



HOMEOWNERS' ASSOCIATION

Community News

April 2010

Monthly Meetings

Monthly meetings are open to all homeowners the first Wednesday of every month in the clubhouse at 7:00pm. In the past, only a select few homeowners have attended the meetings on a consistent basis.

Please make every effort to attend as decisions are being made for every unit owner and your input is important to us. If you have questions or concerns, this is the place to voice them.

Hurricane Preparedness

Now is the time to start thinking about how prepared you are for hurricane season. Are you ready?

Before the Hurricane Season

- *Find out where official shelters are located.
- *Develop a family hurricane action plan.
- *Review working condition of emergency equipment, such as flashlights, generators and battery-powered radios.
- *Ensure you have enough non-perishable food and water supplies on hand.
- *Trim trees and shrubbery directly surrounding your unit.
- *Ensure that the hurricane protection that you have for your windows and doors is easily accessible and in good working order.
- *Clear loose and clogged rain gutters and downspouts.
- *Check your interior insurance policy to

ensure that you have adequate coverage.

Before the Storm

- *Frequently listen to radio, TV or NOAA Weather Radio for official bulletins of the storm's progress.
- *Fuel and service family vehicles.
- *Have extra cash on hand.
- *Prepare to cover all windows and doors with shutters or other shielding materials.
- *Check batteries and stock up on canned Food, first-aid supplies, drinking water and medications.
- *Bring in light-weight objects such as garbage cans, garden tools, toys and lawn furniture.

As a reminder to all homeowners and tenants, no hurricane protection of any kind is to be placed on your windows or doors unless we experience an impending hurricane. Once the hurricane has passed, any hurricane protection devices must be removed and stored away out of sight.

After the Storm

Once a hurricane has passed, the Board of Directors will be reacting very quickly to assist all homeowners with any issues they may have as well as clearing our common ground areas of debris from either trees or garbage.

All homeowners and tenants are asked to do what they can to secure and clear their own properties. All garbage or debris that is placed at the curb must be placed in their proper receptacles. Do not co-mingle tree debris and garbage as the Solid Waste Authority will not remove it.

If you experience damage to your unit, please do not contact our insurance agent directly as you will be referred back to the members of the board who will be handling any and all claims.

Any damage that you incur must be provided in writing with photos (if possible). You must also list your name, address and a telephone number where you can be contacted. Once

this information is complete, it should be placed in our drop box in front of the park or given to a board member who will submit all claims on behalf of the association to our insurance agent at one time. In order to have all claims processed in an expeditious manner, we request that this information be provided as quickly thereafter the hurricane has passed as possible.

Please remember that the members of the board are here to assist you if you need them.

Beautification

Just a reminder that the beautification walk around will be held this month. Please make sure that all of violations that you may have received have been addressed.

If we wish to continue to retain our current home values, each of us must do our part to keep our homes in the best possible condition. Do not wait until you are sent a letter of violation from our Beautification Committee. If you have an item on your unit that needs to be repaired or replaced or is questionable, please take care of it immediately.

Fines will be imposed on unit owners that do not upkeep their properties.

Royal Forest Documents

The by-laws, restrictive covenants and rules and regulations (updated from time to time) were created for several reasons.

First and foremost, they are in place to ensure the continuity of each of our homes and common areas to keep them eye appealing as well as to maintain the values of our homes.

Secondly, they are to ensure the safety and well being of each of our residents.

The Beautification Committee was established to ensure that all homeowners are in

compliance with beautification guidelines. The Board of Directors are in place to ensure that this community is a safe place in which to live.

If, for any reason, you feel that there is someone or something that is not in compliance with our documents, please send a letter to the Board of Directors voicing your concern and it will be addressed. All letters must be signed, however, the name of the homeowner is never revealed.

Everyone in this community must do their part to keep Royal Forest as eye-appealing and safe as possible.

Community Repairs/Services

From time to time, there are repairs or services required to our common areas. The Board of Directors is more than happy to accept proposals from any of our homeowners or tenants to complete these repairs or provide services to our community as long as you are licensed and insured.

If you are interested in being considered for any project, please send a letter to the Board along with a copy of your license and insurance and your specialty. This information will be kept on file and you will be contacted as the need arises.

Community Gathering

Our community gathering will be held on Sunday, May 23 from 1 PM to 5 PM at our pool area. A flier is attached to this newsletter. Hamburgers and hot dogs will be provided by the Association. We request that all homeowners or tenants attending bring a dish for everyone to share.

We look forward to seeing you there. This is the perfect opportunity to meet your neighbors and to bring all of us together to enjoy the day.

Animals

Due to several homeowners and tenants in our community not adhering to requests to leash and pick up after their pets, the Association was forced to spend funds to place signs in various areas in our community to remind them.

There are children that play in our common areas as well as other pet owners walking their own animals. When you are out walking your animal, ensure that you have either a plastic bag or something that you can place animal waste in.

This is a fineable offense and non-compliance will not be tolerated. There are absolutely no animals permitted in the pool or park areas.

Pre-Approvals

We would like to remind all homeowners that if you have a prospective new buyer or tenant for your unit, they must be approved by the Association in advance. Please contact Banyan Property Management for the appropriate forms that can also be obtained from our website.

Garbage

Remember that once garbage has been picked up, garbage cans and recycle bins are to be placed behind your fence out of view the same day as pick up.

Be assured that you will receive a warning notice and possible fine if these receptacles are not in their proper place.

If you are unable to retrieve your receptacles on garbage day, please ask a friend or neighbor to do it for you.

Grass

The grass on the front and sides of each of the units is the responsibility of the homeowner. In

assessing the units, it has been noted that most of our properties have dead, dying or non-existent grass. Please make sure to water your grass as often as possible and within Palm Beach County guidelines to help keep your grass green. All non-existent grass must be replaced. This is a beautification issue and you will be cited for it. The replacement of grass is the homeowner's responsibility, not the landscapers.

Please also ensure that the rear of your units are maintained with no overgrown weeds, grass or foliage as this is a harbor for rats and snakes that could possibly gain access into your unit as well as your adjoining unit.

Vehicle Repairs

No vehicle repairs are to be made in your driveway.

Special Notes

The Board of Directors of the Royal Forest Homeowners' Association would like to welcome all of our new residents.

Upcoming Events

April 7	Board meeting
April ?	Beautification
May 5	Board meeting
May 23	Community Gathering
June 2	Board meeting
July 7	Board meeting
July ?	Beautification

Contacts

Banyan Property Mgmt.

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2009 Board of Directors

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