



"Where a GREAT Life Style begins"

Community News

May, 2007

# Property Owners Assoc. NEWSLETTER

## Phase III Residential—Water Restrictions In Brief

HOMEOWNERS Meeting  
05/26/07 Greenacres Library 1:00

- 1 Wall Up-Date !
- 2 HURRICANE SEASON  
BE PREPARED !
- 3 Financial Report
- 4 SELF ASSESSMENT !  
Violations:
- 5 Status of Jog Road Wall

For **Palm Beach and Broward counties, and parts of Martin County** (residents served by **Tequesta/ Jupiter Utilities**)

**Residents with odd-numbered home addresses** will be allowed to water (*sprinklers or hand-watering*) **between the hours of 4:00 a.m. and 8:00 a.m. on Saturdays.**

**Residents with even-numbered home addresses** will be allowed to water (*sprinklers or hand-watering*) **between the hours of 4:00 a.m. and 8:00 a.m. on Sundays.**

**Hand-watering, using a hose with a**

**shut-off valve, is also allowed on your designated day, from 5-7 p.m.**

**NOTE:** Residents should NOT water the entire time allowed, but only long enough to deposit about 3/4 of an inch of irrigation water for lawns.

You may also **wash cars or boats** on your designated day, during any of these hours - be sure runoff goes to an absorbent surface like a lawn.

**No domestic water use for outdoor irrigation is allowed on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays.**

## 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.

**AVOID A VIOLATION**

**SELF ASSESSMENT**

11/12/03

## IMPORTANT PHONE NUMBERS

- **EMEGENCY** 911
- **EOC/PUBLIC SAFETY** 561-712-6400
- **TDD (HEARING IMPAIRED)** 561-712-6343
- **SENIOR HELPLINE** 211

*All numbers below are non-emergency numbers to be called before or after a storm*

Animal Care & Control	561-233-1200
American Red Cross	561-833-7711
Code Enforcement	561-233-5500
Consumer Affairs	561-712-6600
Consumer Assist. Hotline	800-227-8676
Contractor Certification	561-233-5525
Engineering & Public Works	561-684-4000
FEMA	800-621-3362
Fire Rescue – Non-Emergency	561-712-6550
Insurance Comm.	561-681-6392
FPL Power Outages	561-697-8000
Health Department	561-840-4500
Palm Tran	561-841-4200
Parks and Recreation	561-966-6600
Price Gouging Hotline	866-966-7226
Public Affairs Dept	561-355-2754
Roads, Drainage, Traffic	561-684-4012
Salvation Army	561-686-3530
Sheriff (PBSO) – Non-Emergency	561-688-3000
Solid Waste Authority	561-640-4000
Traffic Signal Repair	561-683-6885
United Way	561-375-6600
PBC Water Utilties	561-493-6000
24 Hour Repairs	561-740-4600 opt. 3

### OTHER IMPORTANT PHONE NUMBERS:

Water Phone \_\_\_\_\_

Electric Phone \_\_\_\_\_

Gas Phone \_\_\_\_\_

Garbage/ debris \_\_\_\_\_

Doctors phone \_\_\_\_\_

Family Members

Mom phone # \_\_\_\_\_

Dad phone # \_\_\_\_\_

GrandMa & GrandPa phone  
# \_\_\_\_\_

# \_\_\_\_\_

Neighbor East Name \_\_\_\_\_

Neighbor West Name \_\_\_\_\_

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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.



"Where a GREAT Life Style begins"

We're on the Web  
[www.springhillpoa.c](http://www.springhillpoa.c)

## **FAMILY DISASTER SUPPLIES KIT**

Perishable items should be changed or replaced every six months.

### **Essentials:**

- Battery-operated radio
- Flashlight
- Extra batteries

### **Water:**

- 5 gallons per person, minimum, in a food-grade plastic container
- Additional water for sanitation

### **Food:**

- Minimum 5 to 7 day supply of non-perishable food that requires no preparation
- Dry cereal  Peanut butter
- Canned fruits
- Canned vegetables
- Canned juice
- Ready-to-eat canned meats
- Ready-to-eat soups

- Quick energy snacks

### **First-Aid Kit:**

- Scissors  Sun screen
- Thermometer
- Tweezers  Needle
- Cleansing agent/soap
- Latex gloves (2 pairs)
- Moistened towelettes
- Assorted sizes of safety pins
- Two-inch sterile gauze pads
- Two-inch sterile roller bandages
- Triangular bandages (3)
- Tube of petroleum jelly

- Sterile adhesive bandages
- Laxative
- Anti-diarrhea medication
- Aspirin or non-aspirin pain reliever
- Antacid (for stomach upset)
- Antibiotic ointment

### **Sanitation:**

- Disinfectant
- Household chlorine bleach
- Soap, liquid detergent
- Personal hygiene items
- Feminine supplies
- Plastic bucket with tight lid
- Toilet paper, towelettes, paper towels
- Plastic garbage bags, ties

### **Tools and Supplies:**

- Whistle  Aluminum foil
- Crowbar  Compass
- Paper, pencil
- Plastic sheeting
- Medicine dropper
- Needles, thread
- Signal flare
- Matches in a waterproof container
- Assorted nails, wood screws
- Pliers, screwdriver, hammer
- Plastic storage containers
- Heavy cotton or hemp rope
- Cash or traveler's checks, change
- Map of the area (for locating shelters)
- Non-electric can opener, utility knife
- Paper plates and plastic utensils
- Tape, duct and plumber's tape
- Patch kit and can of seal-in-air for

tires

- Wrench to turn off gas and water

### **Clothing and Bedding:**

- Sunglasses  Rain gear
- Hat and gloves
- Sturdy shoes or work boots
- Blankets or sleeping bags

### **For Baby:**

- Formula  Diapers
- Bottles  Medication
- Powdered milk

### **For Pets:**

- Food
- Leash, harness and carrier
- Records of vaccinations
- Non-tippable food and water bowls

### **Important Family Documents:**

- Important telephone numbers
- Bank account numbers
- Family records
- Inventory of valuable goods
- Copy of will, insurance policies, contracts, deeds, stocks and bonds
- Record of credit card accounts
- Copy of passports, Social Security cards, immunization records

### **Family Medical Needs:**

- Insulin
- Prescription drugs
- Denture needs
- Extra eye glasses
- Contact lenses and supplies