



# Sunrise Landing Gazette

## SUMMER 2011

### Sunrise Landing Condominium Assoc, Inc.

Office: (321) 639-3360

E-Mail: [sunriselandingco@bellsouth.net](mailto:sunriselandingco@bellsouth.net)

### 2011 Board of Directors

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

### Community Association Management Company

Reconcilable Differences, Inc.

Michelle Dugan – Owner

Lynn Hiott – SLA On-site Manager

109 Long Point Road

Cape Canaveral, FL 32920

Office: 321-799-0660 Fax: 321-799-0630

After Hours Emergency: (321) 241-4346

E-mail: [RecDif@earthlink.net](mailto:RecDif@earthlink.net)

Web Site: [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net)

### Other Important Numbers:

Non-Emergency Sheriff: (321) 264-5100

SLA Insurance Agent Josh Ranew: (321) 722-2338

### WELCOME TO OUR NEW MAINTENANCE MAN!



A special welcome to Robert (Robbi) Horne, our recently hired maintenance man! Robbi comes to us with extensive experience in home remodeling and construction.

The Board truly appreciates his pro-active and professional approach in successfully maintaining our property. Additionally, as time permits in his off-time, Robbi has indicated he is willing to work personal projects for unit owners at their own expense. Feel

free to contact Robbi if you have something needing repair or any project needing a qualified maintenance man. Welcome aboard, Robbi!

### SEWER LINE CAUTION!!!

Over the last three months we have had 3 grease blockages in our sewer lines. Fats, oils and grease don't mix well with water and easily adhere to other materials, such as underground pipes. When washed down the drain, these substances can solidify and stick to the pipe's interior. Over time the grease can build up and cause blockages or breaks in the pipe. Sewer overflows can cause major health hazards, costly cleanups and environmental damage. Raw or partially treated sewage can back up into homes or flow into area streets. This causes hefty repair bills for all our homeowners. **Please refrain from pouring grease, oil or other fatty substances down your drains.** We are currently investigating ways to reduce this problem by adding an emulsifying agent to our sewer lines.



### HANDICAPPED PARKING SPACES



Residents are reminded that medically approved documentation must be submitted to and approved by the Board before the Board will allow installation of a handicapped parking sign and the assignment of a handicapped parking space on SLA property. If you have installed a handicapped sign on SLA property and have not already provided the required documentation for board approval, please do so as soon as possible. Non-authorized handicapped parking signs installed on private property may be subject to removal without further notice.

### A REMINDER TO WALKERS

Residents who enjoy walking through the property are asked to avoid walking directly behind parked vehicles. It is often difficult to see walkers, especially when parked next to large vehicles, when



backing out of parking spaces. To eliminate this unsafe situation, please walk on the sidewalks or on the side of the property closest to U.S. 1. Your attention to this matter is appreciated.

### **ALERT TO ALL HOMEOWNERS REGARDING WATER HEATERS!**

We have recently experienced an incident of a water heater bursting in one of our upstairs units, affecting not only that unit but also flooding two others and causing extensive and very costly damage. Many of the units on our property have water heaters that are in excess of 15 years old, the expected life of a water heater. The BOD is requesting all residents immediately inspect their water heaters. First check the pan under your heater to see if there is any water present. If there is, promptly call a plumber to check it out. Another sign to look for is rusting anywhere on your tank, paying particular attention to the bottom area and under the tank. Also check all connections to make sure there isn't any leakage. If any obvious rust is present, replace your water heater as soon as possible as it is on borrowed time. Also, if you have a washing machine, check to make sure the water hoses and connections are in good condition. The same applies to water lines servicing refrigerator ice makers. It is also a good idea to check the condition of all your plumbing in your unit, including under the kitchen sink and bathroom vanities. Water leaks can be very expensive and the unit owner is responsible for all collateral damage, not only to your unit, but all units affected by water damage. Precautionary measures will save you many thousands of dollars or more in damage. Please act responsibly; water damage is a huge inconvenience for you and your neighbors.



