



September 2017

Website: www.hammockscap haze.net

HAMMOCKS UPDATE

Dog Days of Summer turned into Rain, Rain, and More Rain.....

The Hammocks has been inundated with rain for days and it looks like it's going to continue for a few more days. The irrigation ponds are expanding into their overflow areas, Lemon Lake is rising above the bottom branches of the Mangroves, and there is water everywhere. If this keeps up, we all might have waterfront property! Warning: when you are out and about watch for snakes, alligators and especially red ants that are trying to escape the rising waters. Check out your



surroundings in the garages and be sure to report sightings to the office.

Prior to the rain, we were ready to report the lazy days of summer were quickly slipping away. Although it has been a hot summer at the Hammocks, the locals love every minute of it! There was plenty of rain to produce lush greenery; beautiful blooming trees and flowers, and we all are enjoying the new trees that are planted on each of the parcels.

School has started and many of the restaurants and shops that close during the summer months are getting ready for the seasonal residents to start returning.



Activities here at the Hammocks include weekly pickle ball, water aerobics, golfing, lots of boating and shelling along with a small group that started playing Mah Jong! Several new full time owners are getting acclimated this summer along with a number of new annual tenants. All are looking forward to welcoming the seasonal residents' home again.

Landscape Update

Our landscape continues to grow and flourish. So many of the people who visit the Hammocks remark at how beautiful and lush our landscape is. Our landscaper, Artistree Landscape Maintenance and Design, has done a wonderful job of keeping the Hammocks a veritable paradise. Not only do they cut the grass, they maintain our irrigation system, trim our bushes, trees and hedges, change out annual plants,

replace dead plants and help us with landscaping design of the new parcels. They have certainly contributed to making Hammocks Cape Haze a premiere community on the Cape Haze Peninsula, as well as throughout Englewood.

As many of you know, Parcel #1, the parcel closest to the Fitness Center, was the first to be irrigated and planted with trees. In 2016, we continued with Phase II of our plan and irrigated the remaining three parcels. This year, we completed the next phase of the plan by planting 45 trees on Parcels 2, 3, and 4. The trees on Parcel #1 have grown beautifully and we expect the same for the trees on the remaining parcels. The next phase will include "under-plantings," bushes and flowering shrubs in strategic areas on each of the four parcels. The Landscape Committee and our landscaper, Artistree, are working together to bring this to fruition.

HAVING GUESTS? KEEP THIS IN MIND....

Parking: Notify the office when a guest (friends and relatives included) are visiting and obtain a temporary parking permit. If they are frequent visitors, ask Cristina for a reusable permit.

Please remember that Handicap Parking space designation is to provide parking for those residents and visitors that display a valid Handicap Permit. It is for temporary parking while present at the Hammocks. These spaces are not intended for permanent parking. When leaving for the season, vehicles need to be moved to the unit designated parking space. If residents need assistance, the office manager is available to help.

Dogs: A friendly reminder to guests who are dog owners: the two dog limit and 45 pound weight limit applies to your guests as well as to all owners and residents. If you already have two dogs living with you in your unit, your guest may not bring their dog(s) as this would put the unit over that limit of two. In addition, everyone is responsible for keeping their dog on a leash and under control at all times. And please inform your guests of the rule that requires them to pick up after their dog and dispose of waste in the convenient receptacles located around the community.

You Talked – We Listened!

One of the issues brought up at the spring owners' forum was to add a few speed limit and stop signs. The Master Association got right on this and several have been installed and have already made a difference this summer. Because of the difficulty in seeing the Stop Sign buried in the hedges near the postal boxes, we moved it to the other side of the street. Additionally, 15 MPH speed signs were installed in strategic locations. And lastly, we installed another stop sign on Amberjack Circle at the entrance intersection, just past the clubhouse on the way out of the Hammocks.



Board and committee meetings are now being announced through One Call Now so that all residents will be informed about meetings and can attend if they wish.

A list of wish list items was compiled from the meetings and an Owners Survey to gauge interest and priorities was sent to all owners. The survey results will enable Boards to consider the collective wishes of owners for future planning. A summary of results will be forthcoming.

Reporting to the Office

Sometimes when we walk around our beautiful community, we notice things. Maybe the landscaping is over grown and infringing upon the side walk. Or you see a dog possibly weighing more than 45lbs that you have never seen here before. Or perhaps you spotted a spill on the stairs in your building. Anything you notice, whether unusual, or a possible violation, please report it to our office manager as soon as possible. If it is not reported, we cannot fix it or make it right. Anything hazardous such as a spill or leak, our maintenance team and manager will report to the scene immediately. If you are not sure, report it anyway, and our office will be happy to look into your concern.

BOARD HIGHLIGHTS:

Master Board

Our cable contract with Comcast expires March 1, 2019. Believe it or not, the Master Board has been discussing new terms for over a month now and just recently met with representatives of Comcast to better understand what the future holds. New technologies, new equipment, new product delivery. Stay tuned.

As our buildings age, our equipment begins to age out as well. Can you believe we are over 10 years old? The Boards and our on-site staff are constantly monitoring operations, but sometimes stuff happens. When things do happen, it sometimes becomes necessary to get a contractor in to make things right. And it sometimes doesn't happen overnight. Thanks for your continuing patience and understanding.

