



"Where a GREAT Life Style begins"

Community News

February, 2009

**Property Owners Assoc.
NEWSLETTER**

ANNUAL MEETING

10:00 AM - SATURDAY, 2/7/09

GREENACRES LIBRARY

BOARD ELECTIONS—GET INVOLVED

President - Bill Camire

Treasurer—Carol Greff

Board Member—Larry Caraccio

Vice President—Joseph Greff

Secretary—Tina Piasio

**COMMERCIAL VEHICLES ARE A VIOLATION OF SPRINGHILL PROPERTY OWNERS
1. BY-LAWS 2. DECLARATION OF PROTECTIVE COVENANTS**

NO COMMERCIAL VEHICLES

NO VEHICLE WITH SIGNS

Some Homeowners have indicated that this is NOT a COUNTY violation.

It is a Springhill POA Violation and is enforceable by law.

HOMEOWNER AS WELL AS RENTER ARE REQUIRED TO COMPLY

FIRST ANNUAL NEIGHBORHOOD PICNIC

Picnic Committee is currently working on this.

DENNIS PIASIO 561-641-1643

CALL IF YOU CAN HELP !

PICNIC IS BEING SCHEDULED FOR THE END OF MARCH OR APRIL!

MEET YOUR NEIGHBORS

DATE TO BE ANNOUNCED



HAVE YOU NOTICED

We are replacing the existing street light a minimum of four (4) at a time. It is more cost effective to replace them as apposed to repairing. It costs approximately \$ 400.00 to repair and \$ \$ 650.00 to replace. The entrance lights have been replace and the street lights on Plains Drive and Fox Valley Trail have been replaced. It would be GREAT to see all homes have the same light poles in their front yard, so we have requested a proposal on behalf of the homeowner's.

NEW LIGHT AND POLE

WITH ELECTRIC

Fixture and pole	\$ 215.00
20' run	\$ 300.00(Underground electric)
Photo cell	<u>\$ 22.00</u>
Total	\$ 537.00

Cost to Homeowner

NEW FIXTURE INSTALLED

ON EXISTING POST NO ELECTRIC

Fixture	\$ 165.00	On Existing post
Labor	\$ 75.00	
Photo Cell:	<u>\$ Additional</u>	if Needed
Total	\$ 240.00	

Cost to Homeowner

THE MORE WE ORDER THE BETTER THE PRICE. IF YOU ARE INTERESTED PLEASE LET THE BOARD KNOW.

VIOLATION COMMITTEE

In accordance with the By-Laws of Springhill Property Owners Association, By-Law Amendments and Florida Statute 720.305

Article VII, Section 1, paragraph (d) To Levy a fine against the lot and owner (s) in violation in an amount not to exceed one hundred dollars (\$100.00) per violation (or any additional amount that may be authorized by Florida Law) for each day of continuing violation, without a cap on the amount of the fine that can accrue

i. The board, has appointed a three (3) person committee of non-board members, with no relations to any such Board member, who shall provide for an opportunity of a hearing before a fine is to be imposed. In addition, pursuant to Florida Statute 720.305, this committee shall give at least a fourteen day notice of the intent to impose such fine.

ii. Before any fine may be imposed against any lot, the committee must vote in the majority to impose any such fine.

iii. If proper notice is given of the intent to impose a fine the opportunity for a hearing is provided in front of the proper committee and the committee's vote is in the majority to impose such fine, the fine will start accruing immediately upon the date following the expiration of the original thirty (30) day notice of violation and shall continue to accrue each and every day until the violation is cured.

The homeowner shall then be responsible to reimburse the Association for any legal fees that are incurred if it is necessary to bring further action.

SEND IN YOUR SUGGESTIONS FOR THIS
QUARTERS MOST IMPROVED HOME

WE WILL BE SELECTING THE MOST
IMPROVED HOME IN MARCH, 2009.

THAT HOMEOWNERS WILL RECEIVE A
CERTIFICATE

AND

A \$ 50.00 GIFT CERTIFICATE FROM
HOME DEPOT

YOUR OPINION MATTERS

www.springhillboard@hotmail.com

PLEASE REPORT

www.springhillboard@hotmail.com

- 1. IF THE STREET LIGHT IS OUT.**
- 2. IF YOU SEE A VIOLATION (Anonymously)**
- 3. IF YOU SEE SOMEONE SOLICITING OR IF IT LOOKS LIKE SOMEONE DOES NOT BELONG.**

FOR EMERGENCIES, DIAL 911

FOR NON-EMERGENCIES 688-3400 PBSO

PROCEDURE OF VIOLATION NOTICE

- 1. 1ST VIOLATION NOTICE: 30 DAYS NOTICE OF VIOLATION - 30 days to correct.
- 2. 2ND VIOLATION NOTICE: 15 DAYS NOTICE OF INTENT TO IMPOSE FINE

THE HOMEOWNER HAS THE RIGHT TO REQUEST A HEARING WITHIN THE 15 DAY NOTICE OF INTENT TO IMPOSE FINE. (2ND VIOLATION NOTICE)
HEARING WILL BE HELD WITHIN THE 15 DAYS FOLLOWING THE NOTICE OF INTENT TO IMPOSE FINE.

SPRINGHILL VIOLATION

NO COMMERCIAL VEHICLES—NO SIGNS

PLEASE READ

Paragraph IV

10. No trailers, campers, boats or trucks shall be kept or stored on any lot, except within an enclosed garage or within the building setback lines for more than 24 hours, nor may any of them be used for either temporary or permanent: residential purposes.

Article XI of Bylaws

1. Nothing contained in Paragraph IV, Item 10, shall prohibit the parking of sport utility vehicles, pickup trucks, and other trucks which are designed, and customarily used, for recreation or domestic uses. The prohibition in item 10 of trucks, including, without limitations, truck designed or used primarily for commercial purposes, trucks designed for off-road use, and trucks bearing logos, signs, or other commercial designations.

PARAGRAPH X

No signs, or other advertising device of any character shall be erected, posted, pasted, displayed or permitted upon or about any part of said property, except one sign of not more than five (5) square feet in area, advertising the property for sale or rent, and signs used by a builder to advertise the property during construction and sales period, provided, however, that any such builder's signs shall be subject to approval by the Architectural and Landscape Review Committee.

Article XI of Bylaws

The prohibition on signs or other advertising devices described in Paragraph X shall include lettering, logos, symbols, or other graphics displayed on or affixed to any vehicle while it is parked on any lot or common property of the Association, unless such vehicle is parked within an enclosed garage

WHAT DOES THIS MEAN ?

NO COMMERCIAL VEHICLES -NO COMMERCIAL SIGNS ON ANY PART OF THE VEHICLES.

NO PERSONAL VEHICLES CAN HAVE SIGNS IN SPRINGHILL COMMUNITY. NO LADDERS, NO EQUIPMENT