(Damage in Downstairs Unit)

### **WATER SHUTOFF VALVES**

Do you know where your unit's main water shutoff valve is? It's located outside at ground level directly in front of your unit. In other words, the two shut off valves for units 101 and 201 are located beneath the

front window of unit 101, etc. Check with your neighbor to be sure you know which valve affects you unit. If you are unsure how to locate it, please contact the SLA office and arrangements will be made to have someone show you how to shut off the water to your entire unit.

### **ALTERATIONS TO BUILDING ATTICS**

It has come to the attention of the Board that illegal alterations such as room/office additions to the limited common area building attics may have been done by some unit owners. Please be advised this is strictly prohibited due to fire/safety code violations as well as county permitting issues. In order to comply with state and local fire codes, any such alteration must be immediately dismantled and the attic restored to its original condition. Failure on the part of the unit owner to promptly do so will result in the Board having no choice but to immediately report these illegal alterations to the county Fire Marshall as well as the county permitting office. In addition to this action, the Board may also take further legal action to ensure compliance to the fire codes and regulations as well as our condominium documents. Your cooperation is essential to ensure the safety of all of our residents in this community.

### **SUSPENSION OF USE/VOTING RIGHTS**

Article X, Section 9 of the Bylaws of the Sunrise Landing Condominium Association of Brevard County, Inc. and Article VIII of the various Declarations of Condominium for Sunrise Landing, make the Board of Directors responsible for levying and collecting assessments from unit owners to pay the necessary expenses of the Association.

Under the authority of Section 718.303(3), Fla. Stat. (2010), the Association has, among other enforcement options, a right to impose a suspension upon a unit owner with a past due account to prevent the owner, the owner's family, tenants, guests and invitees from using the common elements, common facilities, or any other Association property until the past due monetary obligation is paid in full. Once imposed, this suspension *excludes* only the right to access and use the limited common elements intended for use only by the that unit, the common elements that must be used to access that unit, utility services provided to that unit, and parking space. In addition, the Association can take other lawful actions to recover the amounts due, including suspension of voting rights, denial of the right to serve on the Board of Directors, and denial of the right to collect rent from any tenant that may occupy

that unit, if and when it is rented. After conferring with the Association's attorney and as a legal means to attempt to collect maintenance fees 90 days or more in arrears, during the April 14, 2011 board meeting the Board of Directors voted to send letters to seven unit owners to formally notify them of their suspension of the specific unit owner rights listed above. The Board regrets the need to take this action and hopes that the need for this drastic action will be short-lived. The suspension will end upon full payment of all obligations currently due or overdue the association.

### S.O.S. (Safeguarding OurSelves)

Hurricane season started on June 1<sup>st</sup> and will end on November 30<sup>th</sup>. Since a number of our residents are new to Florida and those who have lived here for awhile tend to become complacent after quiet hurricane seasons, the following is provided to ensure that all of our residents are aware of shelters, etc. The AT&T phone book (April 2011-2012 edition) provides a great deal of useful information including checklists for safety before, during, and after a storm. This helpful guide can be located on pages 41 through 43 in the Cocoa Beach/Cocoa directory. The nearest general shelter for SLA residents is the Walter Butler Community Center, located at 4201 N. U.S. 1, up on the high ground across from Fairglen Elementary on the west side of U.S. 1. Please remember that nothing is provided at these shelters. Those who elect to ride out the storm in a shelter should bring supplies (food, medicines, etc.) to last several days as well as chairs and bedding. The general shelters are opened before winds are clocked at 40 mph. when a storm is expected to impact Brevard County. Evacuation orders will be issued, and all residents are urged to heed them. There is no pre-registration for shelters for the general population. The Port St. John Community Center which is located at 6650 Corto Road, left turn off of Grissom, north of Fay Blvd., is a pet-friendly shelter. However, Brevard County Emergency Management uses the term "shelter of last resort" for this location and will be available if one is from a mandated evacuation area only. Owners must stay with their pets (who are required to be in cages or crates), and they must bring the same supplies as for the general shelters as well as rabies and County animal license documentation, etc. There is an excellent checklist for pet shelters provided



on page 41 of the phone book. No pre-storm registration is required. Special needs shelters are available for those who need assistance due to medical or physical limitations and who have no other alternative for safe shelter. Registration with Brevard County Emergency Management is necessary for these special shelters. The registration form may be obtained by calling (321) 637-6670 or by visiting the department's website [www.embrevard.com](http://www.embrevard.com). The predictions for this hurricane season indicate it may be a busy one. Please keep informed and do all that you can to ensure your safety as well as your neighbors'.

