



HAMMOCKS UPDATE

Summer 2019

<http://www.hammockscapehaze.net/>

2019 LANDSCAPE PROJECTS COMPLETED!



The Hammocks pool and grill area landscape underwent major refurbishing during June/July. The work completes Phase 1 of the Landscape Committee members' Don Douglass, Sue Gravel, Dennis Bryan, Louis Kuryan, and Ed Baker's three-year plan to maintain and improve the community's landscaping based on current and future needs. Phase 1 also includes minor improvements of the traffic island inside the entry gate. Residents will recall the Committee's 2018 plan was to refurbish landscape of the Villas' interior units and the front of the clubhouse.

Committee Co-Chairperson Don Douglass presented the Committee's Three-Year Plan to the Master Association Board of Directors during their March Board meeting. Their first target is the pool/grill areas. While some of the area was refurbished in the last few years, the committee members found several overgrown, sickly or dying plants and thick hedges that hung over the beds all around the pool deck and grill areas. During the refurbishing work, it became clear that the over-abundance of ficus hedges had produced very thick, deep roots that could potentially disturb the pavers and eventually, penetrate pool walls.

Phase 2 and 3 will include refurbishing the Villas Association's end units and the entrances of the Preserve's buildings that need attention.

The Master Board thanked the Committee members for their work and all five Board members approved their plan enthusiastically.



HAMMOCKS SUMMER WORK

Perimeter Wall Painted - The perimeter wall was repaired and painted during May. The paint project included repairing and painting the Hammocks street monuments and column caps.

New Security Cameras Installed - A new camera system was installed to update our antiquated system. The camera quality is very clear to allow management to identify vehicles entering illegally, people breaking rules, vandalism, and other problems.

Work on Ponds - The vendor who oversees the ponds removed the dead cattails and planted 1,000 small plants (plugs) in a small test area to determine if plants will grow and improve the ponds' appearance.

Other Projects - Our maintenance staff is doing deep cleaning projects during summer as well as overseeing the extensive landscaping project. Maintenance supervisor, John Schwab with the help of Jeff Casey, installed new lighting around the pool deck and pool to highlight the new landscaping and work daily to ensure the new irrigation is working efficiently. As usual during the summer, they will power wash Villas units' driveways and clean Preserve building's interior hallways and garages.

HELP! THIS IS CONFUSING!

New residents are often confused about Hammocks' procedures, governing documents, and rules and regulations. Where do you put the trash, recycling? Where do I park? Which storage unit in the Preserve garage is mine? And more! So, here are a few Questions and Answers for newcomers and perhaps to remind people who've been around for a while.

Q. How do I contact the office?

A. Call Property Manager, Lynn Lakel Monday – Friday, 8:00 - 4:30 at 941 -870-4920 or email at lynn@sunstatemanagement.com. She will be in the Hammocks Office 8-11 a.m. on Wednesdays (please make appointment). An answering company will forward calls at nights and weekends.

Q. What do I do with my trash and recycling?

A. Resident in **Villas units** should place both trash and recycling bins on the street Tuesdays by 7 a.m. The **Preserve (condo) units** have access to a trash chute on each floor and recycling bins in the garage. *Please follow instructions on top of recycling bins and on trash chute doors.*

Q. Do I need a parking sticker or permit?

A. Yes. All vehicles in Villas and Preserve (condos) must be registered. Permanent residents need a parking sticker and seasonal and short-term guests must have a paper permit displayed on the dash. (Lynn Lakel - lynn@sunstatemanagement.com; 941 -870-4920)

- Q. What are the pool and fitness center hours.
- A. The pool is open from 9 a.m. to dusk by order of Charlotte County and the State of Florida. The clubhouse, barbecue area, and surrounding patios are open until 9 p.m. The fitness center hours are 6 a.m. – 9 p.m.
- Q. Is there an age restriction for the pool and fitness center.
- A. Young people must be 16 to use the pool without parent supervision. All younger children must have an adult present. You must be 18 or older to use fitness center. Small children are not allowed in the spa.
- Q. How do I get keys for the clubhouse, pool, and fitness center; the front gate walking path; and the vehicle entry gate.
- A. **Owners** may get *key cards* for the facilities, a regular *key* for the front walking gate, and a *key fob* for vehicle entry gate from Lynn Lakel (lynn@sunstatemanagement.com; 941 -870-4920). **Owners must provide their renters access keys.**
- Q. How do I notify management if there is a problem?
- A. In case of emergency (such as leak in a unit or an elevator not working), call 941 - 870-4920. An answering service will relay your call to the appropriate person.

