

HAMMOCKS UPDATE

ANIMAL CROSSING



Figs...They don't fly, but they come out at night!

Looks like the little piggies went wee-wee-wee all the way home! The pig hunter packed up his camera and supply and has left the Hammocks. We all love to watch nature and respect our neighboring critters. However, keep in mind that hogs are not a native animal to Florida, and are in fact, a highly invasive species. Please continue to report any future hog activity to our Hammocks Office Manager

Why did the Tortoise cross the road, to visit the Osprey!

Our Osprey residents, who live in the large oak tree just west of the Villa units on Lemon Loop, have at least one and possibly two thriving babies. We have engaged a local firm, The Trombino Bird Watchers, to monitor their progress and to ensure their safety. The Gopher Tortoise has been seen with its two babies as well. Spring is in the air.

EMERGENCY CALLS

How to place an emergency call

If there is an emergency and you need to call someone other than 911, first call the Clubhouse at 941-698-2989. If there is no one at the Clubhouse, mostly during the evening and weekend hours, please call the emergency number at 941-927-6464. When you call this 24 hour answer line, you will get a person who will ask for details of your emergency. They will need your contact number, so that they may have someone nearby respond to your emergency.

FRIENDLY REMINDERS

What to do when you have a Guest

As owners, we enjoy life at The Hammocks, and would like to allow our friends and family to enjoy our community as well. Owners who are away, and would like to have a guest stay at The Hammocks for either one night or a couple months (or longer) must follow our Guest Rules. You must provide your guest(s) full name, permanent address, contact number, and vehicle information, one week prior to their arrival date. Please remind your guest to come into the Main Office, located in our Clubhouse, to obtain their visitor's Parking Pass. Remember, a Guest is not a Renter. For Renters, please follow our Leasing Application and Rules.

Garbage and Recycling

Recycling bins have been in our Preserve buildings for several weeks now. This process appears to be working out very well. Please continue to follow the rules as posted by the bins:

- All food containers must be washed and free of all food matter before disposing of in these bins.
- You must collapse all boxes (flatten).
- No personal hygiene products may be disposed of in these bins.
- No non-recyclables may be disposed of in these bins.

Please know that **Styrofoam** is “**non-recyclable**”. For example, if you purchase a new TV and need to dispose of the box it came in, the Styrofoam is trash and the box should be collapsed and recycled.

With trash items, bag all trash and dispose of it down your trash shoot. If the trash is too big for the shoot, you may bring it down to the garage and leave in front of the trash door. Our maintenance team checks trash every Monday and Friday morning. If you leave a bag of trash by the trash door Sunday night or Thursday night, it will be picked up by the following morning. The only exception to this rule would be food or organic trash. This attracts bugs and animals and must go down the trash shoot so as not to attract critters. Residents may not leave trash outside their Unit door, on our sidewalks, or by our compactor.

Thank you for helping to keep our community clean!

Parking for Residents and Guests

For the safety of all our Hammocks’ residents, it is very important that all vehicles have an Owner’s Parking Permit or a Visitor’s Pass. Both of which may be obtained from our Office Manager. All Hammocks Owners and Renters must obtain a Parking Permit. This permit sticker should be placed on the inside of your windshield on the driver’s side. **Any** visitor or guest must fill out a Visitor’s Pass and hang it from their rear view mirror. We are doing weekly audits of all vehicles at the Hammocks for resident safety. Failure to obtain a permit sticker or visitors pass may result in the vehicle being towed at the owner’s expense.

Seasonal or Annual Leasing of Your Unit

Leasing of your unit is regulated by Section 12.5 of the Preserve and Villa Declarations. This section states that “a unit may be leased or rented by the respective Unit Owner.... for a period of not less than thirty (30) days or one (1) calendar month, whichever is less...” Among other requirements, Section 12.5 states that “...at least 30 days prior to leasing, a Unit Owner shall provide to the Association an application for leasing, completed by the prospective tenant, and funds to pay for a background check on tenant...” In a number of instances, Unit Owners are not complying with these provisions.

