



“Where a GREAT Life Style begins”

Community News

Property Owners Assoc. NEWSLETTER

HOMEOWNERS MEETING

3/31/07 Greenacres Library 11:00

AGENDA

1 Intro: 2007 New Board Member

Speaker: Marilyn Fond—President

2 Financial Report:

Speaker: Carol Greff—Treasurer

Great Job Norm !

2 Violations:

Ozzie Schelling

SELF ASSESSMENT

3 Status of Jog Road Wall

Speaker: Bill Camire-V/P

All residents on Jog Road Need to Trim Trees and Flowers away from wall and remove fences before we can start the wall.

PLEASE START WORKING ON NOW

4 Committees:

Beautification Committee:

Maria Puentas & Erica Zietsman will be designing the Front Entrances & Islands. This will be done once the wall is completed.

Social Committee

We will have our 1st party when the wall is completed.

5 ITEMS:

1. New Attorney being interviewed
2. New Lawn Service
(Saving 40.00mnth)

6 NEED VOULINTEERS

1. MONTHLY NEWSLETTER
2. WELCOMING COMMITTEE

NEWLY ELECTED HOMEOWNER BOARD

Dear Springhill Homeowners:

I would like to begin by introducing myself, my name is Marilyn Fong. I am the new President for the Springhill Homeowners Association. The New Board wanted to thank all of those who attended the meeting of the Springhill Property Owners Association Sat., February 17th, 2007. It was refreshing to see that many people and the new Board is looking forward to the same turnout in all future meetings as well as those people who were unable to attend.

We look forward to seeing you there!

Also a special thanks the previous Board Members:

President-Scott Hendelson

Vice President-Uves Zietsman

Treasurer-Norman Wilkes

Secretary-Nancy Friend

Violations - Larry Caraccio

and all of the committee members that have all worked so hard for last couple of years .

New Springhill POA Board Members for 2007

Marilyn Fong – President

Bill Camire - Vice President

Carol Johnson-Greff - Treasure

Tina Piasio - Secretary

Uves Zietsman - Board Member

The new Board is committed to making the needed improvements to our community. Our first order of business is to get the wall project completed.

The new Board has met with the past Board members who are in the process of passing over all of the pending items. We invite you to contact us. Our contact information can be found on the Springhill website at www.Springhillpoa.com.

As a community we need to work together to make Springhill the best it can be.

Marilyn

SPRINGHILL RULES & REGULATIONS # 2 UNSIGHTLINESS

WHAT IS UNSIGHTLY ?

- | | | |
|---|--|--|
| <ol style="list-style-type: none"> 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.) | <ol style="list-style-type: none"> 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) | <ol style="list-style-type: none"> 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

The Doctors says:

IT'S SPRING

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



THANKS FOR TAKING CARE OF THESE VIOLATIONS. IT ONLY MAKES OUR COMMUNITY MORE DESIREABLE AND MORE VALUABLE.

2007 SPRINGHILL PBC CODE

VIOLATIONS YTD 02/17/07

- 01/07 - numerical street signs missing from five (5) homes.
- 01/08 - called Sheriff on 16 wheel "Swift" cab parked in Springhill on County road.
- 01/10 - outdoor storage of metal storage unit in full view.
- 01/17 - boat and trailer in driveway.
- 01/23 - appliance in front of garage door.
- 02/15 - boat and trailer in driveway.
- 02/15 - outside storage of lumber in driveway.
- 02/16 - loaded open trailer w/blue tarp in driveway.

Note: 8 Violation reports faxed to PBC Code Enforcement containing 12 violations

2006 SPRINGHILL PBC CODE VIOLATIONS

- 01/10 - trailer in driveway
- 01/23 - outside storage in front of garage, vehicle parked on front lawn
- 03/13 - old auto in driveway with expired plates
- 03/13 - old inoperable truck in driveway
- 03/15 - auto in driveway with expired plates
- 03/29 - unsightly front yard maintenance, inoperable auto in driveway
- 03/31 - outside storage in front of garage
- 04/11 - inoperable auto in driveway, unsightly yard maintenance, junk in front yard
- 04/11 - inoperable auto in driveway, outside storage
- 04/13 - boat not screened from view
- 04/17 - trailer in driveway, outside storage
- 04/17 - outside storage
- 04/28 - exterior porch enclosed with plywood
- 05/01 - business being run out of residential home garage and driveway
- 06/19 - boat and trailer parked in driveway
- 06/19 - inoperable auto in driveway
- 07/14 - three trailers parked in driveway
- 07/19 - boat and trailer parked in driveway, auto parked on side of house