HAMMOCKS' HAPPENINGS

Preserve Board	3 rd Wednesdays, 9 a.m.
Master Board	3 rd Wednesdays, 11 a.m.
Villas Board	As needed

Note: Boards may cancel meetings when they have no business before them.

Mahjong	Clubhouse, Fridays, 1 p.m.
Friday Evening Socials	To Resume in the Fall

OTHER REMINDERS!

Renters Must Have Current Lease on File: Owners who rent their unit annually or seasonally must provide a current lease to the office. Please contact Lynn Lakel to ensure your renter 's lease is current (941-870-4920; lynn@sunstatemanagement.com).

Renters' Access Keys for Renters: Owners must provide access keys to their renters.

Clean Grills after Usage: Please be a good neighbor and clean the grills after every use. Before turning the grill off, turn the burners on high for 2-3 minutes to burn off sauce and juices and use the brush provided to scrape it. Also, be aware that larger amounts of sauces drip onto the burners, clogging the burners and causing the igniters to fail. Putting foil on the grill helps prevent some leakage onto the burners. While the gas is on a timer, it would still be helpful for people to turn the grills off after using/cleaning them.

When You Need Extra Time Getting on/off Elevators Usage. Please DO NOT hold elevator doors open. This will trip the computer and will necessitate a service call. Instead, simply push the DOOR OPEN button.

TWO NEW STANDARDS DEVELOPED

The Architectural Review Committee (ARC) developed two new standards: one to guide the purchase and installation of lanai solar shades and another for outdoor benches for residents' use.

Owners who wish to install *solar shades* in lanai interiors must complete an ARC Request Form to receive approval for the installation. The office manager will provide the standard, which includes the type shade that is permissible as well as the color. Shades must be unobtrusive from the outside. The manager will also inspect the shade once it has been installed to ensure it conforms to the standard.

When residents requested benches be placed on the grounds for their enjoyment, the Master Board asked the ARC to research appropriate and high-quality benches and develop a standard. The ARC identified the type and color of benches, including specifications that be constructed of plastic resin wood with powder-coated, heavy-duty cast aluminum frames. The Master Board will determine the number and placement of benches and will purchase them as the budget permits.

The Architectural Review Committee (ARC) is tasked with the responsibility of approving exterior modifications, improvements, or alterations of the exterior of residential units. The ARC develops standards to assist owners to purchase and properly install common items such as exterior door, windows, lanai screens, lanai storm shades, etc. The ARC has created several standards for common requests (e.g., replacing front doors, lanai screens, windows, etc.) Both new standards and formerly developed standards, as well as ARC Request Forms may be found on the Hammocks Website (www.hammockscap haze.net/). We appreciate the good work of ARC members Stu Walsh (chair), David Gray, and Mike Russcol.

Office Hours and Contact Information

Hammocks Office Weekdays

Wednesday: 8:00 a.m. - 11:00 noon

Non-emergency Issues: Complete a Work Order or Contact Sunstate Management's Staff

Contact Sunstate: Phone 941-870-4920 -- Available 8:30 - 4:30 M-F OR email lynn@sunstatemanagement.com

Nights/Weekends or Emergencies - 24/7: Phone 941-870-4920

Questions? Contact a Board Member

(Contact Info at <http://www.hammockscap haze.net/>)

The *Hammocks Update* is developed by Carolyn Maddy-Bernstein and Debbie Maysack. Please contact Carolyn if you have any comments or suggestions. (434-996-6033; hcmaddybernstein@gmail.com)