

Tudor Woods

September 2021 Newsletter
www.tudorwoods.com

A MESSAGE FROM THE BOARD OF DIRECTORS:

Over the past few years, we have made many improvements to our community, such as a new sign at the entrance, new basketball court, new playground equipment, new border fence, pet waste stations, new lake fountain, and relining of decayed storm drainpipes. We ask homeowners to do your part with a little effort and a minimum of expense to do the little things that will make your property look clean and neat. Mowing, trimming, pressure cleaning, painting, etc. make a big difference in the appearance of your home. Let's all take pride in our homes and our community!

We would like to point out that we volunteer our time and effort in administering Association affairs. We receive no pay or special treatment. If any homeowners are interested in volunteering to help make our community better, we would love to hear from you. Call or email Lamar Sobers at (561) 214-4517 Extension 110, palmbeachpm2@alliedpmg.com

Best Regards,

Board of Directors
Boca Heights POA

- **NEW HOMEOWNERS:** Welcome! You should be aware that this is a **restricted deed community**, with rules and regulations that must be followed. If you don't have a copy of Association documents, they may be downloaded from our web site: <https://www.TudorWoods.com> or the management portal: <https://alliedpmg.com/bocaheights/login>. Questions and concerns should be directed to Allied Property Management at (561) 214-4517. Property Manager Lamar Sobers can be reached at Extension 110, or email palmbeachpm2@alliedpmg.com.
- **BOARD MEETINGS:** Board Meetings are held at Glades Presbyterian Church, 21121 Judge Winikoff Road on the third Wednesday of each month at 7:00 PM, with the exception of August & December. Annual Homeowner Meetings are typically held in January. Homeowners are encouraged to attend all. You can contact the Board of Directors by emailing us at: board@tudorwoods.com
- **MONTHLY ASSESSMENTS:** We appreciate the homeowners who are paying their monthly assessments. We understand that some folks are struggling, and we are always open to working out payment plans with homeowners with past due balances. If you are behind, don't ignore it! It will cost you more in late fees and collection costs. Contact Allied Property Management for further information.

- **RENTAL PROPERTIES:** Homeowners must have owned their property for two (2) years in order to rent it. **Prospective tenants are subject to an application and screening process and must be approved by the Board prior to occupancy. The homeowner must post a deposit in the amount of 1 month's rent or \$1000.00, whichever is greater.** Contact Allied Property Management at (561) 214-5417 for more information.
- **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. We have installed pet waste stations for your convenience.
- **PARKING:** Long term parking on your lawn is in violation of our documents. Please submit an ARC form to widen your driveway or build a parking tray. Driveways are permitted to be widened to a total width of 24 feet. Homeowners who habitually park on their lawns will be cited for two violations: illegal parking and poor lawn maintenance. Parking on streets or common areas, other than paved parking spaces is also prohibited. The POA 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. Parking spaces in front of the pool area are for short term parking only, not for long term or storage. Vehicles parked in this area for more than 72 hours are subject to being towed at owners' expense.
- **ARC APPROVALS:** **ALL** changes to exterior of homes, including roofs, patios, trim, landscaping, fencing, etc. require approval. Colors must be approved prior to painting. There is a list of approved colors on the website and portal, and existing colors may no longer be approved. Trim and door colors are considered on a case-by-case basis. ARC forms can be downloaded from the website at www.tudorwoods.com or the Allied portal. Forms must have **ALL FIELDS COMPLETED** when submitted, along with all supporting documentation (photos, drawings, surveys, material specs, color samples, etc.) to Allied Property Mgmt. ARC approval must be obtained prior to any work being commenced. Receipt of written approval is for your protection as well as ARC compliance.
- **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 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 to be accountable for maintaining the aesthetics of our neighborhood.

- **VIOLATION FINES:** Fines result from persistent violations of the rules according to the Association Documents. If you have any questions regarding a violation notice please **immediately** contact the Property Manager. The goal is to have all homes in compliance with our rules. Everyone who purchased a home in Tudor Woods should be aware that this is a restricted deed community, with rules and regulations. This helps to keep all homes at their highest value.
- **TRASH:** Pickup for our community is Monday & Thursday. Monday is for trash and recycling, and Thursday is for trash, yard waste, & bulk collection. Visit <https://swa.org/> for information and restrictions regarding collection. Items should be placed at the curb **no sooner than the night before** designated pickup days, and must not be placed on common areas or block the street. Empty cans, recycling bins, and **uncollected bulk items** must not be left out after pickup days. **All waste receptacles and bulk items must be stored out of sight from the street**, other than designated collection times.
- **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.
- **COMMUNITY POOL:** The community pool and play area are for the enjoyment of Tudor Woods residents and their guests. Access to the pool area and rest rooms is restricted to those who have been issued activated access cards and guests for whom they are responsible. Anyone who assists others in gaining entry to the pool area will have their own pool access suspended. There have been many instances of vandalism by both adults and youths, some of whom are not residents. The life ring and shepherd's crook are for emergency use only, not for play. Young children should not be left unsupervised, and anyone under the age of 15 years must be accompanied by an adult when using the pool. We have installed an electronic entry system and security cameras at the pool house to monitor access to the pool and activities in the area, but we also need help from homeowners by supervising their children and instilling respect for, and pride in the community. Money spent for cleanup and repairs is money that can't be used for other improvements.
- **SECURITY AND NEIGHBORHOOD WATCH:** We contract with a security company for parking and rules enforcement, and to observe and report illegal activity, but they are not present in the neighborhood all the time. We need homeowners to play a role in keeping our community safe by reporting illegal and suspicious activity to the Palm Beach Sheriff's Office. For emergencies call 911, and for non-emergencies call (561) 274-1075. You may also install the PBSO mobile app on your cell phone to report such activity.

Useful Phone Numbers:

Allied Property Mgmt: (561) 214-4517

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
