



"Where a GREAT Life Style begins"

Community News

October, 2007

Property Owners Assoc.
NEWSLETTER

**THE WALL IS ALMOST FINISHED !
NEW UNSIGHTLY VIOLATION!**

**Due to the enhancement of the
concrete wall along Jog Road,
Voted on and Passed 9/8/07**

**It has been adopt and added to our
rules and regulations as Item #14,
the following definition of
"UNSIGHTLINESS".**

***#14. Fences or man made
structures installed within three (3)
feet of the existing concrete wall
along Jog Road, shall not exceed
the height of said concrete wall.
Anything otherwise shall be
deemed "unsightly".***

MEETING:

SATURDAY, NOV. 3, 2007

1:00 PM

ADGENDA

A. DISCUSSION

INCREASE OF ANNUAL DUES

YOUR OPINION COUNTS

PLEASE ATTEND

B. IMPROVEMENTS

**WHAT WOULD YOU LIKE TO SEE
DONE?**

LANDSCAPING:

ENTRANCES AND ISLANDS

C. HOLIDAY PARTY?

MAKE SUGGESTIONS

VOICE YOUR OPINION

BE APART OF YOUR COMMUNITY

LEGAL FEE ARE SKYROCKETING WHICH WILL CAUSE A LARGER INCREASES TO OUR ANNUAL DUES. What are the causes? UNPAID Assessments and Annual Dues.

We all have financial difficulties from time to time, We have tried to keep the Legal expense down but on **November 1, 2007** any Homeowner who has not paid their **PAST DUE** balances will be sent to the **Attorney** and will be **responsible** for all **Legal Fees** according to the By-Laws, Articles of Incorporation and Covenants. **DON'T PAY - NO SAY!**

OUTSTANDING PAST DUE BALANCES \$ 5,200.00

Community News

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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 than the board members.

**MOST COMMON VIOLATIONS!
PLEASE TAKE A LOOK !
ALL RESIDENTS ARE RESPONSIBLE !**

Read your By-Laws and Covenants A copy is attached to your deed.

- 1. NO PARKING ON LAWN OR SWALE**
- 2. GARBAGE CANS NOT TO BE STORED IN FRONT OF GARAGE**
- 3. NO COMMERCIAL VEHICLES**
- 4. NO TRAILERS, CAMPERS, OR BOATS MAYBE KEPT OR STORED ON LOT UNLESS BEHIND THE SET BACK OUT OF VIEW AND COVERED**
- 5. MOLD, ALGAE, STAINS ON ROOF, FENCE, MAILBOX/POST, EXTERIOR WALL, EXTERIOR WOOD, DRIVEWAY, SIDEWALK**
- 6. REPAIR ROOF SHINGLES/TILES**
- 7. NO IN-OPERABLE VEHICLES**
- 8. SPOTTY OR UNKEPT LAWN (e.g. UN-CUT LAWN, EXCESS WEEDS, SPOTTY GRASS, BURNED OUT GRASS, NON-EDGED OF: (a) SIDEWALKS (b) DRIVEWAYS (c) SWALE/ROAD/HOUSE.)**

VIOLATIONS COST ALL RESIDENTS MONEY !

DEAD TREES and STUMPS!

Please Remove and Dead Trees or Stumps from your yard.

WHAT CHANGES NEED TO BE APPROVED BY THE ARCHTECHICAL COMMITTEE?

- 1. FENCES**
- 2. PAINT COLOR**
- 3. LANDSCAPE CHANGES**
- 4. ADDITIONS**

READ AND KNOW YOUR BY-LAW, ARTICLES OF INCORPORATION AND COVENANTS

SUBMIT QUESTIONS AND CHANGES TO THE WEB SITE. www.springhillpoa.com



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

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

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.

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.

Filing Complaints

If you wish to file a complaint, you may do so by phone week days between 8:30 a.m. and 5:00 p.m. The phone number is 561-233-5500.