

Cape Gardens News

APRIL 2011

BOARD of ADMINISTRATION

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MANAGEMENT / FINANCIALS

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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!



Remember, each homeowner is responsible for the maintenance of the landscaping on their individual lot.

Failure to maintain your lot in a satisfactory manner may result in fines and/or forced maintenance.

VANDALISM:

We continue to have vandalism at the pool area. Someone has been clogging the toilets and breaking the fixtures. Your quarterly assessments are used when damage is discovered, so please keep an eye out for vandals and report them to the police.

New chairs have been purchased for the area and as a reminder, PLEASE lower the umbrella when you leave the pool area. Otherwise the wind will damage it or the table. If it's discovered who caused any of these damages, the expenses incurred will be charged to that owner, even if it was their renter who was the culprit. Motion lights will be purchased to hopefully deter future vandalism. If you see anyone vandalizing the

property, please attempt to determine where they live so we can address the situation. For your own safety, do not confront anyone.

Also, PLEASE do not throw used diapers in the trash can at the pool. It needs to be taken with you and disposed of elsewhere since the pool trash bin is not emptied on a weekly basis and old diapers are not a pleasant smell when you're trying to have a swim or sunbath.

INFORMATIONAL WEBSITE

RDI provides a web page for Cape Gardens on their website: www.ReconcilableDifferences.net. Click on the photo of your entrance. On the Cape Gardens page, you will see minutes of past meetings, photos, past newsletters, and anything else the Board wishes to have posted. Please give us your input on the page and any suggestions for improvement.

RENTALS

Per Article VII, rentals must be for a minimum of 90 days and notification must be submitted to the Association prior to occupancy.

RULES & REGULATIONS

Unit owners are again reminded 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 at both King Neptune and Evelyn. All owners need to read their Rules & Regulations before installing a satellite dish. While the Association cannot prevent an owner from installing a dish, prior approval is required and the dish must be installed at the rear of the house so it's not visible from the street.



TRASH BINS

The Association Docs and Rules & Regulations state that all trash bins must be stored “out of sight”, which usually would mean the garage. The 96 gallon bins we presently use are quite large and some have felt they’re too large for storage in the garage. Past Board Member Hazel Banks contacted WastePro and they will gladly exchange the 96 gallon bins for a smaller 64 gallon bin so it can easily fit in the garage. Just call 407-467-5934 for the exchange! No matter which size you use, these cannot be stored on your front doorstep or in view from the roadway.



HURRICANE PREPAREDNESS:

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

CPA REVIEW:

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

REMINDER:

Pets are not allowed in the pool area and must always be on a leash when outside. This law pertains to dogs and cats. Cats are not allowed to be let loose. Also, it is a county HEALTH LAW that you clean up after your pet immediately!



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.



HURRICANE SEASON ALMOST IS HERE!

If you are planning an extended trip, we ask that you bring any outdoor furniture or items inside. Flying debris is one of the major causes of property damage.

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

Useful Numbers:

Brevard County Emergency Management
321-637-6670

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

Web Site: www.embrevard.com