

Martin's Crossing HOA

Community Update

Please mark your calendar for the upcoming Board Meeting.

The 3rd quarter Board meeting will be held at 6:30pm, Weds., August 19th at the Knights of Columbus located on the corner of Cove Rd. and Kanner Hwy., Stuart.

THIRD QUARTER LETTER

Inside this issue:

Wildlife in the neighborhood	1
Irrigation reminders	2
Architectural Fining Policy	2
Property Manager Special Inspections	3

Fellow Residents,

Please join us for the 3rd quarter Board meeting, which will include an important financial update. An agenda will be posted on the website a few days prior to the meeting. As a reminder, our new website is www.martinscrossing.org.

Property Manager, Jim Andersen, has been working diligently to keep our community looking its best. In the upcoming days many of the cabbage and sable palms will be receiving overdue trimming. And in the upcoming months, the HOA will be using scheduled reserve funding to reseal and mark all roadways and parking areas. All residents will receive notification of the schedule and any special instructions.

One of the highlights of Martin's Crossing is that our development is located amongst acres of natural preserve area. As such, our community is home to a wide assortment of wildlife. Residents report sighting a multitude of animals from Sandhill Cranes to alligators. Recently, a resident reported seeing a bobcat as well. Florida Fish and Wildlife Conservation Commission has a special link that addresses living with wildlife in Florida. The link is:

http://myfwc.com/CONSERVATION/ConservationYou_Living_w_Wildlife_index.htm

We would like to encourage residents with questions regarding encounters with wildlife to visit this site for information. Additionally, the site includes helpful hints on how to live in harmony with our wild neighbors.

The below coral snake was caught in the backyard of a home on Fleming. The owner called Martin County Animal Control, who removed the snake from the property. Even poisonous snakes play an important role in our ecosystem. Martin County Animal Control can be reached at (772) 463-3211.



PARKING, PARKING, PARKING...

Please do not park in driveways of vacant homes without prior written authorization of the homeowner. The HOA would like to encourage absent owner's to authorize a neighbor to tow any unauthorized vehicles trespassing on their property. Some absent owner's have reported driveway damage from unauthorized vehicles parking in their driveways. This is one way to deal with this issue.

Please do not park leaking vehicles in the streets or in common parking lots. The HOA will seek compensation for any damage caused by the vehicle owner.



If you have any issues or concerns please contact GRS at:

561-641-8554 x 155

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Irrigation Reminders:

The HOA is allocated a specific amount of water each day for use in irrigation. The entire community pays for this irrigation water through our HOA fees. Unauthorized use of irrigation water is theft of service and is taking irrigation water from the other homeowners in the community. More importantly, if you are having irrigation issues, it is important that you notify management so the problem can be indentified and corrected.

Additionally, the HOA nor our irrigation vendors are responsible for moving or modifying irrigation pipes on a homeowners lot due to installation of new landscaping or modifications. The homeowner is responsible for this as will be outlined in the Architectural Application Approval

Are you concerned about parking issues in the townhome pool lot?

Our security company has alerted the HOA to a problem resulting from patrons of Charlie's Restaurant on Kanner Highway using the townhome pool parking lot for overflow parking. This creates an unwanted nuisance in the community. The HOA is looking for townhome owners concerned by this problem to form a special parking committee to assist the HOA with coming up with solutions that will resolve the problem. We want homeowner involvement to help us find a resolution that is acceptable to those living in the townhomes. The committee will be tasked with finding a financially feasible solution that will be well received in the community. If interested, please contact property manger, Jim Andersen.

Architectural Fining Policy

Please note that a new fining policy is now in place for homeowners who make modifications to the exterior of their lots without prior approval from the Architectural Review Board (ARB). Any homeowner failing to submit an Application for Alternations will be fined \$50 regardless of whether or not the modification is subsequently approved.

As outlined in the Community HOA Documents, any modification to the exterior of a homeowner's lot requires approval from the HOA. This includes items such as fences, landscape changes, screen enclosures, play equipment and patios to name a few examples. Please remember to submit an Application for Alterations for review prior to making any such changes. This form is accessible on our website and from our property manager via email or at the clubhouse.

Property Manager Inspections August 21st!!!

Each time the HOA sends out a violation letter, we as homeowners share the cost of mailings related to such violation. Additionally, homeowner volunteers on the Grievance Committee must spend time attending hearings and documenting their findings. If we all maintain our properties, we will improve community appeal, home values and eliminate unnecessary spending for mailings, etc.

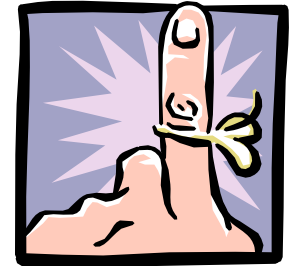
On August 21st, our property manager will complete a neighborhood wide inspection specifically for the following three violations.

- **Shrub, flower bed and landscape maintenance**– please trim your shrubs if necessary, make sure landscape beds are free of weeds and are properly mulched. Hedges must be maintained at a height of 6 ft or lower.
- **Driveway Inspections**- As our homes age, certain maintenance items will become necessary to maintain the aesthetics of our community. A large number of homes in our community are in need of driveway maintenance due to staining and mold. Please make arrangements to clean your driveway by the above date.

The property manager has names of local businesses that will complete such cleaning services, or if required, paver replacements.

- **Garbage Can Inspections**- We repeatedly receive complaints regarding two different violations regarding trash. The first is that many homeowners are not using garbage cans. When trash is not properly placed inside a can with a lid, it attracts rodents and other animals to our homes. Additionally, animals tear into the trash and create a mess, not to mention that it can cause an unpleasant smell. The second violation is that garbage cans should not be visible from the road. When not on the street on trash pick-up days, your garbage cans should be stored in your garage.

NOTE: If you have already been cited for any of these violations, this should not be construed as an extension until August 21st. Those previously cited, are required to address such violations per the previously received violation letter.



Please Remember:

- **Dog owners please take the time to pick up after your pet. This includes on your own property. We are receiving complaints of nuisance smells and feces build up on some properties creating unsanitary conditions. The property manager will inspect homes upon receipt of complaints.**

Martin County Schools Begin August 24th. Please remember to watch your speed in the community!

In an effort to help reduce speeding in the community, the HOA will likely be hiring the Martin County Sheriff's office to shoot radar and issue tickets within our community. No warnings will be issued during these specially coordinated events. Please remember to obey the speed limit and always pay attention when driving in the community.

Congrats to new board member, Michael Garvin and to Tom Altieri, who was recently voted in as our new Secretary!!!

Board of Directors

Angela Folkers, President
Rich Batchelor, Vice President
Mike Phelan, Treasurer
Thomas Altieri, Secretary
Michael Garvin, Director