

Tudor Woods

Spring Newsletter
www.tudorwoods.com

A MESSAGE FROM THE BOARD OF DIRECTORS: As we come into Spring homeowners are facing many challenges. The economic climate continues to be challenging, unemployment is high and prices continue to rise. Having said that, we can still make a difference in our community! We want our community to continue to be a place people are proud to live and where people will invest in life long homeownership. This all starts with you the homeowner (myself included!) To kick off Spring, let's all pitch in and help clean up our properties! This means removing holiday lights, straightening mailboxes, replacing broken fence slats, performing regular lawn maintenance, maintaining parking trays, putting garbage cans away and cleaning the exterior of your home and driveway. Everything listed has very little cost associated with it, yet has a big return! If your house is all set, consider volunteering to help your neighbors!

Regarding common areas, we just resurfaced the pool, and are working on the pool patio and restrooms. We continue to be committed to maintaining common areas in hopes of making the community enjoyable to live in and desirable to buyers. Lastly, keep an eye out for those pesky vandals! Immediately report vandalism to police! Feel free to email us or attend one of our meetings. Until we see you next quarter, enjoy the warmer climates by taking a dip in the newly resurfaced pool!

- **NEW HOMEOWNERS:** Welcome! Currently our monthly assessments are \$62.18. Homeowners that are missing coupon books should contact CV Property Management at (954) 435-6004.
- **BOARD MEETINGS:** Board Meetings are held at Loggers Run Middle School on the third Wednesday of each month at 7:00 PM, with the exception of August & December. Homeowners are encouraged to attend. You can contact the Board of Directors by emailing us at: TudorWoodsHOA@yahoo.com.
- **MONTHLY ASSESSMENTS:** We appreciate the homeowners which are paying their monthly assessments timely! However, there are many homes in distress or foreclosed on in our community and monthly assessments are severely in arrears. There are also a number of homeowners that are otherwise behind in Association fees. These delinquencies are putting a strain on the HOA's budget, and we ask that homeowners make every effort to bring their accounts current. We are always open to working out payment plans with delinquent homeowners. Contact CV Property Mgt for further information.

- **RENTAL PROPERTIES:** Reminder, homeowners renting properties must pay a security deposit of the greater of one month's rent, or \$1000.00. Prospective tenants are subject to an application and screening process prior to occupancy. The amendment is posted on our web site, Tudorwoods.com under Documents. Contact CV Property Mgt for more info.
- **DOGS:** All dogs must be on a leash when being walked in the community. Animal control will be immediately notified if a dog is caught running free. If you allow your dog to utilize a neighbor's lawn or common ground while on your walk, please pick up after them.
- **PARKING:** Long term parking on your front lawn is in violation of our documents. Please submit an ARC form to widen your driveway or build a parking tray. Homeowners who park long term on their lawns will receive two violations (parking on the lawn and lawn maintenance.) Parking on common ground is also prohibited. The HOA spends a lot of money to maintain the grass and irrigation system on common areas, only to have them damaged by vehicles parked illegally. Such vehicles are subject to being towed at owner's expense.
- **ARC APPROVALS:** Colors must be approved prior to painting your house, driveway, fence, etc. Approved colors are posted at the pool and at www.TudorWoods.com. Sherwin-Williams in the Loggers Run Shopping Plaza offers a 25% discount to residents. Just mention Tudor Woods – Boca Heights POA to get your discount. Painting and other changes to the exterior of homes, including roofs, patios, trim, landscaping, fencing, etc. all require approval. ARC forms can be downloaded from www.tudorwoods.com, or obtained from the management company. Forms must be submitted, along with supporting documentation (photos, drawings, material specs, color samples, etc.) to CV Property Mgt for ARC approval prior to any work being commenced. Receipt of an approved form is for your protection as well as ARC compliance.
- **VIOLATION FINES:**
Fines result from violating the rules according to the Association Documents. If you have any specific questions regarding a violation please contact CV Property Mgt. Below is the violation process:
 1. A Violation Notice letter is sent to the homeowner listing violation(s.) A 14 day grace period is given to the homeowner to remedy the violation.
 2. After 14 days, if the violation is not resolved, a second letter stating a \$50.00 fine per violation will be assessed if the violation is not corrected.
 3. If the violation is still not resolved 30 days following the second letter a \$50.00 fine will be assessed and an additional \$50 fine for each 30 days each violation remains uncorrected. Continued fines may be assessed and legal action may be pursued by the Board.
- **TRASH:** Pickup for our community is Monday & Thursday. Monday is for trash only, and Thursday is for trash, yard waste, recycling, & bulk collection. Items should be placed at the curb no sooner than the night before designated pickup

days, and empty cans & recycling bins must be brought in the same day as pickup. **All waste receptacles must be stored out of sight from the street**, other than when out for collection.

- **REGULAR MAINTENANCE:** The Board and your fellow homeowners ask you to take time *each month* to ensure your property is cared for. If your house is in need of repair or maintenance it is imperative that you take the necessary actions as soon as possible. Violation Notice letters are regularly sent by the management company regarding these issues, not to harass homeowners, but to enforce the rules and regulations as set forth in our documents, for the betterment of our community. We ask each homeowner be accountable for maintaining the aesthetics of our neighborhood.

- **CHILDREN AT PLAY:** Please reduce your speed while driving through the community. The speed limit is 15 MPH. Vehicles driving on sidewalks or elsewhere to avoid speed bumps are endangering lives, and are subject to violation procedures when observed and reported.

- **PREPARE FOR HURRICANE SEASON NOW:** Visit this website for more information. <http://www.fema.gov>

Useful Phone Numbers:

CV Property Mgmt: (954) 435-6004

Outage FPL: 1-800-4OUTAGE

FPL general calls: (800) 226-3545

Animal Care & Control: (561) 233-1200

Solid Waste Authority: (561) 697-2700

PBC Public Schools: (561) 357-7500

PBC Sheriffs Dept Non-Emergency: (561) 274-1075

Poison Control: 1-800-222-1222
