

The Circle

Association News

Volume 1 Issue 5: January 2, 2018

2018 PRESIDENT'S MESSAGE

Happy Holiday's and Happy 2018. This begins the first full year for the newest JCCV Board and also the first year of a new Property Manager; Sunstate Association Management Group. It is my hope these new and exciting changes will preserve the stewardships shown by previous Property Managers and Boards of Directors. We will most certainly strive toward three main objectives:

- * **Preservation of Property Values**
- * **Improved Resident Communications**
- * **Financially Responsible Budget Expenditures**

If at any time a resident believes our actions are not in concert with the above that resident should contact me "Joe Macarelli at 603 554 7279" or attend a Board meeting which are held on the third Monday of the Month and voice your concerns.

Again Happy 2018 to All

Board of Director's meeting, December 20, 2017

Highlights Reported by: Ron Springall

With the appointment of two Directors and the election of a new President it's time to notify the Owners of everyone's assignment:

- Joe Macarelli** President and CEO re: Bylaws article 5 Joe has volunteered to be responsible for Buildings
- Ron Springall** Vice President re: Bylaws article 5 also responsible for Landscaping and Bylaws
- Lee Snell** Secretary re Bylaws article 5 also responsible for the Pool area and Pest control
- Judy Liston** Treasurer re Bylaw article 5 also responsible for Insurance
- Joe Claro** Director at large also responsible for Irrigation

ITEMS NEEDING ATTENTION:

Financial: Submitted bills must be detailed to the extent required to ensure proper classification on our Financial Statement. This is very helpful for budgeting purposes.

ITEMS NEEDING ATTENTION Cont.

Pest Control: The Association is finalizing an agreement with PestShield Services to provide bi-monthly interior and exterior pest control treatments. Dates and a time window will be published in the near future; At the request in writing by an Owner, an Association Director (on the dates indicated by the Owner) will accompany the Service Person while in your Unit. Owners may Opt-Out of the PestShield interior and/or exterior Service for whatever months they choose without financial reimbursement.

REMINDER:

Improvements: Our documents clearly state that any amendments made to the outside of the Unit walls including landscaping must have final approval by the Board of Director's.

Courtyard Irrigation: It is the Owners responsibility to Properly Maintain Drip lines or other Watering Devices installed at the sole request of the Owner.

Established Precedent: If a unit Owner does the planting; the Owner is responsible to Properly Maintain and if necessary replace it.

Proposed Special Project:

The Special Events Committee has requested that the floor space under the pool cabana be expanded by removing the fence (under the outer edge of the Cabana roof) and reinstalling it in line with the existing fence resulting in approximately 120 additional square feet. The floor would be covered with matching paver bricks and overhead with weather protection. The Board intends to have a diagram of the material change and a cost estimate posted on the Pool Bulletin Board prior to the Annual meeting.

UNIT FIRE EXTINGUISHER'S:

The Florida State Fire Prevention Code requires all Units to have a Fire Extinguisher rate 2A-20B: C. The extinguisher must be inspected yearly to determine if it requires recharging or replacing. The Association has a service agreement with ABC Fire Equipment Corp. to do in-home Fire Extinguisher Inspections. Dates and times for these inspections will be announced soon. An Association Director will accompany the Inspector while in your Unit.

GARAGE SALE SATURDAY JANUARY 13, 2018 :

*The Board approved making the CIRCLE a Counter-Clockwise One-way street during the Garage Sale on Saturday January 13 between the hours of 7:30 am and 12:15 pm.

*The Garage Committee is expected to adhere to the following:

- Parking will only be permitted on the right side of the street.
 - Non-owners will be encouraged to park and walk the Circle.
 - The house number of the Owners participating in the Garage Sale will be identified on the Garage Sale information sheet.
 - Items for sale will be on display in the driveway and/or garage of the participating Owner.
 - Tape Barriers will be placed in front of Lawns to protect the grass and sprinkler-heads.
 - Parking will not be permitted "in or in-front-of" driveways.
 - Volunteers will be positioned throughout the Circle to assist participants.
 - Each participant must ensure that all items not sold are "out of sight" by 3:00p
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POOL RESTROOMS:

Our Pool Restrooms are in need of a Make Over and we have two volunteers to complete this project. Tricia Macarelli will suggest a Paint Color, Wall Design and Floor Finish?? Frank Christman will Paint the ceiling and walls. Suggestions will be submitted to Joe Macarelli not later than January 14. A decision will be finalized at the next Board meeting.

VOLUNTEER POLICY

President Joe Macarelli announced that a Committee will be appointed for the sole purpose of recommending to the Board of Directors a Volunteer policy which must include our Association Insurance Policy requirements.

PONDS:

After two months, the Lilly problem in our ponds remains unresolved ridiculous. The Director responsible for Landscaping has made numerous requests to resolve this problem. What's is the going on at JWHOA#1, one would think our yearly payment of \$25,200.00 would at least get us a telephone call back. Clayton is our representative we must urge Clayton to address this issue with JWHOA#1 and demand that the Lillie's be removed from our Ponds

BYLAWS:

Article 1.1 will require amending to reflect the new Property Manager

BUILDINGS, FRONT WALL, FENCING and WELL WATER RUST:

A Committee will be appointed to determine if a financially Sound solution is available to eliminate the Well Rust problem. If not, the Committee will make recommendations to the board of Director's on ways to prevent rust getting on and/or removing rust from buildings and fences.

If you no longer wish to receive this Newsletter please notify ronspringall@icloud.com

Thank You.
