

# BUENA VISTA News

## APRIL 2011

### BOARD of ADMINISTRATION

Art Berger                      President  
Cindy Peterson                Vice President  
Richard Blyth                 Secretary/Treasurer  
Valeria Pejic                 Director  
Rita Stevens                 Director

### MANAGEMENT

Kathy Watts, CMCA, LCAM  
Reconcilable Differences, Inc.  
Community Association Management  
109 Long Point Road  
Cape Canaveral, FL 32920  
Office: 321-799-0660      Fax: 321-799-0630  
E-Mail: [RecDif@earthlink.net](mailto:RecDif@earthlink.net)  
[www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net)

### MAINTENANCE UPDATE:

While we do inspect the common areas, please feel free to call us if you see any problems. That call will only help us take care of the problem more quickly.



As you may have noticed, the restoration has been completed on unit 6. We're getting bids on resodding or possibly planting the south area with low maintenance ground cover. This will be accomplished with as little disturbance to the residents as possible.

### ASSOCIATION KEY REMINDER:

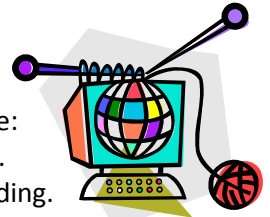
In August of 2009, a letter was sent to all owners informing them the unit key the association holds will be used for pest control and emergencies ONLY, as it was designed to be. The Board and/or Management will NOT unlock the door for any resident that has lost their keys or unlock the door for your visitors who do not have a key. Buena Vista is a condominium, not a hotel with 24 hour concierge service. If you wish to leave an extra key with another resident, that's entirely up to you, but the misuse of



association keys are not only a serious liability issue but against the statutes and the reason for the association to hold keys.

### INFORMATIONAL WEBSITE

RDI provides a web page for Buena Vista on their website: [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net). Click on the photo of your building. On the Buena Vista page, you will see minutes of past meetings, photos, past newsletters, rules, and anything else the Board wishes to have posted. Please give us your input on the page and any suggestions for improvement.



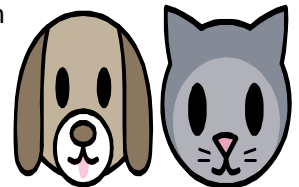
### RULES & REGULATIONS:

A copy of the Rules & Regulations for Buena Vista is included with this newsletter. The Rules and Regulations have been designed to clarify items that may have seemed vague in the past. Additionally, a copy of the Rules & Regulations will be given to new owners. Owners are responsible to supply a copy to each new tenant. It is the responsibility, as well as the duty, of every unit owner/resident in our community to become familiar with and adhere to the new rules and regulations. Unit owners are again reminded that they are responsible for and may be held liable for the actions of their tenants and invited guests. Vehicles parked in violation of the parking rules will be subject to towing at the owner's expense. Once a car is towed, it will cost the owner \$150 to retrieve it. The name and telephone number of the towing company is located on signs posted on the building.



### REMINDER:

Pets must always be on a leash when outside. Also, it is a county HEALTH LAW that you clean up after your pet immediately!



**CPA REVIEW:**

Owners are entitled to a free copy of the 2010 Year End Income & Expenses Report. Please contact RDI at the number above if you desire a copy.

**TURTLE SEASON:**

Turtle nesting season begins on **May 1<sup>st</sup> and runs through October 31<sup>st</sup>**. During this timeframe, there can be **no interior lights or exterior lighting visible to the ocean front** from DUSK UNTIL DAWN.



**SAVE MONEY-VACANT UNITS:**

It is imperative that the air conditioning be kept on even though a unit is not occupied in order to prevent mold from establishing a foothold. Any owner refusing to do so will be held responsible for any damage to not only their unit but to those units attached. Damage to your unit can be extremely costly as well.



**SOUTH SIDE PATIOS AND BALCONIES:**

We've had complaints about the appearance of the south side units. Please take a moment to view your unit from that vantage point and if the blinds are crooked or damaged, correct the issue. If you have items stored on your patio, please install blinds to block the views from others.

**FUTURE PLANS:**

Now that the major restoration is completed, the Board and Management will be looking into other items that need attention.



Hurricane Categories

- Category 1: Winds of 74 – 95 mph
- Category 2: Winds of 94 – 110 mph
- Category 3: Winds of 111 – 130 mph
- Category 4: Winds of 131 – 155 mph



**HURRICANE PREPAREDNESS:**

Here are some helpful tips in being prepared for the next hurricane season.

Include a 3 to 7 day supply of the following items:

- ✓ Batteries
- ✓ Battery operated radio
- ✓ Bleach (without lemon or additives)
- ✓ Butane lighters and/or matches
- ✓ Camera & film
- ✓ Cleaning & sanitizing supplies
- ✓ Eating utensils (disposable)
- ✓ Extension cords
- ✓ Fire extinguisher
- ✓ First-aid kit
- ✓ Flashlights
- ✓ Fuel for car
- ✓ Prescriptions
- ✓ Manual can-opener
- ✓ Non-perishable canned or packaged foods & beverages
- ✓ Plastic trash bags
- ✓ Tarps
- ✓ Toiletries: toilet paper & personal hygiene items
- ✓ Water (7 gallons per person)
- ✓ Pack up important documents & important papers in waterproof bags

Prepare your home for the storm:

1. Develop a complete plan of action with the entire family. This should include evacuation, procedures and preparation tips for both inside and outside the house.
2. **Have a back-up plan if key person is not available.**
3. Get cash from ATM / bank.
4. Determine evacuation routes.

**Useful Numbers**

**Brevard County Emergency Management  
321-637-6670**

**Information Line During Disasters ONLY  
321-637-6674 or 211**

**Web Site: [www.embrevard.com](http://www.embrevard.com)**