood Adopted October 15, 1997

Section 3. Maintenance of Lawns and Shrubbery on a Lot

3.1 All portions of a Lot at Ironwood not occupied by a building or other permanent structure shall be grassed and kept as a lawn.

3.2 The trees, shrubbery and other landscaping initially installed shall continue to be maintained as the minimum landscaping required and shall be replaced from time to time as needed to comply with the minimum requirement.

- 3.3 Each Lot Owner shall maintain, care for and replace the lawn and landscaping on their respective lots.
- 3.4 Maintenance and care shall include the mowing, trimming, pruning, edging, fertilizing, spraying, and replacing lawns and landscaping.
- 3.5 The minimum standard for maintenance and care shall be that each lawn shall be fully maintained free from unsightly bald spots or dead grass and uniform in texture and appearance with surrounding lawns in the property.
- 3.6 Each Lot Owner shall maintain trees, vines, hedges or other landscaping on their respective lots.

Section 4. Maintenance of Dwelling and Other Improvements Constructed on a Lot

- 4.5 Should an owner fail to meet the required maintenance standards the Association shall have the right to mail to the property address or the last known address of the Lot owner written notice advising the lot owner of the failure to comply with the maintenance obligations.
- 4.6 Failure of a Lot owner to correct the violations within thirty (30) days of mailing the Notice gives the Association the right, but not the obligation, to enter the property and correct the violation.
- 4.7 All costs of such correction may be assessed the Lot owner and shall be added to and become a part of the regular assessment to which the Lot is subject and shall become a lien upon the Lot with the same force and effect as the liens for other assessments provided in the Declaration, the Articles of Incorporation and By-laws of the Association. If not paid, they accrue interest, legal fees and expenses of perfecting the lien and of collection, including foreclosure.

Minimum Landscape Standard

North End of Ironwood (Homes 1 through 41, and 85 through 87):

1. A tree in the front of each property. The Lot Owner must submit a Request Approval for Alterations Form (ARB form) for approval by the Board of Directors and Ironwood and a Architectural Review Committee (ARC form) for approval by PGA/POA for any removal, replacement or new tree. No fruit trees may be planted on PGA property. Board recommends a foxtail palm to replace any existing Queen palm tree.
2. A small palm in the "triangle" planting area in front of each home. Landscape Committee recommends a Dwarf Cassia (*Cassia afrofistula*) tree or a palm. For a palm or other type of tree, the Lot Owner must submit an ARB form for approval by the Board of Directors.
3. A hedge along the walls of the "triangle" not higher than the bottom of the front window. Landscape Committee recommends the Red Tip Cocoplum hedge. In lieu of the hedge, a homeowner may plant Dwarf Trinettes (*Arboricola*). For any other type of hedge or plant, the Lot Owner must submit an ARB form for approval by the Board of Directors.



4. Border edging materials may be used in the “triangle”, driveways, walkways, and planters, to prevent soil erosion. No border edging materials may be used to surround trees, bushes or mail boxes. Homeowners, in writing, must request Board approval to use any border edging materials.
5. Hedges between homes shall not exceed 6 feet and may not continue to the front of homes. Hedges in the back of homes cannot be higher than six feet.
6. No decorative items or empty pots. One potted plant may be placed on the front stoop if homeowner agrees to remove such potted plant in case of a hurricane warning.
7. Plants around mailboxes shall not be higher than 2 feet.

South End of Ironwood (Homes 42 through 84):

1. A tree in the front of each property. The Lot Owner must submit an ARB form for approval by the Board of Directors and Ironwood and an ARC form for approval by PGA/POA for any removal, replacement or new tree. No fruit trees may be planted on PGA property,
2. A small palm in the “square” planting area in front of each home. For any palm, the Lot Owner must submit an ARB form for approval by the Board of Directors.
3. A hedge along the walls of the “square” not higher than the bottom of the front window. Landscape Committee recommends the Red Tip Cocoplum hedge. In lieu of the hedge, a homeowner may plant dwarf Trinettes (Arboricola). For any other type of hedge or plant, the Lot Owner must submit an ARB form for Approval by the Board of Directors.
4. A hedge in the front of the wall, with the coach light, not higher than 3-1/2 feet.
5. Border edging materials may be used in the driveways, walkways, and planters to prevent soil erosion. No border edging materials may be used to surround trees, bushes or mail boxes. Homeowners, in writing, must request Board approval to use any border edging materials.
6. Hedges between homes shall not exceed 6 feet and may not continue to the front of homes. Hedges in the back of homes cannot be higher than six feet.
7. No decorative items, potted plants or empty pots.
8. Plants around mailboxes shall not be higher than 2 feet.

Questions or Inquiries

Any homeowner that has questions may write to Ironwood HOA, Inc., C/O Sea Breeze Community Management Services, Inc., 4227 Northlake Boulevard, Palm Beach Gardens FL 33410 or, email: david@seabreezecms.com

Phone: (561) 626-0917 FAX: (561) 626-7143

You may visit the Sea Breeze Website at www.seabreezecms.com
Sea Breeze’s community website does not require a login. Items on the website include: ARB Form, Purchase/Rental Application, Rules and Regulations, Owner’s Information Booklet (Detailed rules for Ironwood HOA), Minimum Landscape Standard, House Paint Color Information, Resident Update Form, Board Meeting Minutes, Newsletters, and Bulk Email Authorization Form

