



Garrett's Run Condominium Assoc, Inc.

Office: (321) 725-1840

E-Mail: Lynn@recdif.com

Board of Directors:

- Kathryn Heisey President
- Peter Engel Vice President
- Marion Geiger Secretary
- Hattie Martin Treasurer
- Alfred Fassler Director
- Vacant Director
- Vacant Director

Community Association Management Company

Lynn Hiott / Michelle Davis / Sarah Davis

Reconcilable Differences, Inc.

PO Box 646

Cape Canaveral, FL 32920

Office: 321-799-0660 Fax: 321-305-6199

E-Mail: Office@RecDif.com

www.ReconcilableDifferences.net

Other Important Numbers:

Non-Emergency W. Melbourne PD (321) 639-7532

After Hours Building/Water Issues: (321) 960-9334

Insurance Agent David Murrell: (321) 264-0779

Vance Auclair, our NEW maintenance



man, has joined our community. He comes to us with an extensive knowledge from working in the past with the

Veterans Homeless Program. He has done a GREAT job! If you see him around, please introduce yourself and more importantly, just say "Hello".



Brighthouse Upgrades:

Brighthouse Networks will be upgrading all cable lines inside your units to digital cable and for those that only have ONE outlet; they will install another outlet at no charge to you. This project will begin March 27th. It is **VERY IMPORTANT** that the association office has a current key to your unit or that your neighbor has a key to enter your unit in your absence. Management will be accessing your unit for these mandatory upgrades. If the office does not have a key to your unit, a locksmith will be on standby to enter the unit and the homeowner **WILL BE FINANCIALLY** responsible for payment to the locksmith. There will be a letter taped to your door within the next week to explain this project in much more detail. Take the steps now to verify that the office has a current key to your unit.

PET WALKING:



Please remember that pets can only be walked in the approved dog walking areas with a LEASH at all times. Pets are not EVER to be out alone. Also, PLEASE remember to PROMPTLY pick up after your animals. It is not fair to your neighbors to let them step in your pets' excrement!

Board Vacancies

There are currently two vacant directors' positions on your Board of Directors. If you are a deed holder and would like to participate in the affairs of your Association, please consider volunteering your time and talents as a director on the Board. To indicate your willingness to serve, please contact the Association office. Thank you for your consideration in this matter.



Cosmetic Board Repairs:



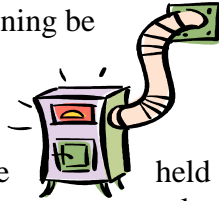
A contractor was hired to repair and replace the rotten cosmetic boards on the buildings with Hardy board that will never rot. To date, building 200 and 300 has been

replaced. This should assist with all the leaks into the units from what was thought to be the windows or bad roofs. Please be patient and understanding as he continues to diligently work to get all the buildings repaired.

* Owners are **responsible** for maintenance of their own dryer vents. Help prevent dryer fires by having your dryer vents checked and cleaned at least once per year. The life you save may be your own!

Empty 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 responsible for any damage to not only their unit but to those units attached. Also, If you know of an unoccupied unit, please contact management with the unit number. As a reminder, please put ½ cup of bleach mixed with water down your condenser drain line every other month and alternate with ½ cup of vinegar and water to help prevent blockages within the drain line.



SAVINGS ON AC CHECKS:

Steve Hoskins Air Conditioning Company has offered a service of Preventative Maintenance Inspection on your AC unit. His company will complete the following: Air filter inspection; Check Thermostat; Check air handler; operation; Check evaporator coil; Check blower motor; Check electrical connections; Flush condensate drain line and pan; Check condenser motor and compressor. The price is \$30.00 per unit. There must be a minimum of 10 units scheduled for this deal. Please contact the office to sign up for this service. You must either be home or prior arrangements must be made with a neighbor to allow access. Services will be offered during the first week of May.



