

Martin's Crossing HOA



Spring is here!
2010



Please mark your calendar for the upcoming Board Meeting.

The 2nd quarter Board Meeting will be held at 6:30pm, May 13th, at the Knights of Columbus located on the corner of Cove Rd and Kanner Hwy., Stuart.

2ND QUARTER NEWSLETTER

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Important Contacts

James Andersen, Property Manager jandersen@grs.com	561-641-8554 ext. 155
GRS After Hours Emergency Service	561-478-3480
Gloria Callwood, GRS Accounts Receivable	561-641-8554 ext. 106
Treasure Coast Irrigation – after hours	888-710-4535
Police, Fire, Medical	911
Waste Management	772-546-7700
Comcast Cable	772-419-6051
Martin County Animal Control	772-221-1422
Martin County Sewer & Water	772-221-1434
HOA Collections Attorney-Scott Levine	954-384-0732



*Spring is nature's way
of saying, "Lets Party!"
Robin Williams*

Special Savings

Ray's Pressure Cleaning has offered a special rate for Martin's Crossing Single Family owners to chemically treat & pressure wash roofs at discount price of \$150.00.

Powerwash driveways- \$25.00 for single or \$45.00 for double.

Please contact Ray at 561-574-846.

Neighborhood Improvements:

Landscape improvements

The 2010 landscape beautification projects include mulch installation to common landscape beds and Town Home building fronts, palm tree pruning as well as Town Home planting and tree replacement. Many projects have been completed and will continue throughout the year.

Painting Projects Complete

Over the past week residents may have noticed all entry sign monuments have received a face lift. In addition the gym has been completely repainted as well as the clubhouse exterior doors and pool cabana doors.

Developer projects

The street lights shine bright on Pomeroy after completion of the median island pole lamp repairs. The Town Home sidewalks, thermoplastic cross walk and pavement markings have also been completed.

Moving Forward 2010

Gym Equipment

For some time the elliptical machine has been out of operation. Due to replacement part unavailability a 2nd treadmill will has been purchased as replacement. Also a set of free weights will be added to the available equipment.

Resale-Purchase

Currently there are 19 contingent and pending homes for sale. This is great news. During the first quarter of 2010, 19 homes have sold. The comments from the Real Estate Community are that your community offers value, curb appeal and convenience, the 3 key elements in attracting new purchasers. We look forward to continued sales success.

Board Projects

Comcast negotiations

Reserve for Replacement Study Update

Security improvements

Purchase of umbrellas and Tot Lot bench for Town Homes


New Community Notice Board for Town Homes

New Pool Filter installed- Town Home Pool

Web Site information update

2011 Operating Budget

County Acceptance of P.U.D

 Owners considering being late on payment of dues are reminded that if it is necessary for the association to approve a demand letter be sent from attorney to collect the debt and additional \$ 195.00 will be charged to the owners account. If a lien is approved the legal fee for this service is \$400.00.

Safety Reminder

Young residents are requested when exiting the bus and walking home to stay on the sidewalks. Many residents have brought to our attention that these young people are more or less commandeering the entire road and are discourteous to motorists. Lets all use the common property courteously.

Inspections are Bi-weekly

The Property Manager is charged with the duty of issuing violations when violations of policy occur.

Common Violations to Avoid.....

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.

It takes little effort to place your garbage can in the garage after pickup, trim, weed and mulch landscape beds, replace or clean oil or mold stained driveway pavers.

- **Shrub, flower bed and landscape maintenance**– please trim your shrubs, make sure landscape beds are free of weeds and are properly mulched. Hedges must be maintained in accordance with Community Standards.
- **Driveways**- 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.
The property manager has names of local businesses that will complete such cleaning services, or if required, paver replacements.
- **Garbage Cans**- We repeatedly receive complaints on 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.
- **Porch and Patio Clutter**- Please remove and store away any clutter from your front and rear porch and patios.

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

Access Card System is fully operational

Please note the changes below to the Pool & Gym Access Procedures and Guidelines. It has become apparent that legitimate card holders are providing access to persons not authorized to access the community's amenities. We remind all residents/members that the Access Card Systems was installed to prevent unauthorized entry and to **assist the association in the collection of unpaid membership dues**. By allowing unauthorized persons access, the **efforts to obtain unpaid dues is being compromised**. We urge residents to read, understand and follow the Guidelines as amended April 15, 2010 and prohibit access to unauthorized persons.

