



"Where a GREAT Life Style begins"

Community News

April, 2007

Property Owners Assoc. NEWSLETTER

HOMEOWNERS Meeting
04/28/07 Greenacres Library 11:00

- 1 THE WALL IS COMING !
- 2 HURRICANE SEASON
BE PREPARED !
- 3 Financial Report
- 4 Violations:
Ozzie Schelling
- 5 Status of Jog Road Wall
Speaker: Bill Camire-V/P
6. SELF ASSESSMENT !

The Wall is Coming

The contractor has been selected, the contract has been signed and we are preparing to raise the WALL. The Contractor is working with the Engineer and the project is moving along as expected.

Residents along Jog Road

It is very important that you begin to remove fences, trim trees and hedges.

The contractor will need to be able to work and finish both sides of the wall.

If we do not prepare it will stop the construction and increase the cost of the wall. Any delay attributed to your residence will cost YOU more money.

We will keep you updated on the date construction will begin.

SPRINGHILL RULES & REGULATIONS # 2

WHAT IS UNSIGHTLY ?

1. Mold, Algae, Stain, Discoloration on a Roof, Fence, Mailbox/post, exterior stucco wall, exterior wood, driveway, sidewalk.
2. Rot or deterioration of fence, mailbox/post, exterior wood
3. Unpainted exterior Wall or Trim of a home.
4. Spotty or unkempt lawn (e.g. un-cut lawn, excess weeds, spotty grass, burned out grass, non-edged of: (a) sidewalk (b) driveway (c) swale/road boarder.)
5. Overgrowth of landscape (e.g. bushes, hedges, flowers, trees, etc..)
6. Dead Trees or stumps
7. Vehicles parked on front lawn or County swale.
8. Garbage cans not stored behind set back or in full sight.
9. Garbage on front lawn, swale & roadway (e.g. bottles, cans, old newspapers, etc..)
10. Posting for sale or rent signs on fences, walls, trees, etc. (post one sign on lawn)
11. Non-commercial vehicles with construction materials showing above the truck bed or attached to the vehicle such as pipe, lumber, ladder, racks, etc..
12. Repaired roof shingles/tiles not matching existing color or size.
13. Non harmonious exterior paint color schemes.

AVOID A VIOLATION

SELF ASSESSMENT

11/12/03

RESIDENTS CAN ADVERTISE THEIR BUSINESS



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The Doctors says:

IT'S SPRING TIME TO
FIX THINGS UP.
KEEP OUR
COMMUNITY
LOOKING GOOD !



GREAT ITALIAN RECEIPE - **Cheese Stuffed Shells Florentine**

3-4 cups Marinara Sauce
2 lbs Ricotta
2 tbsp. Grated Cheese
1 pkg. Frozen Spinach, chopped
1 Egg
1 pkg (12oz) Jumbo Shells
Pour Marinara Sauce into
Sauce pan, heat. Spoon
one cup sauce into bottom

of a large roasting pan
or 1/2 cup into each of
two 2 qt. baking dishes.
Cook spinach, drain and
mix with ricotta cheese,
egg and grated cheese.
Cook Shells according
to package directions,
drain. Using a tea-

spoon, fill each shell
with cheese mixture.
Arrange shells in single
layers on sauce in roasting
pan. Bake at 350
for 15—20 minutes.
Serve with hot
Marinara Sauce

Free Concert In The Park

Thursday, April 26, 2007 at 7:00 PM— at 10:00 PM

Our 25th year of great entertainment at the Bryant Park Band shell every
Thursday evenings April.

2nd Annual Lake Worth Rotary Folk Festival

Saturday, April 28, 2007 at 2:00 PM—at 8:00 PM

Blues, Folk and Gospel music and food. The event is to promote Lake
Worth, the Arts and Rotary International.

Location:Cultural Plaza
corner of "M" Street between Lake and Lucerne Avenues





RESIDENTIAL PROPERTY MAINTENANCE

Like people, neighborhoods and structures in Palm Beach County require maintenance to stay in good condition as they age. Inevitably, structures and neighborhoods that are not properly maintained deteriorate. Statistics from the U.S. Census Bureau indicate that abandoned or boarded-up buildings nearby can reduce the value of a home by 13%. Trash in a neighborhood can reduce values by 15%! Consequently, property values fall, vandalism and crime occur more frequently and the residents of neighborhoods become uncomfortable.

There is a simple solution to maintaining good neighborhoods - property owner responsibility. Unfortunately, some people are not responsible property owners. Citizens expect government to create minimum standards for housing, yard maintenance, parking, etc., to protect them from substandard living conditions.

The web page is provided to explain some of the standards enforced by the Code Enforcement Division of Palm Beach County. Use the checklist below to evaluate your property. Descriptions of the most common code violations follow. Please review this information and take action to be a responsible property owner.

Structures

Repair: Rotted wood, broken or missing boards, broken or missing windows, siding or shingles and make all exterior parts weather tight, rodent-proof and sound. Exteriors must be resistant to water and be covered with paint, waterproof stain, siding, brick or stone that is in good condition.

Inspect:

- Exterior walls
- Roof structure, including rafters, soffits, fascia
- Roof covering
- Railing on stairs, elevated landings and porches
- Fences (should be in good repair and of legal height)
- Windows and screens

Yard Maintenance

Trim all hedges in front yard to a height of four feet or less and eight feet or less in the rear or side yards.

Overgrowth in excess of 18" is a violation of the County's Lot Clearing Ordinance.

