

## HAMMOCKS UPDATE



### **Welcome Home!**

Fall is in the air (SW Florida style)! Restaurants and bars are re-opening! Boating activities will increase! Beaches will be crowded, as well as our own swimming pool! Traffic will get more intense with more slow-driving Northerners showing up. The Hammocks will be no exception. They are coming already, and those of us who live here year around are delighted.

As many of you may have noticed, there is a new sign on the gate to welcome home our residents. Our numbers of full time permanent residents continue to grow with several more families joining us this year. We are excited to welcome home our seasonal residents and renters as they

return to enjoy the Florida sunshine.

Welcome Orientation sessions will be held in the Clubhouse for new residents, renters and anyone interested in attending. The session will cover basic rules and regulations of The Hammocks, mail, key and gate procedures; trash and recycling routines; as well as tips on restaurants, shopping and medical facilities in the area. Feel free to join the group and share your experiences with the group. The sessions will begin in January—watch for details to follow.

### **When to Request Elevator Blankets**

Some of us may be adding new furniture to our units this season. Or maybe you are having a contractor come in to complete some work. Some of these task require heavy lifting or getting down and dirty. Please make sure to call our office manager and request that the maintenance team hang up the elevator blankets. Moving large objects can sometime scratch up our elevator walls. These blankets will protect from any damages and help to keep our walls in good condition. Please give our office a minimum of 24 business hours' notice beforehand so we can make sure the team is available to complete your request.

### **Work Order Forms and How to Use Them**

Is there a light out in your building? Did you notice a problem with our irrigation? Is there a palm tree putting pressure on your lanai screens? Do you have a suggestion or request for our Board members or Committee members you would like considered at the next meeting? We have work order forms available just outside our main office door in the lobby area of our Clubhouse. This is a great way to work together and keep our community beautiful and safe. It is also a great way to make your voice heard! Your request will start a dated paper trail and we will keep you posted on its progression.

## **\*Volunteer Opportunities\***

Terms for many of our Directors expire at the end of the year. If you are interested in serving on one of our three Boards, contact any current Board Member or our Office Manager. Watch for the mailing to submit your "Intent to be a Candidate" form. In addition, several committees will have openings for new members. Please consider becoming involved with your community.

### **Renting and Selling**

A few months ago we began posting on our website units that are available for rent. This has been a successful addition to our community page. Upon popular demand, we have decided to add units for sale to this category as well. Remember, we started this new page to assist our fellow Hammocks owners with renting and selling their own unit. This feature is not available to Real Estate companies and/or agents.

## **Important Upcoming Dates**

**Budget Meetings:** December 5<sup>th</sup>, 2016 ~ Master Board at 10AM, Preserve and Villas Boards to follow

**Annual Owners' Meetings:** January 27, 2017 ~ Master Board at 9AM, Preserve and Villas Boards to follow

### **MASTER BOARD OF DIRECTORS**

#### **Security**

In an effort to maintain our gate security, please do not give out your 4-digit code to vendors who may be coming to do work in your condo. Each condo unit has been assigned a random, computer generated 3-digit code to be used for this purpose. Our system allows for all owners to have their condo or cell phone number entered into the system. When the 3-digit code is entered at the gate, the system will dial the number entered. When your phone rings, you will have 2-way communication with the person at the gate and you can confirm it is the person or company you are expecting. At that point, pushing the number "9" on your phone will open the guest gate. Your 3-digit code can be obtained from Cristina Olsen, Property Manager.

If you are arranging for workers to be in your condo when you are not here, please call Cristina Olsen, Property Manager, for a vendor code. Your vendor must check in with the office upon arrival.

Thanks for your cooperation.

## **Front Gate Problems**

As we approach the ten-year point in the life of the Hammocks, our front gate is giving us some age problems. At times, it refuses to open. During business hours, 8AM to 4:30PM, Monday through Friday, please alert the office of this happening. After hours and on weekends, please call Craig Conlon at 407-580-9630 or Sam Desiderio at 941-460-8770. We are working with Florida Power & Light and our gate maintenance company to resolve this issue as quickly as possible. Thanks for your patience.

## **Trash**

We have had a couple of incidents where large, heavy objects have been sent down the trash chutes in the Preserve buildings. The weight of the objects has caused extensive damage to the collection tub at the bottom of the chute. Please review the requirements posted in the Trash Chute Closets and on the bulletin boards in each Preserve building. The tubs are very expensive to replace (almost \$1000) and your cooperation would be appreciated. Thanks.

## **PRESERVE BOARD OF DIRECTORS**

### **Water Issues**

***REMINDER: Preserve rule adopted March 21, 2016: 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.***

Unfortunately, there continues to be water leaks in the Preserve Buildings almost weekly. Original water heaters in our units are now about nine years old, which is about the time they are scheduled to last. In the last 6 months several water heaters have broken, and this usually results in a serious leak, often causing damage not only to the unit in question, but also to units below.

