



Village News

A Publication of Waterside Village

February, 2007

Board of Directors 2007



Front, L-R: Marc Rochon, Claude Poirier Defoy, Claude Comtois, Andre Mongrain
Back, L-R: Robert Van, Scott Perron Gaby Belanger.

Meeting Highlights, 2/1/2007 Appointment of Officers

On February 1, 2007, the following officers were appointed:

- President: Claude Poirier Defoy
- Vice President: Gaby Bélanger
- Secretary: Claude Comtois
- Treasurer: Andre C. Mongrain
- Directors: Scott D. Perron, Marc Rochon and Robert Van.

Bulletins / News

Cash No Longer Accepted

As instructed by our new accounting firm, Barry & Co., the office at Waterside Village is no longer accepting cash for any amounts over \$10. Checks with U.S. banks or money orders only are accepted. For your convenience, money orders may be purchased at "Mr. A's" convenience store on Miner road, or at other stores such as supermarkets, at banks or any post office.

Offer Ends Soon – Garden Window Replacement

Please contact the office immediately if you intend to change your garden window and wish to take advantage of the group price offered by Fred Black & Associates. Our shutter project is almost complete and time is of the essence.

Fred Black & Associates has offered to replace your garden window with a regular or flat window. If the window is replaced, then a standard accordion shutter can be permanently installed. If it is not, then the garden window must be covered with a more difficult to remove, storm-covering box.

Important Reminder – Close Your Shutters

Please leave all vacant condos with hurricane shutters in the closed and locked position. Waterside's rules and regulations state that it is the owner's responsibility to close the shutters (see page 13 of the rules on watersidevillage.com).

Please remember that there is little time in the hours before a storm. Our employees are generally very busy securing the common areas of the community and do not have time to close your shutters. They must also have enough time to get home to secure their own families. Securing your shutters is a matter of safety for all owners in your building, and for the community.

Office



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Manager & Staff

- Pamela B. Bampton
- Elissa Crawford
- Florence Allain
- Marie Moore
- Joe Fitting
- Larry E. Scrase

✉ watersidevillage@bellsouth.net

Board of Directors

- Claude Poirier Defoy
- Gaby Bélanger
- Claude Comtois
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- Marc Rochon
- Robert Van

If a vacant condo's shutters are not closed 72 hours before a storm and a member of the staff is required to close the shutters, the owner will be charged \$100. If a locksmith is also required to enter the unit, the owner will be charged the cost of the locksmith plus

an additional \$75. Please remind your renters and guests of this policy.

New Clubhouse Hours

Waterside's Clubhouse doors will now remain open to all residents of our village (owners and renters) from 8:30 AM to 10:30 PM, 7 days a week. Please note that already approved public activities' weekly schedule as published on message boards and inside the clubhouse will maintain their priority. Your cooperation and vigilance in keeping the clubhouse clean will help keep this "open door" policy in place.

New Employees

Waterside has recently hired 3 new employees; Joe Fitting and Karl Gross in the maintenance department, and Marie Moore in the office. Joe is from Pennsylvania and has been in Florida for eighteen years. Karl is a native of the area. Marie is from Montreal and has lived in the United States for eight years. She is fluent in both English and French.

Gate Repair / Upgrade Contract Signed

Waterside has signed a contract with Carpenter Security to upgrade the arms which power the gate, as well as update the Sentex software that provides the brains for the system. The system has gone beyond repair and the cost for the upgrade is about \$22,000 including the software. The new system will have a safety device which is designed to prevent damaging vehicles or hurting pedestrians. The gates open and close about 1,000 times per day during the season. A guard will be on duty from 4:00 pm to 6:00 am until the gate work is finished.

Non-paying Owners

There are about forty owners who have fallen behind paying their monthly maintenance fees or paying their assessments to Waterside. The total amount in arrears is about \$45,000. While most of these owners are only about a month or two behind there are about ten owners who owe over \$1,000.

Waterside's policy is to turn over a delinquent account to our attorney after three months of non-payment. The first step the attorney takes is to place a lien on the property. If the amount owed is not paid then the attorney will start the foreclosure process. The owner is responsible for paying the various costs, which include late fees, interest, attorney costs, court charges, process server fees and certified mail bills. These are in addition to the recording fees, lien filing fees and lien releasing costs when the lien is satisfied.

