

HERITAGE VILLAGE

Community Newsletter

August 2011

Board of Directors

Mhamed Zidani, President

Eric Ferguson, Vice President

Clifton Sewell, Secretary

Benita Davis, Treasurer

Royal Crown Property Management Company

P.O. Box 997

West Palm Beach, FL 33402-0997

(561) 202-2727

www.RoyalCrownManagement.com

Michelle Noonan, Property Manager



ATTENTION HOMEOWNERS: You are to continue using the coupons as previously distributed by MMI in December 2010. Monthly HOA fee for Heritage Village is \$330. Make your check payable to Heritage Village of Palm Beach and mail to: Royal Crown Property Management, P.O. Box 997, West Palm Beach, Florida, 33402-0997.

How were these voted on?

UPDATES FROM THE BOARD OF DIRECTORS

Thirty six security light fixtures have been repaired and all security lights are working. Fences were installed at Shiloh and Military and on the back wall by the lake on Military. Kiddie pool will be repaired soon. Tree trimming is still ongoing.

Attention Parents: Children are not allowed to play in common areas. There are two playgrounds in our community designated for playing. Some children are chasing (running) each other through the community, playing and riding bicycles on the grass, screaming and yelling out at each other, running through and jumping over the hedges, and playing around the lake. This should be STOPPED

IMMEDIATELY. Warning signs about alligators are posted around the lake areas and no one (ADULT OR CHILD) OR PET should be close or in the water. Violators are subject to a fine.

There are no bylaws preventing people from standing near water or fishing

NO OBSTRUCTION IN COMMON AREAS. No bicycles, tricycles, scooters, baby carriages, park benches, lawn chairs, swings, or similar vehicles or toys shall be allowed to remain in the common areas. The sidewalks, walkways, streets, and parking areas shall not be obstructed or used for any purpose other than ingress and egress (entering and exiting) from the townhouse units and other areas of Heritage Village of Palm Beach Lakes. Any damage to the common elements, property, or equipment of the Association caused by any townhouse unit owner, a family member, guest, invitee, or lessee shall be repaired or replaced at the expense of such townhouse unit owner. No clotheslines or other similar devices shall be allowed on any portion of the common areas. No clothes or other similar articles shall be hung on balconies or outdoors for any purpose. Items may be hung within the townhouse unit patio, below the top of the fence, and shall not be visible from the exterior of the townhouse unit. Violators are subject to a fine.

Homeowners: You must contact Royal Crown Management to request the necessary forms before renting and/or making architectural modifications for your townhouse unit. All forms must be completed and Board approved prior to renting and/or making modifications. Approved paint colors are posted on the bulletin board located in the pool's clubhouse.

**Then why do two of the board members ignore the paint specifications?
One has a front door the wrong color and another has a fence the wrong stain color?**

Attention Pet Owners: A townhouse unit owner or lessee shall not keep more than one (1) pet. A pet shall be defined as a domestic or household dog, cat, fish, or bird. If a dog or any other animal becomes obnoxious to other townhouse unit owners by barking or otherwise, the townhouse unit owner shall remedy the problem. When outside the townhouse unit, pets should be kept under leash and pet owners are required to clean up after their pet. The penalty for continued violation is removal of your pet from the property. **A pet shall not exceed thirty (30) pounds in weight.** Your pet must be registered and a full color photograph clearly identifying the pet on file with the property management company.



VEHICLES/PARKING/TRAFFIC RULES

There are no rules that determine how a car should be parked front or back - this is incorrect

All vehicles are to be parked hood in for uniformity. Parking is by permit only and all units are entitled to not more than two (2) permits. All permits (decals) shall be affixed to the windshield and be VISIBLE to anyone outside the vehicle. Each unit has 2 numbered parking spaces and should have 1-2 vehicles registered with the Property Management Company. The management company must be notified with new information of vehicle changes. Parking by unit owners or lessees in Guest Spaces is PROHIBITED. For guest visiting more than 3 days, it is your responsibility to notify the Property Manager and obtain a Guest Temporary Parking Permit. **Parking on Heritage Boulevard by anyone at any time, as well as parking on lawns, sidewalks or other common areas not reserved for parking spaces, is STRICTLY PROHIBITED. Commercial vehicles, motorcycles, motorbikes, scooters, four wheelers, dune buggy, RV (motor home), and/or boats ARE NOT ALLOWED AT ANY TIME within the limits of Heritage Village.**

No townhouse unit owner or lessee shall do or permit assembling (repairing or painting) of motor vehicles except for ordinary maintenance such as changing a tire or a battery. A townhouse unit owner or lessee shall be required to CLEAN their parking spaces of any oil or other fluid deposited on their parking places. **All vehicle parking infractions will be subject to towing IMMEDIATELY; all costs and penalties to be borne by the vehicle owner.**

Remember to turn down the audio volume inside your vehicle before entering the community. Loud music is prohibited and should not be heard outside of your vehicle. Please STOP at stop signs and drive safely through the community. NO SPEEDING in the community. **The speed limit is 20mph.**

