



"Where a GREAT Life Style begins"

Community News

June , 2007

Property Owners Assoc. NEWSLETTER

**Due to Summer Vacation Schedules
There will be no Meeting
Please watch for your July Newsletter**



**4th of July Celebrations
PLEASE BE SAFE !**



Fourth on Flagler

July 4, 2007

Flagler Drive in downtown West Palm Beach from Banyan to Fern Palm Beach County's biggest and best Independence Day celebration features non-stop live entertainment on three stages, interactive kid's area, street performers, food and beverages, and the best fireworks in South Florida at 9:00 p.m.

Please leave your personal fireworks at home.

Fabulous 4th

6:00 p. m. – 9:00 p.m.

Florida Atlantic University

Put on your best red, white and blue for a "Fabulous Fourth" and join the City of Boca Raton as it salutes Independence Day with stirring patriotic music, spectacular fireworks, live entertainment and plenty of tasty food.

Admission: free

July Fourth Celebration

8:00 a. m. – 1:00 p.m. and

3:00 p. m. – 9:00 p.m.

A1A and Atlantic Avenue, Downtown Delray Beach Sand-sculpting contest on the beach, patriotic bike and scooter decorating contest and parade, live entertainment, food, festivities and fireworks! **Admission: free**

Tropic Fest—City of Lake Worth

Celebrate Independence Day and the city's birthday with family fun, great music, spectacular fireworks, arts and crafts, food and live music. Culminating with one of the largest and most spectacular firework displays in Palm Beach County at starting at 9:00 p.m.

TIME TO FIX THINGS
UP. KEEP OUR
COMMUNITY
LOOKING GOOD !

SPRINGHILL RULES & REGULATIONS # 2 UNSIGHTLINESS

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.



SELF ASSESSMENT

11/12/03

EMAIL THE BOARD

springhillboard@hotmail.com

In order for the Board to respond you **MUST** put your name and address. Your name will never be published or disclosed to anyone other then the board members.

Thank You and have a GREAT Summer.

**YOUR OFFICIAL HURRICANE
INFORMATION SOURCES**



**Hurricane
Preparedness 2007**

FOR MORE INFORMATION:

www.pbcgov.com

OR

PBC-TV CHANNEL 20



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 col-

lected 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

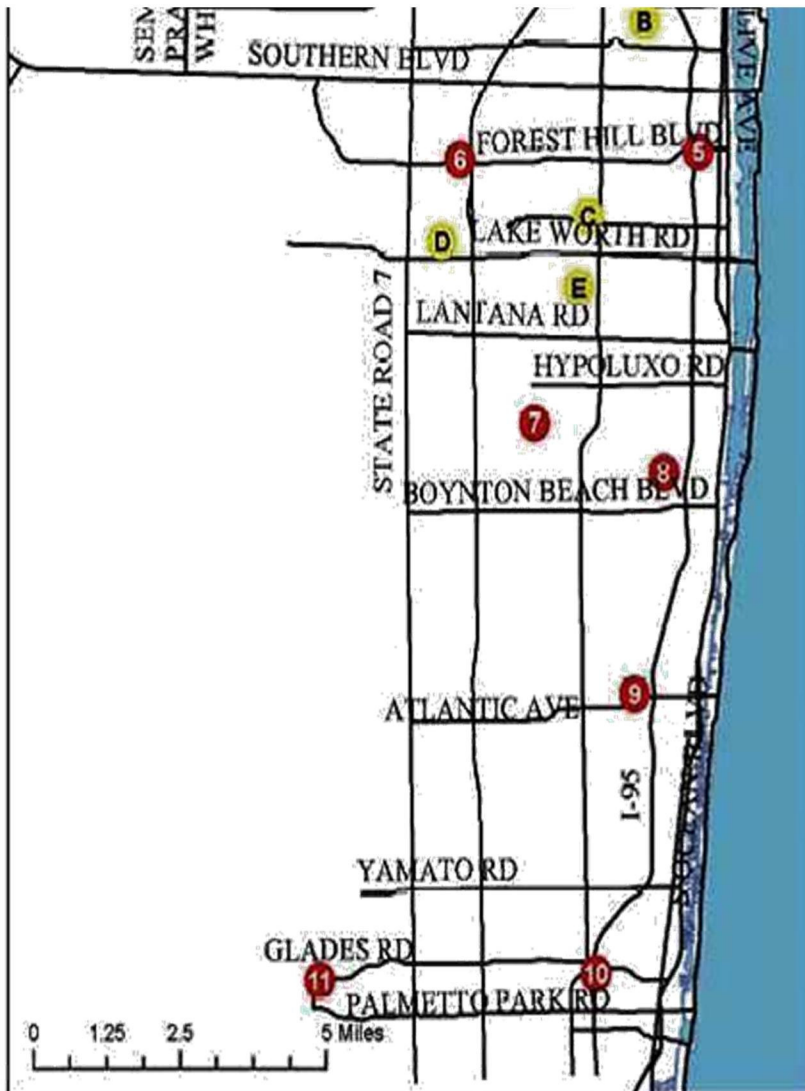
In Palm Beach County, most structures and improvements to structures require building permits. Improvements such as decks, fences, patio slabs, concrete or asphalt driveways and sheds also require permits. Before beginning any home improvement project, it is wise to contact the Building Division at 233-5120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

HURRICANE SHELTER LOCATIONS

HERE ARE THE AMERICAN RED CROSS HURRICANE SHELTERS IN OUR AREA. LISTEN TO LOCAL MEDIA WHEN A STORM IS APPROACHING TO LEARN WHICH SHELTERS WILL OPEN.



1. INDEPENDENCE MIDDLE SCHOOL
4001 GREENWAY DR, JP 33458
2. WILLIAM DWYER HIGH SCHOOL
13601 N MILITARY TRL, PBG 33410
3. BETHUNE ELEMENTARY SCHOOL
1501 AVENUE U, RB 33404
4. SEMINOLE RIDGE HIGH SCHOOL
4601 SEMINOLE PRATT WHITNEY RD,
LOX 33470
5. FOREST HILL HIGH SCHOOL
6901 PARKER AVE, WPB 33405
6. PALM BEACH CENTRAL HIGH SCHOOL
8499 FOREST HILL BLVD, WL 33413
7. PARK VISTA HIGH SCHOOL
7900 JOG RD, BB 33427
8. BOYNTON BEACH HIGH SCHOOL
4975 PARK RIDGE BLVD, BB 33436
9. ATLANTIC COMMUNITY HIGH SCHOOL
2455 W ATLANTIC AVE, DR 33445
10. BOCA RATON HIGH SCHOOL
1501 NW 15TH CT, BR 33486
11. WEST BOCA RATON HIGH SCHOOL
12811 GLADES RD, BR 33428
12. LAKESHORE MIDDLE SCHOOL
425 W CANAL ST N, BG 33430
13. GLADES CENTRAL HIGH SCHOOL
1001 SW AVENUE M, BG 33430

The following shelters will open if necessary:

- A. FRONTIER ELEMENTARY SCHOOL
6701 180TH AVEN, LOX 33470
- B. WESTGATE ELEMENTARY SCHOOL
1545 LOXAHATCHEE DR, WPB 33406
- C. JOHN I LEONARD HIGH SCHOOL
4701 10TH AVE N, GREENACRES 33463
- D. DISCOVERY KEY ELEMENTARY SCHOOL
3550 LYONS RD, LW 33467
- E. HERITAGE ELEMENTARY SCHOOL
5100 MELALEUCA LN, GREENACRES 33463