

HAMMOCKS UPDATE

Bobcats, Gators and Pigs....oh my!



What a pleasure it is to see all the wonderful wildlife living amongst us. Our neighbors certainly make it exciting. Karen Ackinson snapped these photos of our resident bobcat out on the walkway recently. The gator was seen sunning by the pond across from the Fitness Center.

Many of you may have seen the cameras and the various pieces of gear at the Preserve recently. We have employed hunter C.T. of Nuisance Hog Removal to aid against our invasive pig problem. C.T. has driven out some of the

boars from the Preserves at this time.

Our osprey's are back in their nest on Lemon Creek Loop and several gopher tortoises' have been spotted, along with wood storks, egrets, herons, sand cranes and many more native birds.

Our life here at The Hammocks is incredibly blessed with such an abundance and variety of wildlife.



FROM THE MASTER BOARD. . .

Tapping the Talent!

After replacing the carpet in the Hammocks office, the installer did not have a solution for the transition from the wood floor outside the office to the new carpet in the office because there was a 1½" difference! Up stepped owners Terry Saylor, Mike Yerger and Joe Kuryan, who put their heads together and came up with a solution. Using left over flooring, Terry and Mike laminated and fashioned a beautiful threshold, certainly worthy of stepping over. Problem solved, as we continue to *Tap the Talent* of our Hammocks owners.

Recycling

Unfortunately, due to food waste and personal hygiene items being placed in the recycling bins, the bins will be removed. The enormous amount of flies drawn to the bins are creating a huge nuisance for those living in the buildings around the area and could also present a health hazard. As an alternative, we will place two containers in each Preserve building. **PLEASE FOLLOW INSTRUCTIONS ON SIGNAGE.**

Preserve Building Trash Chutes

When depositing trash in the Preserve buildings trash chutes, please do so in tied off plastic bags (think grocery store or other plastic bags) to prevent refuse from contaminating the containers.

Mail Boxes

From time to time, new owners (even long time owners) show up in the office because they have not received or have lost their mailbox key. As a result, the lock must be drilled out and replaced, at the owner's expense. To insure this does not happen to you, please provide Cristina a copy of your key. She will keep it with your entry door key (which you are required to provide the office) and, in the event your mailbox key is lost, the cost for replacement is much less.

Screen Doors

At their recent meeting, the Master Association approved a resolution adopting standards to allow retractable screen doors on a unit's entry door. These standards will be posted soon on the web site.

Fine Review Panel

Bob Gauthier has been appointed as a permanent member of the Fine Review Panel.

FROM THE PRESERVE BOARD. . .

NOTICE: USE OF ELECTRIC GRILLS BANNED

Effective immediately residents can no longer use or store electric grills or any other cooking or heating equipment on their lanais at The Hammocks. Although our documents were amended recently to allow the use of electric grills, it has come to our attention that we are out of compliance. The State of Florida mandates that local governments adopt National Fire Protection Association codes and requirements. Thus, counties and municipalities are required to enforce the current Florida Fire Prevention Code (FFPC). "The Fifth Edition of the FFPC, effective on December 31, 2014, now, not only prohibits the use of all types of grills on any balcony, under any overhanging portion, or within ten feet of any structure (other than one- and two-family dwellings) but also provides that no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony. "

The Preserve Board met on March 21, 2016 and will amend their documents to reflect these changes and will update Rules and Fines as appropriate. In an effort to do due diligence for our residents regarding this matter, we pursued a legal opinion, as well as a ruling from the State Fire Marshall, which confirms the necessity to adopt the changes immediately. The Villa Board will meet to discuss the issue soon.

NEW PRESERVE RULE ADOPTED: UNOCCUPIED UNITS MUST HAVE WATER TURNED OFF AND WATER HEATER SHUT OFF.

In an effort to address the significant number of water leaks in the Preserve buildings, a **new rule was adopted at the March 21, 2016 Preserve Association Board of Directors as follows: Homeowners must turn off the main water supply valve, and the water heater switched off, when the unit is unoccupied for a period of 72 hours or longer. Failure to do so will result in a fine, and in the event of any resultant leakage the owner will be liable for all Association costs to repair any damage caused.** All Preserve owners will be notified of the new rule and the subsequent fine associated with the rule. A detailed overview, complete with diagrams on how to turn off the water and shut off the water heater can be found at our website www.hammockscap haze.net under Tips for Owners.

Landscape Committee

The Landscaping Committee reports a busy agenda for 2016. Highlights include continuing with installing irrigation in the remaining parcels. There will be some "tweaking" of the irrigation on parcel 1, as there are some issues there. The mulching will be completed in the very near future. In addition, the project working with ArtisTree to replace dead/dying plants and adding some color to our landscaping with some Copper plants is ongoing. That project will add some "POP" to our look.