We continue to encourage those owners who have not yet replaced their water heaters to be vigilant in checking for leaks, checking the drain pan (underneath the water heater) for cracks, and also inspect the drain in the pan for clogging. We also encourage owners who have not replaced the main water shut-off valve or water heater shut-off valve to have them replaced immediately. There are several reputable plumbing companies in the area. Please check the website for a list of vendors or talk to Cristina Olsen, our office manager. In addition, we would appreciate your participation in a survey that is currently being conducted to identify which units still need to be updated.

### **What is that Loud Beeping Noise by the Mail Boxes?**

Yes, we agree it is very annoying --that constant noise coming from the Pump House area. We have had the experts in and they have not only diagnosed the problem, but have also ordered the part needed (a very inexpensive small part) to fix it. At this time we are waiting, waiting, waiting for it to come and then it will be fixed. We are sorry folks. Soon we promise...we think. Although we need this part in order to silence the alarm, this outstanding fix does not leave us vulnerable in case of an emergency. Our pump house can still function regardless as to when this fix is complete.

## Electrical Storms

Surge protectors have been installed in each Preserve Building to help protect our elevators during electrical storms. However, we have experienced a number of other issues during recent storms and have resolved them with repairs. We apologize for any inconvenience.

### **FROM THE LANDSCAPE COMMITTEE**

The current members of the Landscape Committee are Merry Shaurette (Chair), Mary Eastwood (Secretary), Steve Bernstein, Linda Kerr, and Marty Atkins. Committee members can be reached by email and contact information is available on the Hammocks website. **And, as always, if you have any landscaping issues, the BEST way to let us know is to fill out a work order with the Office Manager at the Clubhouse.**

- The irrigation installation has been completed in the remaining empty parcels. This will certainly help along the establishment and strengthening of the grass in the parcels. As the grass takes a stronger hold it will naturally begin to choke out the weeds that have invaded. We are also checking into ways that we can help this process along. The “base” shade trees that will be planted on the parcels will not be going in until 2017, but the placement of them has already been planned and marked with stakes.
- If you have concerns with any of the landscaping around your home please contact one of us or the Office Manager, with your concerns. **DO NOT REMOVE** any of the plantings yourself, as these belong to the community as a whole, not to us individually. We have developed and nurtured a good working relationship with ArtisTree (our current landscaping partner) and it is to our benefit to follow their advice and expertise.
- Although we ALL would like to see instant results in the landscaping of the empty parcels, we have to be patient as these things take time. Even the grasses take some time to establish. Planting of the shade trees will take place in 2017 and after that (in stages depending on the budget) the smaller beds will begin to go in. Try to think of it as an empty canvas.
- One of our responsibilities this year is to get started with a regular routine maintenance of our detention ponds. While they are lovely to look at, they are designed with a purpose and we have obligations regarding the care and maintenance of them. We are currently looking into companies that we can partner with to help us meet these obligations.



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We welcome all of your ideas. Our ultimate goal with all of the landscaping to remain “Florida Native” or “Florida Friendly” so that we can all enjoy year-round beauty without too much care and effort to sustain it.

## **SOCIALS**

You are invited and encouraged to meet your neighbors at our next social at the Ibis Clubhouse. Bring an appetizer, dessert or dish to share and your own drinks. The next get together is scheduled for **Friday, October 7, from 5:00-7:00 p.m.** As our seasonal residents begin to return to The Hammocks, we will increase them to twice a month beginning in November.

Please join us in offering a big THANK YOU to Jerrie Walesh and Hilary Gray for working tirelessly over the past several years to get our Socials going on a regular basis. They were so successful that people willingly signed up to host the events and many times the Clubhouse was overflowing with residents and guests. They have passed the responsibilities over to co-chairs Karen Ackinson and Ginny Saylor. Jerrie has generously agreed to continue making the permanent name tags.

***Karen and Ginny announce the following dates for our upcoming socials through February 5th:***

***November 4<sup>th</sup>, 18<sup>th</sup>***

***December 2<sup>nd</sup>, 16<sup>th</sup>, 30<sup>th</sup>***

***January 13<sup>th</sup>, 28<sup>th</sup> (10<sup>th</sup> Anniversary Celebration)***

***February 5<sup>th</sup> (Superbowl Party hosted by Karen & Deke DeLong)***

Please watch for fliers and more specifics closer to the announced dates. There will be sign-up sheets for hosts in the Clubhouse.

***For more information visit The Hammocks Website: [www.hammockscap haze.net](http://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 or any Board Member.

**Board Contact Information**

**Master Association:** Sam Desiderio, President ([sam@desiderio.org](mailto:sam@desiderio.org))

Hilary Gray, Craig Conlon, Mike Russcol, Don Meginley

**Preserve Association:** Debbie Maysack, President ([dmaysack@comcast.net](mailto:dmaysack@comcast.net))

David Gray, Marty Atkins, Jim Ackinson, Jim Fainter

**Villa Association:** Don Shaurette, President ([djs@donaldshaurette.com](mailto:djs@donaldshaurette.com))

Jim Kerr, Geri Steele

**Office Manager:** Cristina Olsen, ([propertymanager@hammockscapehaze.net](mailto:propertymanager@hammockscapehaze.net))

8:00 a.m. - 4:00 p.m. Monday-Friday (unless posted otherwise) 941-698-2989

*Jim Fainter, Editor*