FIRE ALARMS IN INDIVIDUAL UNITS

All unit owners are encouraged to check the status of the smoke alarms in their individual units to ensure they are properly working. Apparently these alarms were installed in the buildings in 1986 when they were constructed and the life of these alarms is thought to be around 10 years. The smoke alarms originally installed inside each unit are wired and not battery dependent.



PUT A FINGER ON IT!
WORKING SMOKE ALARMS SAVE LIVES.

FIRE CODE VIOLATIONS:

Residents are reminded once again that all stairways and landings must be kept clear at all times per the Fire Marshall. No plants or other items should obstruct passage/exit to steps at any time. Absolutely no items of any nature are allowed on stair steps or on the mid-landing at any time. Nothing can be stored in the electrical or telephone rooms. PROPANE grills are not allowed to be anywhere on the premises. Please comply or face fines levied by the Fire Department!



Maintenance Tip: Water Supply Valves

Water supply valves and hoses, such as those under sinks, toilets and washing machines should be inspected at least once a year for corrosion or leaking. In a recent incident, a second floor unit had a small drip from the bathroom toilet. A small drip can amount to as much as 1 gallon of water per minute! Imagine being the owner downstairs watching as your ceiling begins to collapse. This can and will happen if a leak on a failing valve or supply hose is not repaired. The collateral damage could cost you thousands of dollars. Also, as a reminder to residents, if you are leaving your unit for more than 24 hours, please turn your main water valve off. If you are not sure where it is located, please call the Association office or RDI, and our maintenance man will be glad to show you where your main valve is located.

INSURANCE REQUESTS:



If you receive a notice from your mortgage holder requesting an insurance certificate for hazard or other coverage on the association property, the quickest way to handle it is to go to submit your request to SJR Insurance by fax

or email. Fax: (321) 264-0779. Email: Lynnanne@cfl.rr.com

The will need:

1. Name of your condo
2. Your name, address and phone number.
3. Mortgage company name and address listed on the request letter and fax number if noted. (also known as Mortgagee Clause, Usually a P.O. Box)
4. Your mortgage account/Loan number.

(You can fax the letter from the mortgage holder. Just verify all of the above information is listed, as they don't always list your condo name on their letter.)

AND remember: You can take advantage of "wind mitigation credits" and Unit Fire Sprinkler Certificates on your personal "H06" policy. Have your agent retrieve these from our website. Turning in these forms could save \$200 to \$600 on your policy!

New Community Bulletin Board:

There is a new bulletin board located inside the clubhouse for owners/renters to display "For Sale" items or announcements. There are index cards located inside the clubhouse that the resident must put the date that it was placed on the card. The advertisements can remain for 30 days, after this time, the information will be removed.



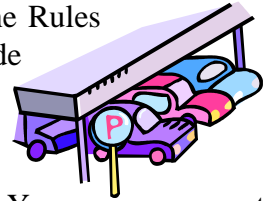
BULK FURNITURE/ITEMS:

When you need to discard big bulk items like couches, mattresses, or even a hot water heater, these items **MUST** be placed at the north end of the property in front of building 200 on Shadowood Drive the left of the dumpster. These items cannot be placed any other dumpster locations.

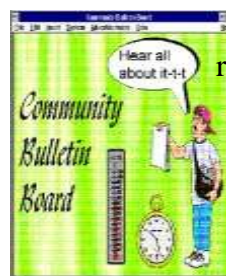


Parking Spaces:

The board recently amended the Rules and Regulations to include decals to be distributed out to owners and tenants. This will ensure the safety of all to know which vehicles belong here. You must bring your car registration and valid Driver's License to the office so you can be assigned a decal for your vehicle. After April 1, 2012, vehicles that do not display the appropriate decal or visitor pass will be subject to be towed at owner's expense. Owners will be allowed to park 2 vehicles with registered decals in front of their buildings. All guests/visitors will be required to park in the guest/visitor parking areas. Should a guest or visitor be here for more than 48 hours, they will have to display a visitor pass on their dashboards. Reminder: Only **two vehicles per unit** may be parked in a reserved resident spot in front of each building and the vehicle must display a current red resident decal on the front driver-side windshield. Failure to abide by the parking rules and regulations may result in the vehicle being towed at owner's expense. Residents are responsible for ensuring guests also abide by the parking rules.



