

Martins Crossing HOA



Spring is here!



Please mark your calendar for the upcoming Board Meeting.

The 2ND quarter Board meeting will be held at 6:30pm, May 6th at the Knights of Columbus located on the corner of Cove Rd. and Kanner Hwy., Stuart.



SECOND QUARTER LETTER

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To our residents:

We hope this newsletter finds each of you well. We have completed our first quarter under our new property manager, Jim Andersen, and he has been instrumental in streamlining and improving community procedures. Jim's years of experience in property management are proving to be beneficial to the efficiency of our community and level of service for our residents. Thanks to Jim for all the overtime he has been putting in to get up to speed!

OPEN BOARD POSITION:

Martin's Crossing is looking for another resident volunteer to join the Board of Directors. Due to personal reasons one of the Board members chosen in late 2008 has resigned. We are seeking a volunteer to fill this open position until elections are held in October 2010.

We are looking for an owner volunteer that will be actively involved with the Board. Expectations would include active communication via email on a minimum of a weekly basis, attendance at Board meetings each quarter and attendance at Board workshops on a monthly basis.

If you are interested in volunteering for the Board, please submit an email or written request to join the Board. This should be directed to our property manager, Jim Andersen (contact information on page 2). Please let us know a little about your background and if available, include a resume.

Please submit your request to volunteer no later than 5:00pm on Monday, May 4th. Our new Board member will be announced at the May 6th meeting.

"I stuck my head out the window this morning and spring kissed me bang in the face"

- Langston Hughes





Volunteers Needed...

Please consider volunteering for one of the many community committees. We are still seeking volunteers for the Finance & Budget and Security Committees. If interested, please contact the HOA Property Manager.

Volunteers such as Emma help save association funds and allow the HOA to improve upon our community.

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

561-641-8554 x 155

Jim Andersen
Martins Crossing HOA
3900 Woodlake Blvd.
Ste. 309
Lake Worth, Fl.
33463

E-mail:
jandersen@grsmgt.com

New community website under construction:

The Board would like to thank community volunteer, Emma Altieri, for her assistance in creating a new, improved community website. Emma will be working with our property manager, Jim Andersen to make an easy to use, informative website. Emma has volunteered her web experience and time free of charge and we are truly appreciative.

Homeowner's will be able to view community schedules such as mowing, fertilization and irrigation, download forms such as clubhouse reservation and architectural application, as well as access polices and Board updates.

The website is currently under construction, but please feel free to check in from time to time as they hope to have the site up and running soon. The new web address will be:

www.martinscrossing.org

Architectural Review Board & Committee

The Architectural Review Board & Committee have reviewed the architectural and fence guidelines created by the developer. They have modified those guidelines to provide clarification on a couple of items, eliminate repetitive guidelines and ensure they are consistent with our community policies. A copy of these guidelines are included within this mailing. If you have any comments on these documents, please submit them in writing within 14 days. Please direct all comments to property manager, Jim Andersen at the email address listed on the bottom left corner of this page.

Additionally, in the upcoming month, any owner's with unapproved architectural changes will receive one of two letters notifying you of failure to submit an Architectural Application for either a compliant or non-compliant addition. Please take these letters seriously and if you are requested to take any action, do so within the stated timeframe to avoid fines or legal action.

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 ARC application for review prior to making any such changes. This form will be accessible from our new website and is also available from our property manager via email or at the clubhouse.

Property Manager Inspections JUNE 1st!!!

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.

Most recently, the following two violations have been noted throughout the community. In an effort to reduce unnecessary mailings, we are requesting that homeowners with these violations, make an effort to correct the issue prior to June 1st. **On June 1st, our property manager will complete a neighborhood wide inspection specifically for the following two 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 less.
- **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. Additionally, should paver replacement be necessary, we have located the original company that provided the pavers in our community, PaverCraft, Inc., and Jim will be happy to provide their contact information.

NOTE: If you have already been cited for either of these violations, this should not be construed as an extension until June 1st. Those previously cited, are required to address such violations per the previously received violation letter.

If you have either of these violations, please take corrective action so you do not receive a violation letter. Failure to address these violations may result in fine, which will be subject to collections.



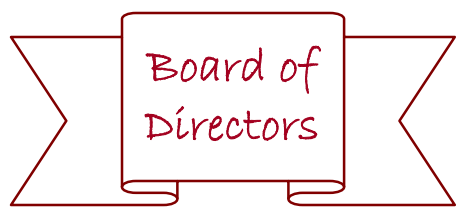
- Please Remember:**
- **No recreational vehicles should be in the preserve area.**
 - **Dog owners please take the time to pick up after your pet.**
 - **You recently received a security flyer- please remember to lock your vehicle and report suspicious activity.**

Local Area Events in the Upcoming Months:

- **SunFest, waterfront music & art festival, is Thurs., April 30th-Sun., May 3rd, downtown West Palm Beach. www.sunfest.com**
- **12th Annual Stuart Craft Show is Sat., May 16th, 10am-Sun., May 17th, 5pm in downtown Stuart.**
- **Treasure Coast Bike Fest 2009, Fri., May 29th, 3pm-Sun, May 31, 8pm in Flagler Park, Stuart.**
- **Stuart Green Market is every Sunday 9am-1pm in the City Hall Parking lot.**

For more information & other fun events, check out the following websites:

www.cityofstuart.com
www.tcpalm.com/news/entertainment/
www.palmbeachpost.com/entertainment



- Angela Folkers, President
- Rich Batchelor, Vice President
- Mike Phelan, Treasurer
- Javon Overton, Secretary
- Thomas Altieri, Director