- 08/22 - outdoor storage of tires in front of garage
- 10/16 - misc. outdoor storage in front of garage, boat/trailer on side of house not screened in and in full view.
- 10/21 - cement mixer outside storage on side of house.
- 10/24 - inoperable vehicle in driveway.
- 10/29 - bldg. material and tires outside storage in full view (front of garage).
- 11/18 - outside storage in front of garage and in driveway, garbage in front lawn, boat reported over 30 days old.
- 11/18 - trailer parked in driveway.
- 11/20 - inoperable truck (flat tire) in driveway.
- 12/13 - trailer in driveway, trash, boat, outside storage.
- 12/21 - Springhill did not reject fence to hide boat and trailer.
- 12/21 - tires and trash in full view.

Note: 29 Violation reports to PBC Code Enforcement containing 41 violations



GREAT ITALIAN RECEIPE - Send your Favorite Recipe

Pepperoni Bread

- 1 lb. Bread Dough (fresh or frozen)
- 2 tbsp. oil
- 6 oz Pepperoni, Chopped
- 1/4 cup Flour
- 8 oz. Mozzarella, Chopped

Raise dough. Roll out on floured board to size of medium pizza. Spread pepperoni and mozzarella evenly to 1" boarder. Roll up dough like a jelly roll. Curve to form a horse-shoe shape. Grease a

round pan and place dough on pan, brush both sides lightly with oil. Bake at 350 degrees in preheated oven for 30 to 40 minutes until golden brown.

That's Italian !

VOLUNTEERS NEEDED

We need Volunteers for the following

1. Monthly Newsletter

Gather information, set up, print & deliver

2. Welcoming Committee

Keep on top of New Residents and Welcome them to our Community.

Free Concert In The Park

Thursday, March 22, 2007 at 7:00 PM— 10:00 PM

Bryant Park Band Shell .

Tonight's treat is the 5 musicians known as Music Unlimited with "Just a little bit of Jazz". Don't miss this superb group.

8th Annual Caribbean Carnivale Festival

Saturday, March 31, 2007 at 10:00 AM thru Sunday, April 01, 2007 at 9:00 PM

Bryant Park Band Shell .

Spend a day or two enjoying great music, food and craft vendors and all the fun that comes with the Caribbean



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.

Community News

Pisces (February 18 - March 19)

- *The information coming at you today, dear Pisces, may be a bit clouded and delusional. Take it with a grain of salt. It could be that someone is trying to pull the wool over your eyes in a certain situation. Check the bus schedule twice before hopping onboard. You may find yourself lost on the wrong part of town otherwise. Have patience and try not to get too upset if you aren't receiving the answers you want. The truth will come out soon enough.*

We're on the Web
www.springhillpoa.com



"Where a GREAT Life Style begins"

Special Violations Notice

The annual Homeowners meeting was held on 02/17/07 and it was estimated that one third of the 186 homeowners were represented at the meeting (unprecedented).

There was **100%** agreement that our neighborhood is deteriorating and a simple solution on maintaining Springhill to standards is **property owner's responsibility.**

The PBC Sheriffs 2006 Springhill Neighborhood Watch Program report shows a 30% increase in crime activity over 2005, which has a direct correlation to deteriorating property and property value.

One of the standards which require special emphasis is the maintenance appearance of exte-

rior walls, roofs, lawns, sidewalks and driveways. Many exterior walls, roofs, sidewalks and driveways are discolored due to natural causes and need pressure and/or chemical cleaning. Many lawns are not up to standards especially edging sidewalks, driveways and edging the property line between the swale and the County road.

In lieu of dozens of violation letters to homeowners we ask for your support to address your home and property. If violations exist, take corrective action. **Self Assessment** will save the Board Volunteers time and homeowners expense to write and mail dozens of letters.

If we all work together on the special notice our home appearance and value will go up to the next

level.

Remember what you see, your neighbors also see (including the back and sides of your home and lawn if not fenced in).

If after **30 days** violations exist they will be addressed one on one by our Board and our Attorney.

Thank you for your support!

Springhill Violations Committee

Note: in the back of your Springhill Directory you will find Springhill Rules & Regulations #2 relating to unsightliness (it is one page document next to the last page or on the Main page of this newsletter).