Amendment to Pool & Gym Access Procedures and Guidelines April 15,2010

ANY person NOT in possession of a validated access card which has been specifically assigned to their respective place of residence within Martin's Crossing is prohibited from use of the pool, tennis, gym and tot lot amenities. **This includes all family members, guests and visitors.**

Any legitimate card holder whom permits use of their assigned access card to any person other than a family member or authorized guest(s), **(Martin's Crossing Residents are NOT considered guests) will have their access card immediately suspended and a fee of \$ 35.00 will be charged and must be paid before the access card is reactivated and once again considered in good standing.**

Any access card holder that allows amenity access to any person except their respective resident family members and guests are in violation of policy and their respective card will be deactivated until such time that a \$ 35.00 reactivation fee is paid allowing for reinstatement of amenity use.

Any person observed within the pool or gym area that is not in possession of a valid access card specifically assigned to their respective residence within Martin's Crossing will be considered Trespassing on association amenities and the authorities will be contacted immediately should this person refuse to vacate the amenity area upon request by the Property Manager, Security Company or Board of Directors. Guests or family members over the age of 16 are exempt from this paragraph.

Any person under the age of 16 observed at the pool or gym and not accompanied by an adult will be requested to leave the area and the access card will be suspended until such time that a \$ 35.00 reactivation fee is paid. **Parents are advised to pay special attention** to this policy. Children not accompanied by an adult must be prepared to present age and address identification when using the gym and pool amenities.

If you have any issues or concerns please contact GRS at

561-641-8554 x 155

Jim Anderson

Martins Crossing HOA

3900 Woodlake Blvd.

Ste. 309

Lake Worth, Fl. 33463

E-mail:

jandersen@grsmgt.com

2009 Audited Financial Statements

The 2009 year end financial statements are available by request. If you would like to have a set mailed to your residence please download the request form from the martinscrossing.org website and remit per form instructions.



DOG OWNERS



Town Home - Dog refuse control posts and receptacles

Many Town Home residents had voiced their discontent regarding irresponsible pet owners that continue to disregard the law regarding picking up after their pets. As a result the community is littered with dog feces. No one should have to walk thru the community and be concerned of the unsanitary and unsafe conditions resulting from lazy pet owners. The installation of these control units are to make cleaning up after your pet so simple and convenient, that when the property manager sites pet owners for violations of the community policies and imposes a fine of \$ 50.00 THAT YOU MAY WANT TO RECONSIDER YOUR NEGLECTFUL CONDUCT AS A PET OWNER.

The Board, Property Manager and Residents are taking a zero tolerance policy regarding this issue. Residents are encouraged to contact the managing agent when you see violations.



Your Lawn Maintenance Can Be Postponed.....

In the event your lawn is observed with unreasonable amounts of dog feces it will not be mowed until the feces are removed. A door hanger will be placed on your door to remind you to remove droppings and once completed your lawn will be mowed on the next weeks scheduled mowing.
IT'S YOUR PET, NOT YOUR NEIGHBORS' - BE RESPONSIBLE-LEASH AT ALL TIMES-CLEAN UP AFTER YOUR PET.



Leash Law



Pet owners are obligated to keep pets leashed at all times when outdoors, unless confined within a fenced yard.

County Health Department Guidelines....

Specifically state that dogs are prohibited from the tot lot and pool areas.

We are asking for your feedback...

Broadcast Email Database

If you wish to be excluded from the email notification system or if you have already completed this, please do not return this form.

Emails will be limited to generic MCHOA communications and are not intended to take the place of mandatory mailing notifications as indicated in the MCHOA bylaws.

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(tear here)

**Please complete this portion of the newsletter and either mail in or return to the clubhouse.**

Property Address: \_\_\_\_\_

Property Owners Name: \_\_\_\_\_

Property Owners Email: \_\_\_\_\_

Property Owners Emergency Contact #: \_\_\_\_\_

Renters Name: \_\_\_\_\_

Renters Email: \_\_\_\_\_

Renters Emergency Contact #: \_\_\_\_\_

*We are building an email broadcast data base for the community*