



HOMEOWNERS' ASSOCIATION

Community News

January 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.

2009 in Review

In order to retain the value of our properties, the Board of Director's has worked very hard this year to ensure that our community continues to make capital improvements that combine necessary repairs as well as to maintain the common areas.

We also continue to make our association fiscally sound.

With that in mind, we would like to share with you all that has been accomplished in 2009 and our anticipated goals for 2010.

Common Areas

Front island replanted so that it is eye appealing

New pool heater purchased

Park re-sodded

Four queen palms lost in the 2005 hurricanes replaced

Interior and exterior of the clubhouse painted

Interior pool fence moved to allow homeowners to sit under the overhang

Park, pool parking lot and mailbox areas freshly stained thereby eliminating the need for future pressure cleaning

New pool chaise lounges purchased

New stop signs purchased so that all are consistent and legible

New lights installed in clubhouse area allowing for better illumination

All ficus hedge in the common area were treated for white fly disease

All sidewalks, pool driveway and mailbox areas pressure cleaned

Damaged clubhouse door replaced

Rotted fence in front of park replaced and painted

Chicken wire placed around the perimeter of the pool area to detract frogs

Non-working lights in front island replaced

Financial

New reserve accounts established

New contracts solicited and signed for landscaping (7% increase) and pool service (4% increase). Pest control and sprinkler vendors will remain as is

Contract renewed with no increase for Banyan Property Management

Master insurance policy renewed for 2009-2010

Discounted pricing negotiated with Porter Paint
The association entered into installment agreements with 16 homeowners allowing them to become current in their delinquent arrearages. All but two of these accounts are current and several have been paid in total

2010

No anticipated maintenance increase or special assessments for 2010

All units will be appraised once again for insurance purposes

All common area trees (with the exception of the Queen Palms) will be hurricane cut

Four bulletin boards will be removed and three new boards will be purchased and installed

Garbage

Garbage pails and recycle bins are to be placed behind your fence and out of view on non-garbage days. You will be assessed a fine for non-compliance.

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 (www.banyanproperty.com – click on associations-go to Royal Forest and follow the links from there).

Parking/Speeding/Pets

Although we continue to bring up these subjects consistently at meetings or in newsletters, our parking and speeding situation has not improved.

Speeding - Anyone seen driving in excess of 15 MPH, not stopping at stop signs, not slowing down at speed bumps or driving around speed bumps will be issued a \$100 fine that

will be payable immediately. Further non-compliance will result in an additional fine of \$250. Additional non-compliance will result in the matter being referred to our attorney or to the Palm Beach Sheriff's Office to ensure compliance. This same rule applies to motorcycles.

We have many small children in this development playing in the streets as well as homeowners taking walks. Their safety is of our utmost concern and should be yours as well. Speeding in this development will not be tolerated for any reason.

Keep in mind that you are also responsible for the compliance of visitors to your unit.

Parking - There is absolutely no parking on the street, grass or common areas in our community. Any vehicle parked in any of these areas will be towed immediately at the owner's expense. It is your responsibility to ensure that you and your guests are parked in designated parking areas. The designated parking area for homeowners and renters is your garage or driveway only. The designated parking area for guests is in the pool parking lot or the parking strip in the rear of the community with a parking placard placed in the rear view mirror that will allow us to identify which unit the vehicle occupants are visiting.

Pets - All pets are to be kept on leashes when they are not on your property. Any homeowner seen not cleaning up after their pet will be subject to the same fining procedure as that for speeding.

The above rules have been put into place for all of our safety and well-being as well as to keep our community a nice place to live.

Beautification

Just a reminder that the quarterly beautification walk-thru will be held this month.

Ensure that all of the repairs that you have been cited for have been completed or you have requested an extension in writing.

“I’m not the only one”

If you have been cited for a beautification issue or received a warning for any other reason, the statement “I’m not the only one” is never a legitimate excuse. Remember, if you don’t do it, that’s one less person that needs to be warned.

Rest assured that everyone else with the same beautification issues or is in violation of our rules and regulations have received the same letter.

Communication

If you have an issue that you would like to discuss with our property management company, they can be reached at (561) 649-8585. Ron Morga is our property manager and can be reached at the above number or by e-mail – Ronald.morga@banyanproperty.com. Ron will be happy to address your concerns or to pass them on to the responsible party at Banyan.

If you would like to contact the board of directors directly, we can be reached at RoyalForestHOA@aol.com or at our monthly board of director’s meetings the first Wednesday of each month in the clubhouse.

Also remember that the Royal Forest website is up and running and can be used for most purposes. The website address is www.banyanproperty.com. Once you arrive at the main site, just click on “Community Associations” then “Royal Forest” and then navigate around from there.

Open Positions 2010

In January, there will be three open vacancies on the Board of Directors. The term of office

will be one position for one year and two positions for two years. The responsibility of these officers will be determined at the organizational meeting held within ten days following the annual meeting. The current titles for all officers are President, Vice President, Assistant Vice President, Secretary/Treasurer and Assistant Secretary. Our documents state that in order to have a quorum to conduct meetings and control the affairs of the association, we must have a maximum of five board members or a minimum of three.

If there is anyone interested in running for the board, we will be taking nominations from the floor at the annual meeting.

2010 Coupon Booklets

Most homeowners should have received their 2010 coupon booklets by this time. If for any reason you did not receive your booklet, please advise Ron Morga at Banyan immediately.

If you signed up for auto debit, you will not receive a booklet. If there is any homeowner that is interested in applying for this accommodation, please contact Banyan Property Management.

Master Insurance

If you receive a letter from your mortgage holder requesting proof of insurance, please contact our insurance agent, Tequesta Insurance Agency at 561-746-4546. They will be happy to provide you with a declaration page for your unit.

2010 Annual Meeting

The 2010 annual meeting will be held on Thursday, January 7, 2010 at 7:00 PM in our clubhouse. All homeowners are urged to attend this very important meeting.

If you will be attending the meeting, there is no need for you to complete a proxy. Ballots will be available at the meeting. If you are unable to attend, please ensure that you appoint a board member, friend or other homeowner as your proxy who can vote on your behalf. Remember that we must have at least 39 proxies or ballots to qualify for a quorum.

You must be current in all of your assessments in order to vote or to run for a position on the board.

Special Notes

Our continued wishes for a speedy recovery to Palm Scano as well as Marty Calega. Our thoughts are with you.

The Board of Director's of the Royal Forest Homeowner's Association would like to wish all homeowners and tenants a very happy and healthy holiday season and a wonderful New Year.

All holiday lights and ornaments must be removed from your property by January 15th.

Upcoming Events

January 6	Board meeting
January 7	Annual meeting
January ?	Beautification
February 3	Board meeting
March 3	Board meeting

Contacts

Banyan Property Mgmt.

Ron Morga (561) 649-8585

2009 Board of Directors

Leslie DiStefano	President
Maryanne Brockley	Vice President
Sal Ligoitino	Asst. Vice President
Judy Rufer	Sec./Treas.
Frank Scano	Asst. Secretary