



### IMPORTANT NEWS ITEMS FROM THE GARDENS

#### **BRENDA WILL BE ON VACATION BEGINNING NOVEMBER 26<sup>TH</sup>**

From November 26th until December 6<sup>th</sup>, our onsite office will not be open during the day. Security will be there during their normal hours. If you have any emergency or need to contact the office, you will need to call the 24-hour phone line at Campbell. THAT NUMBER IS 954-968-4484. After hours, you will be asked to leave a message, and someone will call you back quickly. Parking decals will not be issued until Brenda returns. Please get a visitor pass from Security and hang in your vehicle with the expiration date facing outside the windshield. Brenda is going to Hawaii to visit her son who is stationed there in the Navy.

#### **BUDGETS APPROVED FOR 2020**

At the Board Meetings on November 19<sup>th</sup>, the budgets for the Master Association and for the Gardens North Association were approved. **If you did not get your budget letter and would like to know what your monthly fees will be in 2020, email us.** We will email you back with your new 2020 monthly fees. If you have ACH – automatic deductions from your checking account, you will not have to do anything. The new amount will automatically be deducted. If you use online Bill Pay or a similar service, you will need to fill in the new amount. Coupon books will be mailed in December.

#### **COVERED PATIOS AND BALCONIES.**

The following rule is very important regarding covering the patios and balconies. There was recently a fire at La Bonne Vie in a second-floor unit. If the balcony had been totally covered, it is very possible that the person sleeping inside the unit would not have been alerted in time to avoid injury or worse. Someone driving out of the Gardens noticed the smoke billowing out of the patio and was able to awaken the person asleep in the living room. If your patio or balcony is totally covered, you need to uncover a portion of it.

**39. Window and Balcony Treatments: No awning, canopy, shutter or other**

**projection shall be attached to or placed upon the outside walls or doors or roof of the Condominium buildings without the prior written consent of the Board. Terraces, balconies, porches or patios may not be enclosed. Any covering used on the terraces, balconies, porches or patios may not cover the entire area**

#### **DRILLING OF HOLES ON PATIO OR BALCONY CEILING**

If you are going to hang any object from the patio or balcony ceiling, you will need to fill out an Architectural Review Form. Anything attached to the ceiling must be properly attached so that damage is not done to the structure. Email us if you need a form.

#### **NEW EXTERIOR ENTRY DOORS**

If you are going to replace your exterior entry door, be advised that it must be a hurricane impact door, and a permit is required from the City of Pompano Beach. An Architectural Review Form must also be submitted to the Association for approval. The approved form then becomes a part of the permit application. Email us if you need a form.

#### **HOLIDAY DECORATIONS AND LIGHTS**

We encourage you to decorate for the holidays. Putting up holiday lights on the patios and balconies is approved. **They need to be taken down by Saturday, January 11<sup>th</sup>, the weekend after Three Kings Day.** If you put lights in the hedges, they must also be taken down by January 11<sup>th</sup>. We will ask our landscape company not to trim the hedges until after that date.

#### **HURRICANE SHUTTERS AND PLYWOOD**

**All hurricane shutters must be taken down or opened by Saturday, November 30<sup>th</sup>, and all plywood must be taken down and removed from the property.** The fire marshal will not allow plywood to be stored on the patios or balconies. We do not allow anything to be stored outside.

#### **PAINTING OF ALL BUILDINGS**

Miller Paint is handling getting at least three bids for painting all of our buildings and the exterior wall. We hope to be able to begin painting in January or February. We are told that once the painting begins, it will take approximately six months to complete all of our buildings. The buildings will need to be prepared for painting and stucco repairs made.

#### **VIOLATIONS**

We are very pleased with the response to our violation letters and the willingness of our owners to make sure that the violations are cured. It is refreshing to drive through the Gardens and no longer see torn and missing screens from windows and patios/balconies. Messy patios and balconies have been cleaned, items have been removed from the common areas, and it looks so much better than it did 4 months ago.

There are still some units that need to comply with the violation notices. We will continue to work with our owners to get these issues resolved. A special thanks goes to Brenda, Deborah, Joy and Kevin who have helped with this ongoing project.

Happy Holidays from your Board Members: Kevin Cavalli, Deborah Clark, Jolene Greulich, Ben Indiviglio, Debbie McClave, Joy Reeves and Jeannie Wilson.

Email: [gardensnorthmembers@yahoo.com](mailto:gardensnorthmembers@yahoo.com)  
Website: [gardensnorthcondo.org](http://gardensnorthcondo.org)



Gardens North Condo Association, Inc. | 3500 Gateway Drive, Suite 202, Pompano Beach, FL 33069

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