

Prestwick Chase Homeowners Association, Inc.

January 2011 - Newsletter



HAPPY NEW YEAR AND WELCOME HOME SEASONAL RESIDENTS!

New Property Manager: Our new Property Manager is Patti Padron. You can contact her by calling Bristol's main line 561-575-3551 or calling Patti directly at 561-427-0695 and e-mail p.padron@bristolmanagement.com

Budget 2011: The "proposed" budget for 2011 was mailed to each member and adopted at the Board Meeting held on 12/7/10. As mentioned, we have been able to keep the yearly dues the same; making this 5 years with no increase. Again this year members can take advantage of a 5% discount if full annual dues (\$2,800) are paid by 1/15/11 and if paid by credit card on the Bristol management Web Site there is a small transaction fee but you will get mileage rewards from the many credit card companies.

North Entrance Island Re-work: Ron Grimm and Bill Summa have been working, over many months, to create a new look at the north entrance, as well as address some potential life safety issues. They have been working with the landscaper to finalize the new landscaping layout and met with the electrician to install new lighting on the main island as well as to the right and left entrance wall areas. Some of the heavy growth at the wing areas will also be removed as this is an area that someone could hide and attack any female walkers very easily due to the vegetation condition.

Additional plugs, with timers, will be installed for holiday and special use lighting as needed for the future; as well as vertical lighting of the island trees. We will address the south entrance next year. All the palms (3 Robilini, 1 Queen Palm & 1 Fan Palm) were saved and replanted at the pool area and next to townhome 453. Again our hats go off to Ron and Bill for all they have done for our community over the past years.

Pool Gates: As you know, due to vandalism, and non-residents utilizing the pool we changed the locks at the gates and rest rooms to MEDCO locks and issued keys to each member. It has been noted by many owners that some people are leaving the gates and doors slightly ajar instead of closing them completely. This eliminates the reason we changed locks or have locks at all. If gates/doors are not shut to engage the lock the area is open for anyone to enter, including unsupervised children, non-residents and/or vandals. When gates/doors not locked our Association is open to costly damage to the area and/or lawsuit; along with the possibility of injury to a child. So please, who ever has been leaving the gates and bathroom doors ajar kindly close them.

Architectural Control Committee (ACC): The Board appointed Ron Grimm, George Marchetti and Ruth Moguillanski-DeRose, three (3) members of the Board, to this committee. We certainly appreciate their willingness to serve.

Satellite Dishes: We have again had complaints by residents about satellite dishes being attached to units in non-approved locations creating an eyesore. Satellite dishes are allowed, but the owner must apply to our ACC, in writing, for location approval. A letter has been sent to the owners who have installed, in non-approved location, to rectify this problem. Remember any changes/additions to the outside of your unit must be approved by the Prestwick ACC. Please contact Patti Padron for instructions.

Landscaping refurbishment (3 year project): First Phase (2009) dead and the worst of leggy plants were removed and replaced. Second Phase (2010) continued replacement of old leggy plants, replanting of tree's and palms in island area of Phase III and replanting/upgrades to North entrance. The Landscaping project was planned and budgeted over 3 years, to be less of a strain on the members financially, (no need for special assessment) and we expect the Third Phase to be on schedule for finalization in 2011.

Newsletter(s) on our web site: In an effort to save the Association mailing and copy costs, this Newsletter will not be mailed in the future; but will be posted quarterly on our Website at: <http://www.prestwickchasehoa.org>. If you do not have access to the internet; simply call our Property Manager, Patti Padron at 561-427-0695, and a copy will be mailed to you.

Annual Membership Meeting: By now you may have received the 1st Notice of the Annual meeting which will be held on February 22, at 6:00 p.m. at the pool. A quorum (68 of 226 members) is necessary to conduct the meeting. Last year, only 57 members were present, in person or by proxy, and the meeting could not be held. Gary Fields, our attorney will be present along with our Accountant, Seth Lipson, to answer questions. We hope to see you there!