



"Where a GREAT Life Style begins"

Community News

NOVEMBER, 2008

Property Owners Assoc. NEWSLETTER

POA MEETING - 10:00 AM - SATURDAY, 11/15/08
GREENACRES LIBRARY

NO COMMERCIAL VEHICLES
NO SIGNS

LETTER FROM THE PRESIDENT

Dear Homeowners:

POTENTIAL CAUSE OF INCREASED ASSOCIATION DUES!

It has come to the attention of Springhill POA Board that there are several Homeowners that do not adhere to the POA RULES AND REGULATIONS pertaining to their property. This has been an ongoing problem. They have become HABITUAL OFFENDERS and it is reflecting on our community. In order to correct the situation we will have to take drastic steps to address these offenders, and by that we mean we will have to put all of them in the hands of our ATTORNEY. This will be a cost burden TO ALL HOMEOWNERS in our community. The problems are very simple to correct however the violators want to skirt the issue and figure that we won't do anything about it. The time has come for all to realize that our community is falling apart due to a few who just DO NOT GET IT OR DO NOT CARE!

If we have to resort to this action it is going to cost all of us because of a few. Wouldn't it be great if all homeowners would take an interest in what their neighbors property looks like. We wouldn't have to resort to increase costs in legal fees. There are a few homes that have new stucco but it is not painted. There are driveways and lawns that are in deplorable condition. Some homes have wood rot and are in need of painting, and Commercial vehicles whether they be a car, van or pickup are NOT ALLOWED in the Springhill Community over night. This includes magnetic signs or painted signage.

Let it be known that the board does all that it can do short of stepping on peoples toes, but lately there have been numerous complaints brought to our attention. We are concerned and homeowners need to complain to CODE ENFORCEMENT OR THE SHERIFFS DEPARTMENT. The Board can not act constantly on behalf of the community as it could be construed as harassment.

Finally there have been the same faces attending our Homeowners meeting and we do appreciate it very much that you do take an interest. We would like to see more of you at our next meeting, showing that you are concerned for your community.

SPRINGHILL REPORTED VIOLATIONS



"Where a GREAT Life Style begins"

WE NEED YOUR HELP!

springhillboard@hotmail.com

ADDRESS	VIOLATION
5468 Fox Valley Trail	Mold/Mildew on exterior walls, Exterior wall around entrance to house need to be painted.
5430 Fox Valley Trail	<i>Large area of exposed plywood on exterior walls around entrance to house.</i> HOUSE UNDER REPAIR
5321 Fox Valley Trail	Garbage cans in front of garage. Wood under front windows need repairs. Wood on house needs paint
5322 Fox Valley Trail	Mold/mildew on front exterior walls
5355 Fox Valley Trail	Trim on House around roof needs to be painted
5342 Fox Valley Trail	East side of house has rust/ iron stains
5384 Fox Valley Trail	Wood over front entrance of house need to be repaired and painted Excessive parking on lawn, Swale and Street
5429 Guildcrest	<i>Garage door in disrepair needs to be repaired or replaced. Gutters need to be repaired or replaced</i>
5415 Guildcrest	Vehicle with commercial lettering (Marine Service) Fence & gate in disrepair both sides of home
5370 Guildcrest	Bank Owned... <i>overgrown landscaping, mailbox in disrepair.</i>
5444 Plains Drive	<i>Wood trim in disrepair THIS WILL BE FIXED OVER THE NEXT 3 WEEKS</i>
5395 Plains Drive	<i>Landscaping in side yard area is overgrown. Hedges need to be trimmed.</i> (HABITUAL)
5386 Plains Drive	Exterior walls have been resurface (stucco) but have not been painted. Paint
5387 Sandhurst Circle North	<i>Lawn and other landscaping not being properly maintained. Using lawn as permanent parking area for vehicles has destroyed grass. Many household items stored on front porch.</i> (HABITUAL)
5358 Sandhurst Circle North	Commercial van with equipment rack parked at residence. (HABITUAL)
5323 Sandhurst Circle North	<i>Fence in disrepair. Gate by south entrance to neighborhood is missing planks.</i>
5350 Sandhurst Circle North	Garbage cans in front of house
5435 Sandhurst Circle South	Roof Singles do not match roof. Garage door and wood trim need painting
5449 Sandhurst Circle South	Iron stain on Fence
5480 Sandhurst Circle South	West side of house need painting
5495 Sandhurst Circle South	Mold/Mildew on exterior walls, <i>Open storage of fencing material located in the side and rear yard</i>
5465 Sandhurst Circle South	Large tree stump in swale (HABITUAL) New Tree Stump at west side of garage. Tire storage on the west side of house
5417 Sandhurst Circle South	<i>Exposed electrical wiring due to missing light fixtures on exterior of house.</i>
5157 Woodstone Circle East	<i>Open Storage of household items. Vehicles being repaired in driveway</i> (HABITUAL)
5046 Woodstone Circle North	Exterior walls are dirty and in need of painting.
5041 Woodstone Circle North	Commercial vehicle. (HABITUAL)
5018 Woodstone Circle North	Commercial letter on vehicle. (magnetic cleaning service) (HABITUAL)
5232 Woodstone Circle South	Wood trim and gables need to be painted. (HABITUAL)
5291 Woodstone Circle West	(Complaint from neighbor) <i>Garbage cans stored in front yard area in driveway.</i>

SPRINGHILL RULES & REGULATIONS # 2 UNSIGHTLINESS

DO WE NOT CARE ABOUT OUR COMMUNITY ???

WHAT VIOLATIONS DO WE SEE EVERYDAY

If it is in RED take a look around fix it!

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.
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”

ASK YOURSELF DO WE HAVE A PROBLEM ?

RESIDENT COMPLAINTS

PARKING ON LAWNS, SWALES AND ON THE STREET. HOLDING MEETING TWO OR THREE TIME A WEEK. TURNING HOME INTO A MEETING HALL.

THE BOARD IS CURRENTLY SEEK LEGAL ADVISE ON HAVING A TOW COMPANY COME INTO OUR COMMUNITY AND REMOVE VEHICLES AT THE OWNERS EXPENSE. MANY COMMUNITIES IN PALM BEACH COUNTY DO THIS WHICH STOPS THE VIOLATIONS.

BOARD MEETING — SATURDAY, NOVEMBER 15, 2008 — 10:00 AM

A FEW THINGS THE BOARD WILL BE DISCUSSING:

- 1. Items that need to be stronger in our By-Laws**
- 2. Habitual Violation Offenders**
- 3. Towing Vehicles parking on Swale, in yards and on the Street**

ELECTIONS ARE COMING IN JANUARY

DO YOU PLAN TO RUN FOR A BOARD SEAT ?

SEND IN YOUR SUGGESTIONS FOR NEXT YEAR

GET INVOLVED—STATE YOUR OPINION

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