Vehicles

Vehicles must be in an operable condition, able to move under their own power.

The keeping of unregistered or unlicensed vehicles on residential property is prohibited. However, one vehicle may be kept on the premises which is not currently registered or licensed, provided the vehicle is screened from view from adjacent roadways and lots. County regulations do not allow the parking or storage of vehicles in excess of one ton carrying capacity in a residential district.

Business Activities

Garage Sales

are permitted twice per year, each not exceeding 72 hours.

Home businesses

must be properly licensed. No traffic, outside display or storage may occur and the business must be clearly secondary to the use of the property as a home. Additional zoning criteria apply. Call 233-5200 for information.

Some of the More Frequent Code Violations

Yard Maintenance Standards

Yard maintenance is the responsibility of every property owner. Grass height must not exceed 18", whether the property is developed or vacant. Hedges must be maintained no greater than 4' in the front yard and 8' in the side and rear yard areas. Garbage, trash and yard waste cannot be left in the yard and must be properly disposed of. Residential garbage includes small kitchen, food and household discards, and is collected twice each week. It must be bagged or placed in a proper container and placed street-side for pick up. Trash includes bulk waste such as furniture, mattresses and yard trimmings. These items are collected once per week. White goods (refrigerators,

stoves, water heaters, etc.) are collected twice per week. For information regarding collection, please call the Solid Waste Authority at 697-2700.

Garbage Can Regulations

County Ordinance 96-9 prohibits the placement of garbage cans and other refuse containers curbside for trash pickup prior to 6:00 p.m. the day before your regularly scheduled pickup. Additionally, the Ordinance requires that all refuse containers be removed from the pickup area the same day collection is made.

Inoperable/Unlicensed Motor Vehicles

An inoperable vehicle is one that cannot be driven. Open storage of inoperable vehicles on residential property is prohibited. Any vehicle that does not operate must be in an enclosed structure, such as a garage or completely in a carport. Only one unlicensed vehicle may be kept on residential property, provided it is screened from view.

Outdoor Storage

Outdoor storage of equipment, materials or furnishings is prohibited on residential property. Likewise, indoor furniture, household appliances, auto parts or building materials may not be stored outside.

Oversized Vehicles

County codes do not allow the storing or parking of vehicles which have a carrying capacity in excess of one ton in residential areas; on side streets or private property.

Structures Erected Without Permits

In Palm Beach County, most structures and improvements to structures require building permits. Improvements such as decks, fences, patio slabs, concrete or asphalt driveways and sheds also require permits. Before beginning any home improvement project, it is wise to contact the Building Division at 233-5120 to determine whether permits are required.

Boats

Boats are required to be parked on the side of, or in the rear of residential dwellings, and must be screened from adjacent properties by a fence or hedge. The code does not, however, require screening of the vessel from view from road right-of-ways.



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HURRICANE PREPARATION PREPARING YOUR YARD

The Solid Waste Authority (SWA) has prepared the following list to help you get ready for hurricane season.

PRE-HURRICANE SEASON MAINTENANCE (DECEMBER THROUGH APRIL)

- All major cutting of vegetation (i.e., tree removal) should be completed long before June 1, the beginning of hurricane season. Do all major cutting/tree removal from December through April.
- Cut back all trees and weak branches that could contact buildings.
- Thin your foliage so wind can flow freely through branches, decreasing the chance that trees/plants will be uprooted.
- Place tree trimmings at the curb on your regular scheduled collection day and follow the 6/50 rule (i.e. six feet in length and each piece cannot exceed 50 lbs. in weight).
- Containerize small pieces of vegetation such as pine needles, leaves, twigs, etc., in bags or cans that weigh less than 50 lbs. when full and place at the curb on your scheduled day.
- Clean your yard of any items that could become missiles in a storm such as old lumber, broken lawn furniture, etc., and place curbside on your bulk waste collection day.

ONCE A STORM HAS BEEN NAMED

- Do not cut down trees or do major yard work.
- Do not begin construction projects that produce debris.
- Once a watch or warning has been issued, do not trim vegetation of any kind.
- Mass cutting places a tremendous burden on the normal collection process and there is not enough equipment or manpower to collect the additional material before the storm makes landfall. You could put not only yourself at risk but your neighbors as well.
- Do not take materials to the curb, transfer stations or landfill during a watch or warning period. Services may be suspended and facilities closed early to prepare for the storm.

AFTER THE STORM HAS PASSED

- Please be patient.
- Keep household garbage, recycling and vegetative and /or construction storm debris in separate piles.
- SWA's number one priority is the collection of household garbage.
- Securely containerize all household garbage in plastic bags or cans to be placed curbside on your scheduled day.
- Don't place any debris near or on a fence, mailbox, powerline equipment, poles, transformers, downed electrical wiring, water meters or storm drains.

- Be prepared to repair possible damage to swale areas from the specialized equipment used to collect storm debris.
- Contact SWA Customer Information Services at 561-697-2700 or 1-866-792-4636 (toll-free) or visit www.swa.org for updates on your collection services.

We ask all residents of the unincorporated county to be our partners in restoring the area to its pre-storm state.

Your cooperation and support enables us to complete the entire process in the quickest, safest and most efficient manner possible. We will provide regular updates on the progress of debris collection.

There is no reimbursement provided to any individual resident or homeowner association who hires a private contractor to remove and dispose of storm-related debris.

For additional information, contact SWA Customer Information Services at
561-697-2700

1-866-792-4636 (toll-free).
HELP YOU NEIBORS!