Voluntary contributions are being sought to help accelerate the landscaping plan. Depending on donations - we may even be able to do some of the planting that is currently scheduled for 2017. Many thanks to committee members: Merry Shaurette, Chair; Linda Kerr, Mary Eastwood, Marty Atkins and Steve Bernstein for their hard work. While you are out on your daily walks, take the time to really appreciate our BEAUTIFUL grounds.

Architectural Review Committee

On February 25, 2016, the Architectural Review Committee (ARC) held their first meeting. The ARC membership consists of: Larry Muncie, Chair; Jeff Dreher, and Mary Hertel. The group is in the process of establishing the policies and procedures for conducting business.

The Architectural Standards of the Hammocks Cape Haze were established back in 2006-07 when the Hammocks was built. The committee is in the process of identifying the original Architect, Engineers and General Contractor to secure the needed plans and specifications so the proper Architectural Standard is followed. This process is expected to take some time, so they are requesting understanding from the residents.

The scope of the ARC is documented clearly and covers requests from individual owners for:

- Any structures within the grounds of the Hammocks
- Any modifications to buildings that are visible from the exterior-to include lanais and screen porches, doors and windows
- Any improvements or site work
- Any planting or removal of landscaping

The ARC has established and implemented an Architectural Review Committee Request Form to be used by all residents making a request of the ARC. The forms are now available at the Hammocks Office Manager's office during normal business hours. The written requests must be turned into the office manager 72 hours prior to any scheduled ARC meeting to be added to the meeting agenda. Verbal requests will not be accepted at any time.

The Master Board has unanimously passed the recommendation from the ARC for Retractable Screen Door Installation on unit entry doors. If any property owner is interested in having a Retractable Screen Door installed, the Architectural Standard is available in the office. The Architectural Review Committee Request Form must be filled out and approved prior to installing the approved retractable screen.

How and What to Report to Office Manager

Dog Nuisance Issues:

- Neighbor's dog barking incessantly? Visit Cristina, our office manager, and she will help you solve the problem and how to deal with the situation.
- Dog behavior issues? Again, report specifics to Cristina immediately so she can handle it in a timely manner.
- Not picking up dog waste? Document in detail, date, time, place, dog and owner, in an effort to stop the behavior.

Pool and Clubhouse Rules:

- The pool/hot tub opens at 9 AM and closes at dusk daily, by order of *Charlotte County and the State of Florida*.
- No glass containers
- NO SMOKING
- No running or diving
- Do not enter the clubhouse or fitness center with wet clothing or bathing suit.

All of these issues may be subject to the owner being subjected to a fine and possibly losing access to the amenities. Some residents/tenants may need a friendly reminder; while others may be repeat offenders. Unless the problems are reported; we cannot address the situation.

ONGOING ACTIVITIES

The ***Late Afternoon Learning Sessions*** concluded for the year with information on Hurricane Safety. We have taken the advice of Wayne P. Sallade, the Director of Emergency Management, Charlotte County, and are in the process of developing an Evacuation Plan for The Hammocks residents. You can find some helpful information and emergency phone numbers in the Ibis Clubhouse.

Thank you to Stu Walesh for organizing the Late Afternoon Learning sessions for another successful season.

Water Aerobics: Wednesday and Friday; 9- 10:00 a.m. Meet at the Pool (bring a noodle and \$5 donation)

Yoga: Tuesday and Thursday; 9 -10:00 a.m. Meet at the Pool area (bring a mat and \$5 donation)

Check the mailbox bulletin board for **Pickleball, Golf & Tennis** times; dates of **Socials**;

For more information visit The Hammocks Website: www.hammockscap haze.net

We welcome your feedback and encourage your participation.
This is YOUR community. Please direct any comments or concerns to our
Office manager, Cristina Olsen, or any Board Member.

Board Contact Information

Master Association: Sam Desiderio, President (sam@desiderio.org)
Hilary Gray, Craig Conlon, Mike Russcol, Don Meginley

Preserve Association: Debbie Maysack, President (dmaysack@comcast.net)
David Gray, Marty Atkins, Jim Ackinson, Jim Fainter

Villa Association: Don Shaurette, President (djs@donaldshaurette.com)
Jim Kerr, Geri Steele

Office Manager: Cristina Olsen, (propertymanager@hammockscapehaze.net)
8:00 a.m. - 4:00 p.m. Monday-Friday (unless posted otherwise) 941-698-2989