



Sunrise Landing Gazette

WINTER 2010

Sunrise Landing Condominium Assoc, Inc.

Office: (321) 639-3360

E-Mail: sunriselandingco@bellsouth.net

Board of Directors:

Sharon Skaggs	President
Glen Michaels	Vice President
Beverly Thomas (BT)	Secretary
Barbara Long	Treasurer
Ingrid McKinney	Director
Chuck Zimmerman	Director

Property Management Company

Michelle Dugan / Brandi Lowder

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

www.ReconcilableDifferences.net

Other Important Numbers:

Non-Emergency Sheriff Matters (321) 264-5100

After Hours Building/Water Issues: (321) 243-4346

Insurance Agent Josh Ranew: (321) 722-2338

ENCLOSED WITH THIS NEWSLETTER IS YOUR RECORDED COPY OF THE RECENT AMENDMENT TO ALLOW THE MASTER ASSOCIATION TO PAY FOR ALL INSURANCE COVERAGES ON ALL

BUILDINGS. Make sure you file this with the governing documents you received when you purchased your property. When you sell your unit, the documents and all amendments must be transferred to the new buyer. If you have any questions about this, please contact the manager.

Insurance Reminders:

Please remember that Florida Statute requires all unit owners to purchase an



“H06” policy for the contents of their condos. This policy also must have a minimum \$2,000 “loss assessment” rider and the condo must be shown as a “certificate holder”. Please contact your personal insurance agent with any questions.

Every year some mortgage holders request insurance certificates for flood, hazard or other coverage on the association property. Some even claim if you don’t have evidence of coverage, they will purchase a policy on your behalf. If you receive a request for any insurance certificates on association property, our condo insurance agent, Josh Ranew, has the following instructions:

Forward all certificate requests to his office to the attention of **Debra Carey**, and include:

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.
5. Note if you want a copy sent to you also.

Submit requests by:

1. Fax – **321-722-2158** – **Attn: Debra Carey**
(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.)
2. Go to our website and fill the request form out.
(This is the fastest method.)
www.RanewInsurance.com
3. Mail information or copy of mortgage letter to:
Ranew Insurance Agency 966 S. Wickham Rd
Unit #102 West Melbourne, FL 32904

Window Screens: There are a number of windows in our community that need new screens. Please take a look at yours. If the screen is



ripped or discolored and old, please have them re-screened or replaced. If needed, call the office for contractor names.

Dryer Vent Cleaning Time Again

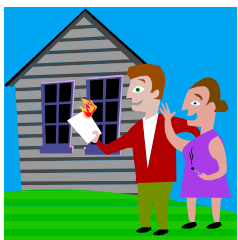
Annually there are over 15,500 fires, 10 deaths and 310 injuries due to dryer exhaust fires. Dryer fires often start due to unsafe dryer venting. Dryer vent fires can start by dryer lint accumulating in the clothes dryer venting or around the drum. Owners are responsible for their own dryer vents, so please make plans to have yours checked or cleaned. If you have questions or need names of contractors, please feel free to call the Management (Reconcilable Differences 799-0660) office.



ANNUAL MEETING COMING
Please mark your calendar and plan to attend the next Annual Unit Owner Meeting scheduled March 17th at 7:00 PM at the

Blessed Sacrament Church located at 5135 N. Cocoa Blvd. If you are interested in helping to make the decisions that affect your community, make sure to send in your “Intent” form that was recently sent to all owners. If you did not receive one, please call us and we will get another one to you.

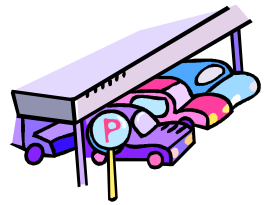
Soundproofing Between Floors – While the governing documents of the Association do not allow upstairs tile or wood floors, even carpeted floors can sound loud to those below if the walker is “heavy-footed”. Please remember your downstairs neighbor and “walk softly”.



Tenants: It is a requirement of the Association that we are made aware of new tenants and conduct interview with them before they move in. A “Renter Profile” may be obtained on the website or management will be happy to send you a copy. PLEASE help management and neighbors know who is living in your unit. There is an application fee and a \$500 deposit required by your governing documents.

Parking Spaces:

Reminder: Only one vehicle per unit may be parked in a reserved resident spot and must display a current resident decal on the front driver-side windshield. Failure to abide by the SLA 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 SLA parking rules.



Landscaping



Our new landscaping company, Dobson Woods & Water, is on site on Tuesdays. The frost we experienced in early January has hit our grass and shrubs very hard. Some will come back, others will not and will have to be removed. Please bear with us until we know for sure if a plant will not make it. Once we know for sure, Dobson will have their landscape architect design and bid on replacement shrub plantings.

Board Meetings:

We currently hold monthly board meetings the 3rd Wednesday of each month at 7:00 PM in the on-site condo office. Meeting notices and agendas are posted on the bulletin boards next to the mail boxes at least two days in advance of the meeting.



BOD Meeting Minutes: Want to see copies of the most recent BOD meeting minutes or see a copy of the latest rules and regulations? Then go to the RDI website listed on page 1 and click on the Sunrise Landing icon. There’s a lot of interesting information contained on the Association’s webpage. Check it out.

Front Doors: Owners are responsible for their own exterior door (front and storage) maintenance, but the Association supplies the paint so that all stay the same color. MANY exterior doors currently need to have rust removed and be re-painted. Call the office to have a can of paint ready for you to borrow.