RULES FOR POOL/PARK AREAS

The pool is opened from 9:00 a.m. to dusk (closing ½ hour before sunset). All residents of Heritage Village of Palm Beach Lakes are required to have both a key and a pool pass (issued by the Villages of Palm Beach Lakes) to enter the pool area in Heritage Village. The pool and recreation building (clubhouse/cabana) are private. NO glass or animals are allowed in the fenced area (or 50 feet from unfenced pool). Shower before entering pool. Bathing load for swimming is 47 and 7 children in wading pool. Only two (2) guests allowed per unit and must be accompanied by the owner or lessee (tenant/renter). Noodles or small floats allowed (NO rafts, lounges, tubes, etc.). DO NOT swallow pool water. NO diving or jumping into pool. NO rough play. NO running and NO playing ball. No radios without earphones. NO yelling or loud talk. NO skates, skateboards, bicycles, tricycles, wagons, etc. NO one over 5 years old in wading pool. **Children less than 3 years old must wear rubber pants over diapers.** Children less than 14 years old NOT allowed in pool or pool area unless accompanied and supervised by an ADULT. Food allowed ONLY INSIDE the recreation building. NO drinks within 6 feet of the pool. NO food or drink in the pool. **DRINKS IN NON-BREAKABLE CONTAINERS ONLY.** Swim at your own risk. NO LIFEGUARD ON DUTY. NO one is permitted in the pool or park after closing and the WPB Police will be called for enforcement. **VIOLATORS ARE SUBJECT TO A FINE.**



This is incorrect information - see attached - There are no restrictions on washing cars per WPB current laws even with the current restrictions on watering. These laws pertain for the most part to landscape watering.

1. **Washing your vehicle (car, boat, truck, SUV) is PROHIBITED.** We are still under water restrictions. If caught violating the water restrictions by a WPB City Official, the first time you will be given a warning. The second time you will be fined \$75, the 3rd warning will be \$150 and after that \$500.
2. Recycling is picked up each Monday. Garbage pickup is Tuesday and Friday. If recycling bins/garbage dumpster is full to capacity, PLEASE DO NOT THROW ITEMS ON GROUND OR ANY OTHER AREA AROUND THE RECYCLING BINS OR DUMPSTER.
3. DO NOT PLACE ELECTRONICS, SEATS FROM VEHICLES, CARPET, FLOOR TILES, PAINT, FURNITURE, MATTRESSES, COMMERCIAL ITEMS/MATERIAL, etc. INSIDE OR AROUND THE DUMPSTER. Continuing to do so will prevent the dumpster from being emptied. It is your responsibility to properly dispose of these items. THIS MUST STOP IMMEDIATELY!
4. When outside the unit, your pet should be under leash. It is the pet owner's responsibility to clean up after your pet. Pet weight size should be no more than 30 pounds and 1 pet per unit.
5. DO NOT DISTURB YOUR NEIGHBOR.
6. REPAIRING, PAINTING, OIL CHANGING, ETC. OF VEHICLES IN THE PARKING LOT IS PROHIBITED. THIS MUST STOP IMMEDIATELY!
7. Patio chairs, benches, etc. are PROHIBITED in the common areas.
8. **Two vehicles per unit and registered with Royal Crown Management. Parking decal MUST BE DISPLAYED on windshield. All vehicles should be parked in a designated parking space and NOT along the main road or cul-de-sac area (vehicles are subject to towing in these areas).**
9. Name of each occupant living inside your unit should be on file with Royal Crown Management. Do not forget to register your pet.
10. Pool opens at 9:00 a.m. and closes ½ hour before sunset. Playground areas are closed at dusk. No one should be in these areas after closing. Please read pool rules before entering.
11. DO NOT feed the wildlife (ducks, squirrels, etc.).
12. Please adhere to rules and regulations for our community.
13. Please maintain the appearance of your property.



The 2011 Hurricane Season is upon us. Now is the time to prepare a hurricane survival kit and stock up on your hurricane supplies. Don't wait until the shelves are empty. Start purchasing items you will need to get you through the season by making some purchases every time you go to the store. Remember batteries, water, can food items, manual (hand held) can openers, battery operated radio, personal supplies, first aid kit, chlorine bleach are just part of the supplies you need to have on hand in preparation for a hurricane. Don't forget your pet. You can pick up a Hurricane Survival Guide from your local Publix store.





CRIME/HOUSE WATCH

We ask that each and every homeowner/tenant take the time to report any suspicious activity by calling The City of West Palm Beach Police Department Non-Emergency at **(561) 822-1900**.

Let's start a Crime Watch Program. Have you ever gone away for the weekend or a vacation and wish you had someone to keep an eye on your home while you're gone? Well that's what House Watch is. You can call the West Palm Beach Police Department House Watch number at **(561) 822-1634** and a recording will ask for the following information: name, house address, home phone, cell phone, date leaving and returning, any cars being left in driveway/parking space, lights on time, outside lights being left on, alarm set, local contact name with phone number and address, and any last comments such as any pets being left on property, does local contact have a key to the unit and alarm code, etc. The information is written up on a form and sent to road patrol for them to check on your unit. Your information is also put into the computer system so if another police unit discovers something they can check to see if the house is on House Watch and have access to your contact information.

IMPORTANT TELEPHONE NUMBERS FROM THE CITY OF WEST PALM BEACH CITIZEN CORP

The number to remember for any needs in the city that are not an emergency is (561) 822-2222. This number should be used to report pot holes in a street, stop lights not working, code enforcement concerns, or any other concerns that are not police or fire emergencies.

Police Department (561) 822-1900

Crime Prevention (561) 822-1700

Community Policing (561) 822-1619

Emergency Operations Center (561) 822-2225

WPB Police and Fire Emergencies call 911

House Watch (561) 822-1634

Tips Line (561) 683-1221

Fire Department (561) 804-4700

Police Websites to Checkout:

<http://www.wpb.org/police>

http://www.wpbpolice.org/police_alerts/alerts.php

<http://p2c.wpbs.org/p2c/>



Please maintain the appearance of your property. Call WPB Police for any suspicious activity. You may contact Royal Crown Management to request a copy of Heritage Village Rules and Regulations. We need everyone's help in keeping our community a desirable place to live.