



Garrett's Run Condominium Assoc, Inc.

Lynn Cell: (321) 960-9334

Board of Directors:

- James Hamilton President
- Kathleen Fassler Vice President
- Mary Orr Secretary
- Rosemary Gleason Treasurer
- Alicia Ponegalek Director

Community Association Management Company

Lynn Hiott / Michelle Davis / Sarah Davis
Reconcilable Differences, Inc.

2560 Palm Lake Drive

Merritt Island, FL 32953

Office: 321-453-1585 Fax: 321-305-6199

E-Mail: Office@RecDif.com

Bookkeeping Questions: Sarah@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 Josh Ranew: (321) 722-2338

Annual Financial Review: All owners are entitled to a copy of the year end CPA Review. It is available for inspection on the website. If you would like a printed copy of the report, please let us know.



Parking: Residents or owners whose vehicles drip oil, transmission fluid, and/or fluids onto the concrete or asphalt parking spaces or driveways shall clean up the drippings as soon as possible and are responsible for removing any stains left by the drippings or other damage.

Fire Marshal Inspection: We received violations for items under the stairs and stored in the utility rooms. As a reminder, the exterior of the buildings cannot be used for storage, nor can the utility rooms.



Barbeque Grills: No grills, electric or otherwise can be used or stored on balconies, under any overhanging portion, or within 10 feet of any structure. This a new change by the state fire marshal. Two Charcoal grills are now available for usage behind the clubhouse. Please clean up after use!



Rule Reminder: The pool is for residents, their visiting family members and occasional guests. We have some friends of residents who feel it is acceptable to visit our pool without the resident with them. Please remind your local family and friends that the pool is a place to visit WITH you, not a place to visit and use just because you live here.



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 400 on Maplewood Drive to the left of the dumpster. These items cannot be placed at any other dumpster location. If you are moving in or out, cardboard boxes MUST BE broken down, not left in the area as a box, AND NOT SHOVED INTO THE DUMPSTER! Be considerate and take these boxes to the Bulk area for removal. NO TV's can be discarded!



Club House: The clubhouse is available for use by unit owners, their approved lessees and guests when accompanied by a resident unit owner or lessee. The clubhouse can be reserved for private parties through the Board of Directors. No private money making events are permitted in the clubhouse.



All bookkeeping questions are best requested by e-mail to our bookkeeper Sarah, at Sarah@RecDif.com. She can email you a statement of your account if you need one.



Keys to ALL UNITS: This serves as a reminder that the Association should have a key to your unit. Board and Management are bonded. We will not enter unless it is an emergency, but if needed, time is of the essence and waiting on someone to drive over to unlock your door could result in expensive damage.



Holiday Decoration Reminder: Decorations must be tasteful and not pose a safety or fire hazard. Decorations are placed out at your own risk and cannot be attached to stairwells, bulletin boards, mail box units, windows, walls, light fixtures or shutters. Lighted decorations must be turned off before 10:00PM.



If you have an "after hours" issue regarding a water leak or maintenance danger, please call the RDI emergency # **321-960-9334** 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.

Website: Please take a moment and go to your website!



www.ReconcilableDifferences.net is our main page. Click on the Garrett's Run sign photo to access your property. Photos of your property, minutes of meetings, the FAQ form for realtors, forms you will need to reserve the clubhouse, sign up for auto payment of your maintenance fees, tenant approval forms, etc all of these forms are accessible at any time on our website.

A hero is someone who has given his or her life to something bigger than oneself. -Joseph Campbell

Social Committee Events: Please join the community with a **Pre-4th of July BBQ to be held on Saturday, July 2nd at the pool** and back side of the clubhouse from **2-5pm.** Cost is \$3 per person. Bring your own drinks and a dish or dessert to share. Hotdogs and Chicken will be provided. Sign-up sheet is located in the clubhouse.



Payment Options: You have the ability to pay your monthly fee by credit card or one-time auto debit if you forgot to mail your check and are not signed up for ACH with Sunrise Bank. Go to the management company's website www.RecDif.com and click on the button "PAY ONLINE". You will set up a user name and password so that you can use this option whenever you want. There is a convenience fee paid to the bank to do this, but in a pinch, it is better than being charged a late fee!



Soundproofing Between Floors: Please remember that even carpeted floors can sound loud to those below if the walker is "heavy-footed". Think of your downstairs neighbor and "walk softly". Second floor units MUST have padding & carpet on most walking areas; the only exception is in the kitchen and bathrooms. Second floor balconies cannot be carpeted unless enclosed and deemed part of indoor living space.



Social Committee is also planning a "**Pancake Breakfast**" Date TBD from 9 am to noon. Cost is \$3 per person. Social Committee to provide Pancakes, sausage, home fries, coffee, and syrup. Contact Social Chair-Steve or **Theresa at (321) 220-0698** for further concerns.



Your Board of Directors and the RDI Management team wish you a **Happy Fourth of July.** Please remember no fireworks may be lit on the property for fire and safety reasons. The only way to have a happy holiday is to have a safe holiday. Enjoy! Office will be closed Monday, July 4th in observation of Independence Day!



*Have a good, old-fashioned, all-American kinda day!
Happy Fourth of July!*