### 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 RDI or SLA office.

### FIRE CODE VIOLATIONS

Residents are reminded that all entryways and landings must be kept clear at all times per the Fire Marshall. NOTHING can be stored in the entryways, under the stairs or on the landings. Please comply!



### POOL RULES

Summer is here! Please obey the pool rules. Pool hours are 8:00 AM to 10:00 PM and are strictly enforced. The pool gate must be closed and securely locked at all times. Only small, non-inflatable flotation devices, such as a noodle, are allowed in the pool. Guests of residents are limited to no more than 15 and residents are responsible for the behavior of their guests.

### A NOTE OF APPRECIATION



Thanks so much to those residents who assisted with the AC drain pipe cleaning by providing access to power on their first-floor porches. Projects such as this can only be accomplished with the cooperation

of the BOD, RDI, and our residents. Your assistance with this project is greatly appreciated.

### CARE OF PORCHES/BALCONIES

As many of you may remember, an extensive renovation of our porches and balconies was completed in 2008 at a cost of approximately \$413K. Much of the damage was attributed to extensive wood rot on many of the balconies caused by the illegal installation of floor tile and glued down carpets. Due to the nature of materials and our salt air environment, the following practices are recommended for the care of the porches and balconies:

1. No permanent covering of any type, i.e. ceramic tile, plywood or permanently glued down carpet is to be installed on any balcony. **NO EXCEPTIONS!** These items cause water retention and premature rotting of pressure treated lumber. Loose carpeting can be used as long as a 6" border is left around the deck for proper aeration and drying out after a rain. Carpet should be lifted occasionally to allow the wood to dry out.
2. No type of caulking or sealant should be used to seal the grooves of the decking. The porches were constructed to naturally drain and aerate. This is considered a wet area and is designed to drain between the tongue and groove decking material.
3. All decking should either be painted with SLA approved paint color or treated with a protectant water sealer, such as Thompson's Water Seal, on a regular basis.
4. A ceiling is allowed on the first floor porch provided it is constructed in accordance with the design on file in the SLA office. This design allows for the proper drainage and aeration of the decking. A request to the Board is required so that the condition of the wood can be monitored.



The porches and balconies are a limited common area. As such, the cooperation of all homeowners is requested to insure they remain in a safe condition. Please notify the Board of any repairs that may be needed by submitting a written

"Attention" form.

### FUTURE NEWSLETTER DISTRIBUTIONS:

In an effort to reduce copying and mailing costs, future distributions of the SLA newsletters will be limited to: (1) on site "take one" boxes located at each mail

station; (2) soft copies sent via e-mail to unit owners who have provided their e-mail address to RDI; and (3) hard copies mailed to unit owners who have provided self-addressed mailing envelopes (4 per year). Additionally, copies of the SLA newsletters are always available for free viewing on the RDI website listed above. Just click on the Sunrise Landing icon to get access to a wealth of information including newsletters, board meeting minutes, forms, etc. Your cooperation in the Board's continuing efforts to reduce our administrative costs will be greatly appreciated.

### INDEPENDENCE DAY

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!



### PORT ST. JOHN ACTIVITIES

- July 2 – Thunder over the Indian River (PSJ Fireworks) from the GenOn Energy property to the north of Sunrise Landing. Festivities will begin at 5 PM with games, shows, and music along with vendors offering food and cold drinks; the fireworks show begins at dark (around 9 PM).
- The PSJ Community Center hosts Seniors at Lunch from 10 AM – 1 PM, Mondays-Fridays. Call 633-1904 for further information.
- The Port St. John Public Library offers a variety of interesting programs and activities. From Basic Computer Classes to Yoga for Flexibility and Balance to Senior Games, there is sure to be something for residents to enjoy. For further information on Library offerings, please call 633-1867 or check the complete Calendar of Events posted on the main bulletin board at the flag pole each month.



**REMINDER:** Unless posted otherwise, monthly board meetings are scheduled for the third Thursday of each month at 6:30 PM in the Sunrise Landing office. All Unit owners are encouraged to attend.