

## HAMMOCKS UPDATE



### RECYCLING RIGHT

Moving the recycle bins to the building garages has been successful, but please follow the instructions that are posted in the buildings. Also, do not dispose of recyclables in plastic shopping/grocery bags. If Waste Management sees a bag filled with items, they cannot see in the bag and therefore leave it as trash. Please empty your washed recycling into the bins and take your bag with you.

All boxes must be collapsed whether inside or outside of the recycling bins. This allows room for others to add their recycling.

### WILD ANIMAL UPDATE

The Trombino Bird Watchers report that our osprey family is doing well. The youngest member of that family has just graduated to flying status. Hunting lessons are a daily occurrence. All is well.

We have a verified report of a rattlesnake on our grounds. One adult rattler made its way up to the second floor of 10550. It was camped out in front of one of the condo doors when Karen Atkinson saw it as she returned from walking her dog. The first thing Karen did was call her neighbor and tell her to not come out of her unit. Karen, armed with a shower rod, promptly killed the snake. Boomer escaped unharmed.

There has been a lot of Tarpon fishing the last few weeks. Marty Atkins boated a 100 pound Tarpon (catch and release) as well as a 27 pound Gag Grouper (not catch and release).

### PAINTING AND SPRINKLER HEAD GUIDELINES

We all like a change of scenery every now and then. Here are some guidelines to follow next time you decide to paint your unit. It is most important that paint does not get on our sprinkler heads. During an annual fire safety inspection, if an inspector sees even a speck of paint on a sprinkler head, or on the ring around it, it is now considered tampered with and must be replaced. Sprinkler heads can be expensive so it is best we protect what we have in order to avoid being charged for replacement(s).

You may contact our Office Manager and let her know how many sprinkler head covers you need. These can be purchased from our vendor. This way you can paint around the sprinkler head without accidentally getting paint on the fixture. Once painted is complete, you may remove the cover and replace the ring. Speaking of rings, if you feel the color of the ring around the sprinkler head is a very different color than that of your wall or ceiling, you may also have these rings ordered in a different color in order to match. Just let our office know what your paint specs are, and you may order as many new colored rings as you'd like.

## **MASTER BOARD OF DIRECTORS**

The web site has been updated to reflect changes to the Rules and Regulations as voted on by owners at the various annual meetings and as implemented by the various boards. For the most up to date document, please visit [www.hammockscap haze.net](http://www.hammockscap haze.net) and click on Rules.

Additionally, Architectural Standards have been added to the web site for Entry Doors, Garage Doors, and Entry Screen Doors. Click on Architectural Review and then Architectural Standards for the latest information.

Some Hammocks owners lease their units seasonally, either through word of mouth or through an agency. At times, owners have expressed a desire to market their units for lease on the community web site, recognizing that other owners know of prospective tenants, but have no way of knowing what units are available for lease on a seasonal basis. The Master Board has acknowledged this need and we have established a "Units for Lease" page on the web site. This page will make it easier for owners to "connect" with those interested in leasing seasonally.

If you wish to lease your unit through this page, please provide an information sheet, either in MS Word format (.doc, .docx) or portable document format (.pdf) to our property manager, Cristina Olsen at: [propertymanager@hammockscap haze.net](mailto:propertymanager@hammockscap haze.net)

This opportunity is not available to rental agencies and is for the exclusive use of Hammocks owners.

## **PRESERVE BOARD OF DIRECTORS**

Many thanks to Board member Jim Ackinson for the development of an Investment Policy for our Reserve Funds. In addition, Jim Ackinson and David Gray arranged to move our Reserve Funds into laddered CD's, which will result in an increased bottom line for the Preserve Association.

During the rainy season we have been experiencing many electrical storms and some outages. This can be very expensive especially if it affects an elevator. We are in the process of installing surge protectors for our elevators in each building, following the advice of Florida Power and Light and our elevator contractor.

The original water heaters have outlived their five year

warranties and in many cases have failed causing significant damage in the units and adjacent structures including walls, flooring, ceilings, etc. We are encouraging 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. Additionally, many unit owners have not replaced the main water shut-off valve or water heater shut-off valve. These valves (plastic or PVC) have become brittle over time and in many case cannot be turned off. The Preserve Association has a RULE that states if the units are not occupied for 72 hours or more, then the water heater valve must be shut off. We encourage home owners to make sure that their valves are in working order. Additionally, Board members will be contacting home owners to identify those units that may need new shut-off valves. If there are a significant number we may investigate bulk purchasing for reduced savings.



## VILLA BOARD OF DIRECTORS

The new parking rules proposed by the Villas Board have not yet been implemented and will not become official until such time as the Association's Declaration of Condominium have been changed (either at a Special Meeting or at the Annual Meeting of the Association). Please note that until that change has been made, the current parking guidelines remain in effect. Specifically, no cars can be left in the driveways overnight with the exception of a guest vehicle displaying a visitor pass.

A number of times in the past few weeks trash cans have been left on the street after the trash has been collected. Please make note that trash containers must be removed from the street and put back into garages. If you know that you are leaving your villa and will not be back to put the containers away, please make arrangements for someone to put them away for you.

Unit Owners who rent their villa are asked to remember that the Association's Declaration of Condominium (Section 12.5) restricts rental activity to lease terms for a period of not less than thirty (30) days or more, or one (1) calendar month, whichever is less, and that the unit may not be leased more than six (6) times in any calendar year. In addition, renters and leases require pre-approval. Violations of this covenant are being actively pursued where they exist, and fines associated with such violations can be substantial.

## THE LANDSCAPE COMMITTEE

The Landscape Committee has not met in a few months, as there are only two members in residence and there really hasn't been a need. However, there have still been some things going on. ArtisTree has ALMOST completed the installation of the irrigation on all of the new parcels. As with any irrigation, there still needs to be some adjustments and we are awaiting the placement of the "donuts" around the sprinkler heads in order to protect them from damage from the mowers.



As summer is the prime growing season for all things Florida, our foliage is indeed looking very nice. The Copper Plants that ArtisTree put in place of the struggling Bougainvilleas fit right in and are filling in nicely. Mother Nature has helped us with more than our share of rain, as well. ArtisTree has been on the property for the past several weeks and most of the hard trimming has been completed. The mulching has also finally

been completed. The grass on the new parcels is finally starting to fill in some. It will probably take a couple of years before it completely fills in and chokes out the weeds, but it is well on its way.

Our next big project will be to pursue monthly maintenance on the ponds on our property. We will be examining a couple of proposals that Marty has put together for us and we will decide on one and present it to the Master Board for their approval.





## **JULY 4<sup>th</sup> PARTY**

All Boards are sponsoring a July 4<sup>th</sup> celebration at the clubhouse. Hamburgers, hot dogs, and brats will be served. Bring your own drinks and an appetizer or dessert to share. There is a sign-up sheet at the clubhouse. The party will begin at 4:00pm.

## **OTHER ACTIVITIES**

There has been some interest in organizing a variety of card games at the clubhouse, such as canasta, hearts, poker, etc. If interested, leave your name and contact information at the clubhouse.



## **FIRST AID HINTS**

Ever have a slip and fall where you really skin your knee? Hurts? Here's what you do. After you clean the wound, cover the abrasion with honey. Then, cover it with a bandage. Does not sting, but it promotes healing. And then, here is one that everyone can use. If you get a mosquito bite that really itches, put a drop or two of Tabasco on it. We're talking immediate relief.

*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@hammockscap haze.net](mailto:propertymanager@hammockscap haze.net))

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

*Jim Fainter, Editor*