Let us know if you are trying to rent or sell your home. The office keeps a list of units to hand out to interested visitors. We appreciate knowing the number of bedrooms and selling or rental price so we can help you!



If you have an "after hours" issue regarding a water leak or maintenance danger, please call the RDI emergency # **321-960-9334** Please understand that management is not hired to drive out at night to tell people to leave the pool area. If you see dangerous behavior or vandalism, please call the West Melbourne non-emergency # 321-639-7532. Remember that you can make an anonymous complaint.



Farewell and Best Wishes

to our
Friends
and long
time Unit

owners, Nancy, Sal, Angie
and Fred. Good luck on
your new adventures! You
all will be missed!



Please WELCOME our New Unit Owners:

These owners have
recently purchased into
our community, so please
welcome them!

- | | |
|-----------------|-----------------|
| Unit 111 | Unit 502 |
| Unit 112 | Unit 618 |
| Unit 202 | Unit 803 |
| Unit 217 | Unit 903 |
| Unit 318 | |



*For snowbirds, it's a
matter of being proactive,
rather than reactive*

Ask any veteran South
Florida snowbird — the
species of condominium
and homeowners that

flees to cooler climates during the summer months —
and you'll learn that leaving means more than packing
and locking up your home. It takes planning to secure
your home and belongings and to make sure your abode
is as welcoming upon your return as it was before you
left. Some tips to help:

- ☑ Find someone who can visit your home while you are away to check on possible problems that pop up, such as plumbing leaks and storm damage. Someone who can enter your home once or twice a month to check on appliances, sinks, air-conditioning systems and other possible sources of problems
- ☑ **Remove all movable objects** from porches and patios. Keep in mind a hurricane could turn them into dangerous projectiles that could damage your home or a neighbor's.
- ☑ **Close drapes and blinds.** That helps keep strangers from peering in to see what you own and to discover signs you may be away.
- ☑ **Stop newspaper and mail deliveries.** Stacked papers outside or a full mailbox may attract unwanted attention.
- ☑ We suggest setting your air conditioning to about 80 degrees, enough to keep bills down and

to prevent mold build-up on walls and carpets. In some condos with humidistats, change the setting to read "60," which will pull the humidity out of the air and also protect against mold and mildew

- ☑ Shut your water off from outside. Typically, there is a round valve that needs to be turned to the right until it is tightly closed. Once done, turn on your sink and bathtub valves to make sure no water comes out and to release air pressure within the pipes. Also strongly suggest that residents drain the hot water heater to prevent leaks or floods caused by a faulty drain pan system or ruptured water heater tank. A leak from the water heater can leave you with an inch-worth of water build-up on your floors when you get home, and a ruptured tank can dump 30 to 40 gallons of water into your home that can flood out to neighbors next to you and below you. Lastly, make sure your ice maker to your refrigerator is off and no water is left in the line.

Future Newsletters: Do you have a great recipe or craft that you would like to share? Anyone wishing to contribute an article for the summer newsletter scheduled for publication in early June, please contact the office or you may leave a copy of your written article in the drop box next to the office door. Please include your name and telephone number so that we may contact you should we have any questions.



Your Board of Directors welcomes home owner participation at our Board Meetings, normally held the 4th **Wednesday of each month at 7:00 pm** in the

Clubhouse. Our meetings are structured so the Board can conduct the maximum amount of business in a timely manner. At the end of each meeting, prior to adjournment, home owners are given the opportunity to address items that were included on the agenda. We ask that questions and comments be held until the end of the meeting, as this ensures that there will be minimal interruption and the Board can address all agenda items. There is a mechanism in place for homeowners to have items placed on the agenda. A homeowner need only submit his/her agenda, in writing, to our management company two weeks in advance of the meeting. We will make every effort to include your request on our next agenda.

