

NORTHSHORE

January 3, 2015

NEWSLETTER



Your 2015 Board of Directors is proactively working on our community's beautification projects and necessary maintenance. Please take a moment to learn about current news and upcoming improvements.

ROAD SEALING is scheduled to begin next week. All County Paving's personnel will begin patching the craggy areas and potholes on **Thursday, January 8**. Following week one coat of sealcoat will be applied on **Tuesday, January 13**. A second coat will be applied two days later on **Thursday, January 15**. Look for parking details next week.

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STATE of FLORIDA'S Public Pool INSPECTION REPORT was unsatisfactory, thus our pool is not in compliance: 1.) A life ring with rope sufficient to reach all parts of the pool must be provided, free of frays; A safety ring must be fully accessible, visible, and not tied down or hooked. 2.) Cyanuric acid was over 100 ppm and needed to be lowered via draining of pool. 3.) All pools must have a flow meter capable of reading from 1/2 to 1 1/2 the design flow rate. 4.) Both entrance gates should be self-closing / self-latching; equipment enclosure shall be lockable or otherwise protected from unauthorized access; and fence violations to be corrected by January 17.

Lights at our entrance are out again. We're resolving this concern too. Additional topics for consideration around our community in need of your attention are the entrance island curbs, pool furniture, road signs, and perimeter wall upgrades.

We need help. Please join other volunteers by offering your time and energy [no experience required] to a community project. Contact an existing volunteer-Director to join a group.

PARKSHORE II UPDATE: Shortly after Christmas, D&G General Contracting responded to the community's demand letter. In summary, they do NOT acknowledge any errors within the project as their responsibility as the General Contractor of record. Subsequently, the Board will meet-discuss-vote re options such as paying for 3 ramps, or engaging a new general contractor.

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Visit WEBSITE for additional information:
NorthshoreCourtyardVillasHOA.com

NEW owner of EPM Services, Inc, (now an affiliate with Home Encounter) is **Mr. Brad van Rooyen**. Our **NEW manager** for Northshore is **Mr. William Gray**.

For our Halloween party, Northshore's HOA received a benevolent \$50 gift from the new owner of EPM Services. In December this gift was **donated forward** by the HOA giving \$50 to Casselberry's ELDER CARE. Your donation was gratefully acknowledged by the organizer, the Casselberry Police Dept.

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ADVERTISING by BRIGHOUSE on our website has provided a cash compensation of **\$4,500**. Although *each homeowner has their choice of any media carrier*, the Association has agreed to allow Brighthouse, only, to advertise on our website.

At the December Board meeting, it was re-voted and passed unanimously to accept this advertising offer and place the **\$4,500 into the SAVE OUR DOCK** project. This will yield a combined RESERVE Account for the DOCK of \$10,800. August 2014 Ruth Riebel and others founded the SAVE OUR DOCK committee and collected vendor proposals. Ruth will make a presentation at the January Board meeting to share vendors' designs and recommendations.

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OUR LANDSCAPE VENDOR, Greener Industries, retains their weekly Wednesday attendance during the winter season; however, with lawn cutting schedule reduced to every-other-week, other landscape upkeep will be addressed. If you see an area in need of special attention, please notify management or Ruth Riebel. Also, residents may hire Greener Industries for small private-property jobs by calling 407.732.4753

REMINDER: Garbage cans must be stored out-of-sight; may be placed curbside after 5:00 pm on Monday/Thursday for Tuesday/Friday pickup.

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*This newsletter is distributed to homeowners and tenants. If you have any question or concerns about your community, contact our HOA manager at **407.327.5824** or email William.Gray@EPMServices.com.*

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