Irrigation Update

Stephanny Irrigation has recently rebuilt several key components of our sprinkler system; the final part of the repairs should be complete by Friday, Feb 23rd, 2007.

Rats in Waterside

The surrounding communities of Lakeshore, Crossings and Quadrille, as well as Waterside, have all experienced an infestation of rats in the last few months. It is believed that nearby construction has driven the rats into the local communities. None of those three communities, Lakeshore to our east, Quadrille to our west or The Crossings to the south do any service in the attics. They do not enter the units and it is the responsibility of each owner to deal with their attic. Our maintenance staff has worked

diligently for the past two months on this problem and has given it top priority.

The maintenance department believes the rats are entering condos through plumbing vents, dryer vents and the sewer system. There are three buildings that have had a rat problem in Waterside. Approximately thirty rats have been found, dead or alive. The maintenance department has installed a heavy metal mesh over all the plumbing and dryer vents in Waterside and checked all the soffits. The situation appears to be 99.9% under control. Only one Waterside attic now has rodents. The three methods of dealing with the rats are barriers, traps and poison bait-boxes. Waterside is using Slim Jims for bait in the traps. The poison bait boxes around the perimeter of the property are provided for and baited by our pest control company, Above and Beyond Pest Control. The boxes are locked and the openings are too small for a dog or cat to get in.

Awnings Update

So far, twenty-two awnings and fifteen domes have been installed, and the project is almost complete.

Waterside's Windstorm Insurance Savings

Waterside is eligible to receive a ten to fifteen percent discount on our windstorm insurance when the shutters are installed. The cost of windstorm insurance is approximately \$200,000 per year.

No Dumping Sign

Waterside is installing a new sign near the dumpster which reads: "No Dumping, \$50 Fine, Please take your items to the dump located on Lantana Rd., west on I-95 on the south side, or donate your items to Faith Farm, Goodwill or The Lord's Place."

Social Activities Update

A current list and calendar of social activities is provided on our website watersidevillage.com, posted throughout the community, and on groups.msn.com/watersidevillageflorida along with instructions and the person(s) to contact for more information.

The annual "Picnic in the Village" has been announced. It will be held Monday, March 19th from 5-11PM (if rain, postponed to Mar 20th). Bring your own food & beverages, free cake, coffee, tea is available. Activities include; "medals for our champions ceremony", "2007 season video review" and music and dancing in the street. Tickets are \$3 each and are on sale Sunday, Feb 25th from 10:30-11:30 AM at the clubhouse.

Reminders

Guest Parking Spaces

In some areas of our community, guest parking is very limited. To compound this issue, some owners have recently been using guest parking spaces rather than their own designated parking space. This is not only a violation of Waterside's rules and regulations, but can lack common courtesy.

Please remember Regulation 96-1, "Parking and Towing Policies", line item 8 which states: "Residents must park their vehicle in the space assigned to their unit."

Use of Common Areas

Recently, some owners have been adding structures and/or making changes to common areas. Because common areas are shared by all, changes are not only a violation of Waterside's rules and regulations,

but often can be inconsiderate to other owners.

Please remember Regulation 00-2, "Use of Common Areas" which reads in part: "Every joint owner has the right to use the common areas, but with consideration of the rights of the other joint owners. The sidewalks, corridors, passageways, stairways, entries and other areas intended for circulation, must not be obstructed. ...No joint owner is to destroy or modify the flower gardens of the site (or around the swimming pools), including the lawn, the trees, the flowers, the hedges and the shrubs. Any construction, structure, tent or canopy cannot be erected, stored or left in the common areas without the written consent of the administrators. ...Each owner will be responsible for damages to the common areas caused by his guests, tenants or family members."

Landscape / Irrigation Problems – Caused by Planting

IMPORTANT: If you want to plant anything, or put down steppingstones, you must contact the office. We have had an ongoing problem with:

- 1) People planting items that interfere with or destroy parts of the sprinkler system, and the breaking of electrical lines and PVC lines by digging.
- 2) Planting items so close to other plantings that the lawn maintenance crews can not get their equipment through.
- 3) Planting of items that completely block an egress – for a pedestrian.

We have had 2 incidents recently where plants were placed so close to main lines that as they grew, they broke the lines and affected the

entire sprinkler zones. There are maps in the office of what is underground, so if you get approval first, we can proceed without further damage.