There have been new items added to our web site under "Tips for Owners." Don't forget to check the web site periodically. Also, notices of upcoming meetings and their agendas will be posted on the home page, as available.

Also, since active "garage sales" are prohibited by our governing documents, we have created a page on our web site to allow owners the opportunity to turn their junk into someone else's treasures! Feel free to submit a page with your "stuff" listed with photos, pricing and contact info.

Remember, we have an AED (Automatic External Defibrillator) in our Fitness Center for use in emergencies. However, the first step in any emergency involving cardiac issues is to dial **911**.

A word about recycling containers in each of the Preserve buildings. Please try to fill one container completely before starting to fill another. This will help in managing the containers on pick up day. Thanks for your cooperation.

Flooring Tips for Owners

If you are planning to update your floor, please reference our Hammocks website first, to make sure you are soundproofing according to industry standards. Click on the tab titled "Tips for Owners", towards the bottom of the page is a link "Resolution on Flooring Soundproofing Abatement". Remember to submit an ARC form to our main office before any updating takes place.

Villas Board:

The Villas Board continues to seek a replacement Director to fill an open position resulting from a Board resignation this past Spring. After preliminary discussions with a few unit owners, neither was able to make the commitment to take on this role. The term of this appointment will run through the balance of this year.

As you know, we are a very small condominium association comprised of only 28 units. We need more unit involvement across our Association on the Board, but we have a very small pool from which we can pull. Our community of unit owners has many talents and skills that could be put to use in a Board capacity to help us sustain what is a very important facet of the way we own our properties. Your Association could use your help.

If you are interested in being appointed to this position, please e-mail either Don Shaurette at djs@donaldshaurette.com, or Geri Steele at geri.steele@verizon.net with an indication of your interest and your background.

Separately, much of the work being conducted by the Board this summer has been wrapped up in administrative tasks. We have two projects underway, 1) an update to our Reserve Study (which was last conducted in 2013), which will help establish the proper amount of funds we should be putting aside monthly for roof replacement and building re-painting, and 2) a paint and coatings study being conducted by an engineering firm that will specify what needs to be done to correct and remediate our paint and stucco problems. This study will generate a "bid specifications" document that we can give to prospective vendors whenever we re-paint so that we can secure quotes on a "like-for-like" basis, and, that are specific to what is needed to correct our circumstances. The outputs from both of these studies will play an important part in the development of our budget for the Association for 2018 and beyond.

Preserve Board:

Water Heaters/Valves: A great big *Thank You* to all owners who immediately responded when they received the certified letter regarding water leak issues in the Preserve buildings. Multiple water heaters and valves are being replaced in the same buildings saving owners money and because the water shut off is coordinated there is less inconvenience for other residents. If you are an absentee owner and have not yet changed out your valves or water heater, please feel free to contact Cristina Olsen, the office manager, who will help you coordinate the installation. Your cooperation is very much appreciated.

Air Conditioners: During these summer months air conditioners are working extra hard and need to be maintained on a regular basis. Be sure to change out the filters as well. Several units have had frozen air conditioner lines freeze up which results in water leaks into not only your unit but the unit(s) located below you. Thank you for your attention.

Hurricane Preparedness

We are not out of the woods yet. Hurricane season is not over until November 30th. Please visit the Hammocks website, and click on the tab titled “**Disaster Planning**”. There are 4 links on this page. Please read each document and become familiar with them for your safety, should a tropical storm or hurricane head towards the Hammocks.

Reminder:

Provide Duplicate Keys to Office Manager

Homeowners are reminded that duplicate keys must be provided to management. Recently, during the fire sprinkler inspection and numerous water leak issues at the Hammocks, access was not available due to missing keys. Unit keys requested include keys necessary to access utility rooms (Water Heaters & HVAC), if they are locked; as well as keys or combinations to the garage storage units and keys to mailboxes. If an electronic door lock is installed, please provide the access code, as well as the key. Keys to mailboxes are not required but may be placed on file as a convenience to owners.

If you are unsure what keys you have provided to the Association, contact the property manager at propertymanager@hammocks.com

Thank You - to the owners who have already provided keys to access their Unit and Elements.

Is Your Contractor Licensed and Bonded?

Reports of unlicensed contractors operating in the Englewood area have come to our attention. Please be vigilant at checking the credentials of all your contractors assuring they are both licensed and bonded. Charlotte County can provide you with an updated list. The Hammocks website has a list of vendors that have proper credentials and are recommended by residents, Contact Cristina in the office if you wish to add additional vendors to tis list.

Board Contact Information

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.

Master Association: Sam Desiderio, President; Don Shaurette, Vice President and Craig Conlon, Treasurer

Preserve Association: Debbie Maysack, President; Marty Atkins, Vice President, Jim Ackinson, Treasurer, Jim Fainter, Secretary and Francis Stenglein, At Large

Villas Association: Don Shaurette, President; Geri Steele, Vice President and Secretary

Appointed Committee Members:

Landscape Committee: Steve Bernstein, Marty Atkins, and Jean Hamilton

Architectural Review Committee (ARC): Charles Hamilton, Chair; Carolyn Maddy-Bernstein, Jeff Dreher, Gary Boehler and Ed Tatro

Office Manager – Cristina Olsen (propertymanager@hammockscapehaze.net) 941-698-2989

Web Site ~ www.hammockscapehaze.net ~