



Sunrise Landing Condominium Assoc, Inc.

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Board of Directors:

- Ken Schmeling President
- Chuck Zimmerman Vice President
- Kay Briley Secretary
- Barbara Long Treasurer
- Glen Michaels Director
- Sally Mifflin Director
- Beverly Thomas Director

Community Association Management Company

Lynn Hiott / Michelle Dugan / Charlotte Hubert / Sarah Davis
 Reconcilable Differences, Inc.
 109 Long Point Road
 Cape Canaveral, FL 32920
 Office: 321-799-0660 Fax: 321-799-0630
 E-Mail: office@RecDif.com
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

SEWER LINES UPDATE:

As reported in the last issue of this newsletter, grease blockages in our sewer lines have resulted from fats, oils, and grease being poured down the drains. An emulsifying agent has been purchased to dissolve these blockages in our sewerage system. This agent is now available at the SLA office. To get your individual package, along with instructions for usage, please visit the office to sign for the treatment package for your unit. As a continuing safeguard, **please refrain from pouring grease, oil, or other fatty substances down your drains.** Your cooperation in this matter is greatly appreciated and will avoid costly repair bills for homeowners in the future.



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.



VANDALISM & TRESPASSERS:

The recurring acts of vandalism costs the Association (therefore, the homeowners) unnecessary funds. Whether it is damaging an amenity at the pools or breaking a street light, there is a price to be paid to repair the damage. Reports of trespassers continue to be heard from residents. The north end behind Building 7470 seems to be particularly inviting to transients, etc. who roam between US 1 and the river on SLA property, looking in windows as they meander along. Due vigilance is necessary to try to curb the vandalism and those trespassing on the property. If you see anyone that looks suspicious or if you witness an act of vandalism, please report what you have seen to the office right away. Working together is the only way to ensure the safety of our residents and the security of our property.



GEYSERS AND SOGGY AREAS:



In the near future, work will commence on addressing the many problems that have been encountered with the irrigation system. It has been reported that

once the work starts it is possible there will be geysers in the grassy areas due to an increase in pressure as the work continues. Please do not be alarmed, and if there are no workers in the area, please report this incidence to the Office. Also, if you see an area that is soggy and it has not rained, please call the Office so the proper attention can be given to what may be a leak in the system.

SOCIAL

UPDATE: The Social Committee will be hosting the



first party of the season, "**Veteran's Day Salute to the Troops,**" in November. This event is tentatively scheduled for **Nov. 11th from 4 PM to 7 PM** at the south pool. Watch for any changes in the date to be posted on the bulletin boards throughout the complex. In the meantime, find your favorite recipe to prepare a dish for all to share. Hope to see you there!

PLEASE NOTE:

While performing his duties recently, the maintenance man was harassed by a resident. Upon reporting this incident to a Board member, a call was made to the Sheriff's Department to determine if there were any legal ramifications in regard to such action. According to that office, it is a crime with a 2nd degree felony to harass employees. Any future incidents of harassment toward the maintenance man will result in the sheriff being called immediately.



PROPERTY/WIND INSURANCE:

The Association has been notified there will be an increase in the cost of Property/Wind and flood insurance. This additional cost is due to a recent appraisal of the property. The Board wants homeowners to be aware of this coming added expense as the budget process begins.

A NOTE OF APPRECIATION:



Thanks so much to Frank Emmith for donating two 8x10 plate mirrors which have been cut to provide four beautiful mirrors for the restrooms at the cabanas. They have been installed and really look great.

This generous donation not only enhances the amenities available for residents but it will also save the Association funds in the future. Thanks again, Mr. Emmith!

POOL RULES REMINDER: The Board is currently reviewing the pool rules for any revisions and/or additions necessary to update them. In the meantime, recent activity at the pool areas indicates several reminders are called for in regard to these rules. **The pool gate must be closed and securely locked**



at all times. Propping the gate open is absolutely a violation of this requirement. **The pool hours are 8:00 AM to 10:00 PM.** There are no exceptions, and the sheriff's office may be called to enforce this rule. **No screaming will be tolerated.** Please be considerate of residents living around both pool areas. These residents should not have to retreat to one of the bedrooms at the front of the unit to be able to enjoy a TV program, listen to music, etc. Your cooperation in this matter will be greatly appreciated.

NEWS FOR SPORTS FANS:

Brevard County Schools offers a Golden Key Pass to attend sporting events free of charge for Senior Citizens. The Pass is free to anyone 64 years of age or older and includes all games in the various sports excluding tournaments. All that is required to obtain your Pass is to show an ID at the front offices of the schools. The office at Space Coast Jr.-Sr. High School is open from 7:30 AM to 4:00 PM, Monday through Friday, except holidays. For further information, please call 638-0750.



If you see a light out or something in need of repair, PLEASE come into the office Tuesday or Thursday 10 am to 1 pm to fill out a form or tell us about your concern. We do not often drive thru after dark, so we need your help in fixing dark areas.



DOG PARK: The Fay Lake Wilderness Park, at the west end of Fay Boulevard, offers an easily accessible dog park. The area is divided into two separate fenced play areas for small dogs and for large dogs. Benches are provided for the comfort of pet owners. The Park is open from 7:00 AM until dark. We are very fortunate to have a dog park so close to home. Hope you have a chance to enjoy the park along with your dog(s)!



FIRE CODE VIOLATIONS: Residents are reminded once again that all entryways and landings must be kept clear at all times per the Fire Marshall. Nothing can be stored in the entryways (including under the roofed area), under the stairs, or on the landings. Please comply with this fire code.



EMERGENCIES & REPAIRS: If you have an “after hours” issue regarding a water leak or a maintenance danger, please call the RDI emergency number: 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 people in the pool area after 10:00 PM, or if you see dangerous behavior or acts of vandalism, please call the sheriff’s non-emergency number: 321-264-5100. Remember that you can make an anonymous complaint.



Board Vacancies

There are currently two vacant directors’ positions on your Board of Directors. If you are an owner 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.

THANKSGIVING DAY: Your Board of Directors and the RDI Management team wish you a very Happy Thanksgiving, if you are traveling for the holiday; we hope you have a safe trip. *All best wishes from all of us to all of you!*



PORT ST. JOHN ACTIVITIES:

- The PSJ Community Center offers a Quilting & Sewing class on Wednesdays from 5:30 to 7:30 PM. For information on this or any other events at the Center, please call 633-1904 or consult the monthly, HAPPENINGS, which is mailed to SL residents.
- The Port St. John Public Library offers a variety of interesting programs and activities including Senior Games, Yoga for Flexibility and Balance, and Basic Computer Classes. For further information, please call 633-1867 or consult HAPPENINGS for a complete listing of programs and meetings.
- The Walter Butler Community Center, 4201 N. U.S. Hwy. 1 (across from Fairglen Elementary School on the west side of the highway), hosts Jazzercise on Mondays from 6:00 to 7:00 PM along with many other activities. For the latest information, please call 433-4448 or consult HAPPENINGS.



Unless posted otherwise, monthly Board meetings are scheduled for the third Thursday of each month in the Association office. The time of the meetings may vary, so please consult the bulletin boards or call the Office for the correct time. Any owner is entitled and encouraged to attend. Please notify RDI at least 3 days in advance of a meeting if you would like to have a topic added to the agenda. (RDI is required to post the finalized agenda at least 48 hours prior to the meeting.)