



BREAKERS WEST ASSOCIATION, INC. (BWA)  
www.breakerswesthoa.com

## PROPERTY MANAGERS NEWSLETTER FOR JANUARY 2018

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### MANAGEMENT

There has been an increase in car burglaries in the area. Way too often the vehicles are left unlocked in the driveway, and in some cases even with the keys in the ignition, making it an easy target for the person to open the vehicle door and steal money, watches, tablets, etc., or even the vehicle. Since most of us keep our garage door opener in the vehicle, and if the car is unlocked, the thief could gain access to inside of the home. Once successful the perpetrator has a reason to return, so it is the responsibility of each of us regardless that we live in a gated community to lock our doors to our cars and homes. Often residents that live in a gated community feel it unnecessary to lock their doors because of the security provided by checking people in thru our gates, and the roving patrols keeping an eye on the activity within the community, would provide 100% protection. Not true. Even gated communities have non-residents enter the community for various reasons such as deliveries and a multitude of vendors that work for the residents and the associations. The importance of locking our homes and cars cannot be overlooked.

Security and the BWA Office have received several complaints regarding the trash pick up or the lack of trash pickup. The office has contacted the supervisor at Solid Waste and reported the issue of not picking up vegetation on Saturdays and leaving heavy or bulky items at the curb for several days before another truck returns to pick up the items. Here are a couple of guidelines for trash pickup:

- Regular trash and recyclables are picked up on Wednesdays. The trash cannot be put out until 6:00 am the morning of pickup. Especially on windy days, please secure the recyclable material. If the debris is placed at the curb after 8:00 am the resident may miss the truck. The trash trucks have from 8:00 am until 6:00 pm to pick up trash, there is no set schedule.
- Regular trash and landscape material are picked up on Saturdays. The trash cannot be put out until 6:00 am the morning of pickup. Security will not allow the trucks picking up the vegetation into the community until 9:00 am, so homeowners will have a little extra time to put the landscape material out. If the landscape material is placed at the curb after 9:00 am the resident may miss the vegetation truck.
- If the trash isn't picked up the homeowner should call Solid Waste Authority (SWA) and report the problem, [866-792-4636](tel:866-792-4636). The resident should get the person's name that the problem was reported to in case they are issued a citation. It may be that the item was not picked up for a legitimate reason, for example several Christmas trees were put out on Wednesday, but should have been put out with vegetation on Saturday. If it is a legitimate reason for not being picked up the resident is responsible for bringing the debris/ item back into the garage until the appropriate pickup time.

The Committee that is working on the cable contract met with Hotwire Communications to see what their company had to offer. The Committee will be touring other communities that have recently converted to Hotwire Communications to see how successful the transition went, and to see if the

service is similar, or better, to that being provided by Comcast. This is a similar procedure that the Security Committee went through when looking at changing our alarm monitoring company.

Gino De Santis, of Designel, was selected from three other architects to work on the Okeechobee Gatehouse. The criteria for selection was based on their previous projects and referrals, as well as their ability to work in our time frame, and of course their fees. If you would like to see some of Gino De Santis's projects visit his website at <http://designel.net> . Gino was able to provide the committee with two different floor plans based on the needs of Security. The plans differ in the approach to the project whereas one will involve working with the existing columns as well as the foundation, and the other will begin with a complete new structure. The next step is a meeting with the Palm Beach County Building officials to discuss the requirements for renovation verses new construction.

## **COMMITTEE UPDATES**

### **Hearing Committee**

The Committee reviewed fifty-eight (58) violations issued in November and December of 2017.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Fourteen (14) violations were issued, and two (2) resulted in fines.
- Exceeded Posted Speed Limit: Twelve (12) violations were issued, and one resulted in a fine.
- Improper Parking: Twelve (12) violations were issued, and four resulted in fines.
- Garbage Out Prior to Morning of Pick-up: One (1) violation was issued, and it did not result in a fine.
- Yard Debris Out Prior to Morning of Pick-up: Thirteen (13) violations were issued and four (4) resulted in fines.
- Failure to Stop at a Stop Sign: Three (3) violations were issued, and they did not result in a fine.
- Pet Not on a Leash: One (1) violation was issued, and it did not result in a fine.
- Other: Two (2) violations were issued, and one resulted in a fine.

The next Hearing Committee is scheduled for February 21, 2018.

### **Environmental Control Board Violations**

The ECB Committee had two meetings in January. They reviewed two (2) applications, and seven (7) requests for refunds of ECB deposits.

Applications included:

- (1) Landscape
- (1) Awning

The January lake inspection resulted in the following: (Please refer to the reference chart below for lake location.) Note: This does not include the Mayacoo lakes.

All the lakes were inspected and debris was removed as needed.  
Lakes # 10, and 12, treated for algae.

Lakes #1 treated with a herbicide

Lake # 1 treated for shoreline grasses and emergents

Lake # 17, treated for floating plants.

1. Breakers Pointe/ Estates	8. Rees Jones Golf Course	15. The Colony
2. Flagler Estates	9. Rees Jones Golf Course	16. The Colony
3. Front Fountain	10. Between The Estates and The Lakes	17. The Colony
4. Twin Lakes-Cypress Isles	11. The Estates and The Enclave	18. The Lakes
5. Twin Lakes-Cypress Isles	12. Fairway Villas	19. Flagler Manor
6. Cypress Isle-Cypress Row West Side	13. The Estates and The Enclave	
7. Cypress Isle- Cypress Row East Side	14. Clubhouse Estates	

### **LIGHT POLE REPORT**

For the month of January 2018, six FP&L streetlights were reported for service. The poles are located at:

- Flagler Parkway, North of 4-way intersection.
- 1712 Cypress Row Drive.
- 1218 Breakers West Blvd.
- 1298 Breakers West Blvd.
- 1464 Breakers West Blvd.
- 1090 Breakers West Blvd. (repaired)

### **JANUARY SALES & RENTAL APPLICATIONS**

Active Listings: Thirty-five (36)

Sales Applications: Total of four (4): (1) Sand Drift Villas and (3) The Estates

Closings: Total of six (6): (3) The Colony, (1) Sand Drift Villas, (1) The Estates, and (1) The Lakes

Current Rentals: Twenty-one (21)

Rental Applications: Total of two (2): The Estates and Sand Drift Villas

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President