

# Stillwater Circle Newsletter

## Indian Creek Phase V Homeowners' Association Inc.

2014 Board of Directors

**President** Jerry Wardrop      **Secretary** Susan Barash/Betty Diaz  
**Vice President** Stephen Majercik      **Treasurer** Barbara Cole

**Architectural Committee**      **Orientation Committee**      **Umbrella Committee**  
Chairman Vince Gradasso      Chairman Steven Majercik      Nick Morse

Website: [stillwatercirclehoa.com](http://stillwatercirclehoa.com)

March 2014

### Ist quarter HOA Board meeting

The first-quarter HOA Board meeting was held on March 18, 2014 to review Board business.

### Treasurer's Report

At the March meeting, Treasurer Barbara Cole reported \$28,683.97 in the Capital Improvement fund and \$12,443.34 in the checking account. A motion was approved to transfer \$5,000 from the checking account to the Capital Improvement account which now totals \$33,683.97.

The Board has been earmarking funds to the Capital Improvement/Street Maintenance fund for several years.

Our street is now 30 years old and showing its age. Boards have been setting aside these funds and if they did not do this, then the repaving of the circle could result in a one-time assessment to every homeowner amounting to over \$1,000.00 each.

### Management Company

We were recently informed that Sunrise Property Management Company has changed hands. Craig and Darla have left to focus their attention on a large HOA exclusively.

On March 12<sup>th</sup>, Jerry, Barbara & Stephen met with Sandy Robinson, the new President of the

company. Their name has changed to **Sunrise Property & Estate Management** and their office has been relocated to: 19940 Mona Rd., Suite 3, Tequesta and their phone is still 575-7792.

The Board brought several complaints to their attention. Sunrise explained new administrative policies have been implemented and we will now have better violation-notice follow up and a monthly summary report of their activities taken on our behalf.

Sunrise is charging the Board \$3,360 annually to handle the administrative component duties to include violation enforcement, preparation of Board meeting and Annual meeting agendas.

Barb Cole will continue to do the financial accounting in-house as Treasurer which saves residents \$3,600 annually in bookkeeping fees.

### Architectural Control Committee

Residents are reminded that property repairs, painting or any structural modifications require preapproval by the Architectural Committee. Applications can be downloaded from our website [stillwatercirclehoa.com](http://stillwatercirclehoa.com) or by contacting Vince Gradasso @ 575-5605. Please allow at least 15 days for ACC approval.

As a reminder the Board owns a pressure washer and anyone who wishes to borrow it can by contacting Jerry Wardrop. So there is no

reason for the sidewalks and driveways to be in the condition that many are. The pressure washer has been recently serviced and ready for use. The Board asks residents NOT to try and make any adjustments to the machine. It will be serviced as needed by qualified mechanics.

### ACC Violation Notices

In the event you receive a violation notice, do NOT ignore the violation. These notices require that the violation be corrected within 14 days. In the event it isn't, a registered notice will then be sent to the homeowner. HOA Bylaws authorize the Board to hire a necessary vendor to correct the violation and the charges will be included on the next maintenance fee due.

### HOA Bylaws

In this and future newsletters, we will include several Bylaw restrictions as a reminder of what our Bylaws require.

**ANIMALS:** Residents are permitted one dog any size or two dogs not to exceed 40 pounds in total weight.

**JUPITER LEASH LAW:** As a reminder, Jupiter has a leash law that requires all dogs to be leashed when being walked.

Another issue of importance is pet owners have a responsibility to pick up after their dogs. We have many young children in the neighborhood now and residents do not want to have to step in dog messes nor have their children do so when playing.

**OVERNIGHT PARKING:** Overnight parking on the street is NOT permitted. In the event you have a guest that requires parking, Board members can issue a "guest parking" pass good for several days. This pass is to be placed on the dashboard of the car and plainly visible.

**TRASH:** Trash is NOT to be placed at curbside before 5:00 pm the evening before scheduled trash pickups which are Wednesday &

Saturdays. Trash containers are to be retrieved and stored out of view once the pickup occurs.

### Consumer Alert

Recently a resident contracted through the yellow pages for screen repair work from a North Palm Beach Company called **Lucas Screens**. The owner claimed to be properly licensed, bonded, and insured. Part of the work was completed successfully so the homeowner paid for additional screen work to be completed. Several weeks went by and the work & screens were not returned. The homeowner contacted Jupiter Police Department and after some investigative work, determined that this company was not licensed, bonded, nor insured. JPD tracked down the company owner who finally returned the screens. The best way to hire someone is through a first-hand account of the quality and integrity of the company you are going to do business with.

### Dog Attack

Everyone should have received a warning letter from Sunrise about a resident who was walking an infant child in a stroller on Arrowhead Circle when she was attacked by an extremely large dog. The dog was estimated to be 100lb and appeared to come from 129 Arrowhead Circle. The resident was able to shield her infant child but was bitten herself. The incident was reported to PBC Animal Control and the Jupiter Police Department for further action.

### Speeding

Several residents have reported speeding on the circle. As a reminder, the speed limit for the circle is clearly posted at the entrance and is 15 MPH.

We have small kids living and playing in many different areas of the circle and drivers must be cautious. If necessary, license plate numbers will be given to JPD for enforcement.

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