

Jacaranda Country Club Homeowners' Association

Newsletter

January 2018

Happy New Year Friends and Neighbors,

We hope you all had a great holiday season and this New Year brings you health and happiness. We look forward to another productive year for the residents in the Jacaranda Country Club Homeowners' Association. The membership also welcomes all of our new neighbors to the Jacaranda Country Club Homeowners' Association.

Last year was a huge weather surprise for us. We had 3 bad hurricanes that devastated parts of Texas, Puerto Rico and South Florida. Hurricane Irma impacted the entire state but could have been much worse. While our neighborhood fared better than many other communities, we did have approximately \$17,000 damage to our parklets and common areas. We were able to absorb this cost as a result of the Board's focus on fiscal management since taking office in early 2016; therefore, we did not impose a special assessment like many other associations had to. In the 2018 budget we have earmarked \$6,750 to partially offset our spending last year and now have a dedicated reserve fund for future hurricane expenses. A copy of your 2018 approved budget is enclosed with this newsletter.

We would like to thank the homeowners for the stellar job in taking care of their own homes and the assistance they gave to their neighbors. That's what makes a great community!

Now that the cleanup is mostly done and the rainy season is over, it is time to look at your own house and determine if it needs roof cleaning, hedges trimmed, driveways cleaned or general maintenance. Please be sure all your hurricane shutters are down and if you have tarps on your roof from storm damage, please contact Diane at Raymond C. Cahill, CPA, PA at 954-862-1466. She will guide you through the process of obtaining and completing an Architectural Request application. If the city of Plantation requires a permit, then the Association does too. Code Enforcement will be checking on the houses in our neighborhood, if they have not started already.

Please be aware that overnight parking on the street is not permitted and is against the Plantation Code Enforcement Guidelines as well.

Please take the time to read your governing documents. They will tell you all you need to know about what your property and landscaping should look like. Please be aware that if you have to cut a tree on your property, you must obtain a permit from the city of Plantation.

We are fortunate to live in a desirable community and as such, the landscaping needs to be kept up at all times. Most of you do this, but not all. For those of you who do not, please consider hiring a landscaper if you are personally unable to attend to this for any reason. Hedges must be trimmed, lawns must be mowed, debris must be cleaned up and not stored outside. Take an objective look. Would you compliment your yard?

Inspections of properties will begin soon and if you are an offending individual, there may be fines levied against you for not complying with your Governing Documents. These fines can reach \$1,000.00. Get ahead of this process and try to do what you can before the notices are sent out. Warnings will be issued at first and you will be given 30 days to complete your cleanup. After the 30 days, you may be fined.

If you still have debris in the lake from your property, remember the shoreline adjacent to your property is your responsibility to maintain, including trees and branches. New sea walls must have an approval from the city of Plantation as they are structures. Code Enforcement will also be checking the shorelines.

We have had dog attacks in our neighborhood. These dogs are vicious. The police have been called on two; however, if there is a dog attack upon you personally or you know of one, then please contact the police immediately. There is a leash law in Plantation as well as in our Association Governing Documents. Your dog must be on a leash at all times when not within your home or secure on your property.

We encourage you to attend our monthly Board meetings if you have any concerns or questions about your neighborhood. This is the only forum in which your voice can be heard by the entire Board and your questions can be documented and addressed. For accurate information about how the community is being managed by the Board, you should speak to the Board directly at a monthly meeting rather than accept gossip or hearsay.

Please set aside the date of March 5, 2018 for our Annual Meeting and Election of Officers. The Meeting will be held at Jacaranda Country Club 19th Hole Restaurant and Lounge at 6:30 P.M.

The Board of Directors would like to thank you for your cooperation in these matters and wish you all a happy and healthy New Year.

Contact information for our Management Company is:

Raymond C. Cahill CPA, PA

Diane Packard, Office Manager

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Sincerely,

JCCHOA, Board of Directors

Dana Herriman – President (954-562-8687), 8840 N Lake Dasha Drive, jacchoapres@gmail.com

Raymond Masse - Secretary

John Williamson – Treasurer

Paul Alvarez – Director

Lenny Ostroff – Director