The fine for not complying in each case is \$100, assessed for each day of the violation. Additionally, the tenant will be denied access to all amenities and, possibly, access to the Hammocks property. In the event a Unit Owner is providing access to the amenities in an effort to circumvent these provisions, their access will be denied as well.

We ask your cooperation in keeping the Hammocks Cape Haze a secure and safe community to live and visit.

Changes in Permissible Use of Electric Grills

Effective immediately, residents can no longer use or store electric grills or any other cooking or heating equipment on their lanais or under any overhanging structure at The Hammocks Villas. 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 with the law. 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."

In an effort to do due diligence for our residents regarding this matter, we reviewed available legal opinions, and rulings from the State Fire Marshall and Englewood Fire Department, which confirms the necessity to adopt the changes immediately.

To summarize, here is what you now can and cannot do:

- You can use your electric grill, as long as you do so 10 or more feet away from any structure. This means you can use your electric grill in your driveway, but you must do so 10 or more feet away from your garage.
- You can store your electric grill in your garage, as long as it has "cooled off" prior to being stored.
- You cannot, under any circumstance, **use or store** your electric grill on your lanai(s) or under any overhang, such as the breezeway between your unit and the garage (as appropriate to your unit).

The Villas Board met on March 31, 2016, and will amend the Association's documents to reflect these changes, and will update Rules and Fines as appropriate.

Thank you in advance for your compliance with these changes.

The Hammocks Villas Condominium Association Board of Directors



INFORMATIVE

Water/Sewer Update

Marty Atkins is our point man on these matters. Marty reports that our wastewater provider will file for an amalgamated rate for all their customers in Florida by October 1st. It is expected that no later than June 1, 2017, a new rate will be approved of by PSC that will result in a decrease in our rate.

Money Saving Activities

Your Preserve Board is always looking for ways to reduce costs. This is the only way we can reduce our monthly Association Dues, which, of course, has an impact on the market value of our residences. Accordingly, the Preserve Board has recently transferred funds into interest earning accounts. Several money-saving subjects are on our agenda. The Boards welcome any suggestions on saving money.

LANDSCAPING

Yes, the acreage we purchased 18 months ago was mowed, and looks much better. Hopefully, some of the grass has re-seeded naturally. We are now preparing to install irrigation and to plant trees on the two primary sites not yet irrigated.

During the “Season” we try to meet once a month, but during the summer we will only meet as needed since some of our members are part-time residents. All of our meetings are open to guests and notice of our meeting times is posted 48 hours prior. Of course, we can be reached by email and our contact information is available on the Hammocks website. **And, as always, if you have landscaping issues, the easiest way to let us know is to fill out a work order with Cristina at the Clubhouse.**

- In 2016 we will be concentrating on installing irrigation in the remaining empty parcels, as I’m sure you have noticed. 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 that is what we have marked with the stakes.
- If you have concerns with any of the landscaping around your home please contact one of the committee members 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 next year 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.

We welcome all of your ideas. Our ultimate goal with all of the landscaping is to remain “Florida Native” or “Florida Friendly” so that we can all enjoy the beauty without too much care and effort to sustain it. Have a great summer!

Your Landscape Committee



FUTURE MEETINGS AND EVENTS

Board Meetings

The next scheduled Board meetings are as follows:

- Preserve Board: 1PM, Monday, May 16th
- Villa Board: 4PM, Monday, May 16th
- Master Board: 9AM, Thursday, May 19th



KENTUCKY DERBY

It's that time of year! The Kentucky Derby is Saturday, May 7th and we are going to celebrate. Owners, guests and tenants are invited to attend our first Derby Party from 4:00 to 7:00 P.M. at the Clubhouse. Post time is 6:34 P.M. Bring a dish to share and your own drinks. Remember no glass is permitted. Mint Juleps will be provided for your pleasure. Get creative as there will be a hat contest and of course there will be some betting games for a fun time.

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

Jim Fainter, Editor