



HIDDEN HARBOR HIGHLIGHTS

MAY 2011

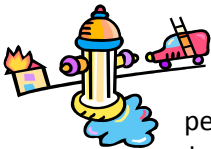
BOARD of ADMINISTRATION

Richard Kleinhans	President
Bob Philbrook	Vice-President
Sam Bovalino	Treasurer/Secretary
Frank Carotenuto	Director
Ken Lewis	Director
Richard Marquis	Director
Bill Allen	Director
Marilyn Lewis	Landscaping Chairperson

MANAGEMENT

Kathy Watts, Manager
Reconcilable Differences, Inc.
109 Long Point Road
Cape Canaveral, FL 32920
Office: 321-799-0660 Fax: 321-799-0630
E-Mail: RecDif@earthlink.net
Website: www.ReconcilableDifferences.net

EMERGENCY CALLS:



The management emergency line is to be used for true emergencies ONLY. Management and maintenance personnel are not contracted to unlock doors when keys are lost or you've locked yourself out. It's your responsibility to call a locksmith if this is the case.

2010 TAX REVIEW:

The 2010 tax review has been completed by the CPA and is available to all owners free of charge. Please contact management if you wish a copy mailed or emailed to you.



RULES & REGULATION:

An updated version of the Rules & Regulations has been sent to all owners and renters. Owners, please remember that you are responsible for your renters and their behavior.

MAINTENANCE SUMMER HOURS:

Ted's summer hours are Mon-Tues-Thurs-Fri from 7:00 am to 5:30 pm

POOL USE:

Please remember that children under 14 MUST be accompanied by a parent or guardian when at the pool; not just an older friend or relative, but a real adult who will supervise the child. We have had people bring pets into the pool area, which is illegal per county regulations, and pool rules are being ignored by the children who are left alone at the pool. Toddlers MUST wear leak-proof "Swimmers" when using the pool. Anyone not complying will be asked to leave the pool area and if additional chemicals are needed, they will be charged for the expense.



NEW AMENDMENT:

The amendment to the Condominium Documents passed by a vote of 37 yes to 12 no votes. It has been sent to the attorney for recording in the county records. As soon as we receive verification of the amendment's recording, all owners will receive a copy for their records. The new amendment will read: "The record owners of each unit shall be personally liable jointly and severally, to the Corporation for the payment of all assessments, regular or special, made by the Corporation and for all costs of collection of delinquent assessments. In the event assessments against the unit are not paid within sixty (60) days after their due date, the Corporation shall have the right to foreclose its lien for such assessments. Assessments that are unpaid over thirty (30) days after due date shall bear interest from the due date at the highest rate provided by law until paid. The Board of Administration is authorized to impose a late charge not to exceed Twenty-five and 00/00 Dollars (\$25.00) on payments not paid within ten (10) days after the due date. Unless otherwise provided by the Board, the due date of monthly assessments shall be the first day of the month."

PET WALKING & PICK UP:

Many residents have pets. Most of the time, they are a joy and companionship for the owner. Unfortunately, some pets affect neighbors when they are allowed to bark at inopportune times.



Middle of the night barking affects neighbors who need their sleep, and other pets are barking all day while their owners are away, which is a problem for

residents who are at home. We also have a problem with pets allowed to roam free to defecate. PLEASE REMEMBER that your actions or lack thereof affect MANY people in a condominium. County regulations requires you to keep all pets on leashes when outside and to clean up after them IMMEDIATELY. And please remember that you cannot walk your pets in the grass areas in of Hidden Harbor. Pet walking areas are the PERIMETER of the property.

DEBRIS IN DUMPSTERS:

The Association is having a problem with residents renovating their units and placing carpet, padding, cabinets, doors and appliances in or near the dumpsters. Waste Management is willing to pick up



large

items and appliances if you CALL for PICK-UP (723-4455), but because this is a condominium, they will NOT pick up cabinets or carpets that are placed in or near the dumpster. They will drive right by and then our maintenance man has to remove the item, cut it up in very small pieces or take it to the dump himself. Again, this costs ALL owners by wasting the maintenance man’s time. Ideally, please have your renovation debris removed by your contractor or take it to the dump yourself!

SAVE MONEY-VACANT UNITS:

It is imperative that the air conditioning be kept on even though unit is not occupied in order to prevent mold from establishing a foothold. Any owner



a

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.



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 & 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