

HONORABLE MENTION

Q: How can I communicate with the Board of Directors?

R: By attending our regularly scheduled meetings the first Wednesday of each month in our clubhouse at 7:00 PM. If there is an emergency that cannot wait until the board meeting, contact Ron Morga, our property manager at 561-649-8585.

Board of Director Meetings are held the first Wednesday of each month in our clubhouse at 7:00 PM.

Although it is important for all homeowners to attend these meetings as decisions are being made that impact the community as well as you personally, very few homeowners attend these meetings on a regular basis if at all.

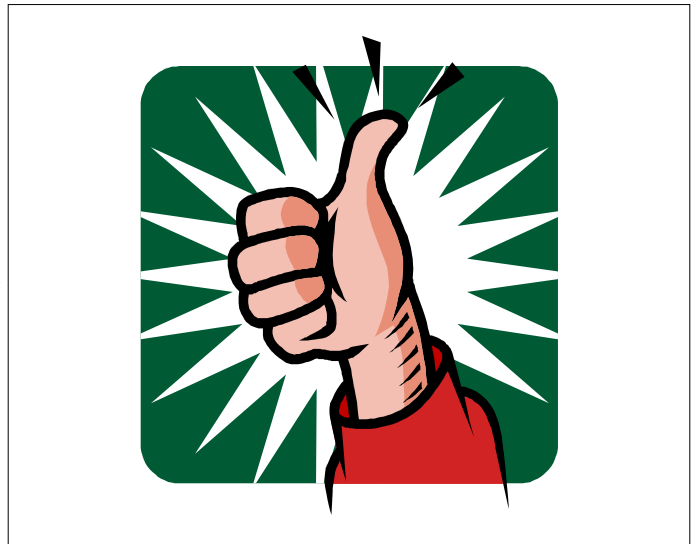
We are pleased to give honorable mention to the homeowners that took enough interest in their community to attend meetings last quarter:

April: June Brack, Gabriele Lehmann, Patty Calega, Miguel Gallego, Trudy Booth.

May: Gabriele Lehmann, Cheryl Richter, Patty Calega, Trudy Booth, Mariela Espejo.

June: Miguel Galego, Trudy Booth.

If you have questions or con-



NICE JOB!!!!!!!!!!!!!!!!!!!!!!

cerns, this is the place to voice them. Your board of directors encourages input from all of our residents to make capital improvements and changes that are in everyone's best interest. Remember that if you do not voice your ideas and suggestions or get involved in YOUR community, don't voice your dis-

pleasure when you are unhappy with a change that has been made.

HURRICANE SEASON

Just a reminder that hurricane season is now upon us. Should you experience any type of loss due to a hurricane, you should do the following:

1. Take pictures of the

damage.

2. Document the damage on a sheet of paper with your name, address and contact information.
3. Present this information to a board member or Banyan Property Man-

agement. Under no circumstances should you contact our insurance company directly as you will be referred back to the board.

RULES & REGULATIONS

Although all of our homeowners and tenants are provided with a copy of our rules and regulations, there are many that refuse to follow them. We have extracted a few key items from our rules and regs that are of utmost importance and are fineable offenses if not followed:

SPEEDING/STOPS SIGNS/SPEED BUMPS:

The speed limit in this community is 15 MPH. All stop signs must be adhered to and you must slowly drive over (not around) speed bumps.

PETS:

All pets **MUST** be leashed when they are not indoors. When walking your pet, you must carry something with you in order to dispose of pet

waste that must be removed immediately.

POOL:

Pool hours are from dawn to dusk. The pool gate must remain closed and locked at all times. There is no running, jumping or diving and any items brought with you to the pool are to be removed when you leave. All trash must be disposed of properly and pool chairs or lounges should be returned to their proper position and location.

PARKING:

There is absolutely no parking on the grass or street in this community. Guests must utilize your driveway or park in the pool parking lot or the parking strip near the rear of the community. Vehicles

improperly parked will be towed at the owner's expense and the unit owner will be fined.

GABAGE PAILS/RECYCLES:

Garbage pails and recycle bins are to be placed at the curb no earlier than 6:00 PM the day before garbage pick up days (Wed. and Sat.) and must be returned to the rear of your unit out of view the same day as pick up. All garbage placed in pails must be bagged and any garbage that is left after pick up must be removed immediately.

THERE IS ZERO TOLERANCE FOR HOMEOWNERS AND TENANTS THAT DO NOT FOLLOW THE RULES.

Q: When are association fees due?

A: On the 1st of each month and considered late if not received by the 15th of the month in which it is due.

FENCES & GATES

Just a reminder that all homeowner fences and gates must come into compliance with the approved shadow box design by no later than March, 2015 or sooner if either of these items are in need of replacement before that date.

Fences and gates can be

wood or vinyl with the height being 4' or 6'.

If you choose to utilize privacy slats on the open spaces of the shadow box, these slats should be placed on the interior of the fence and/or gate and not on the outside.

If you have any questions as

to what is permissible, please contact a member of the board or Banyan Property Management **BEFORE** the change is made. If you make changes and they are incorrect, the deadline date will apply to the incorrect fence and/or gate as well.

COMMON AMENITIES & DUES

Any homeowner that is in arrears on their association dues 90 days or more is restricted from using the common amenities in our community until the account is brought current.

This applies to homeowners as well as tenants and guests.

Any homeowner, guest or invitee that is seen utilizing

any of the common amenities that falls into this category will be fined.

This rules does not apply to any homeowner that is on an installment plan and is current in their payments.



NEW FLORIDA STATUTES-PLEASE TAKE NOTE

Chapter 720 Changes

The Florida legislature just passed SB1196 and Governor Crist just signed the bill into law with the following changes that will become effective on July 1, 2010:

Collecting Rent from Tenants: 720.3085(8)

The Association now can demand rent directly from a tenant if owner is delinquent.

Records Access: 720.303 (5)

Personal data of the association members (SS #, credit card #, emergency contact info, etc.) is not part of the records to be inspected.

In addition to the association being able to charge for copy fees, they can also now charge "reasonable costs" to be reimbursed for the lost employee time associated with duplicating the records.

Personnel records for the association's employees will not be subject to inspection by an owner.



Q: What day is garbage picked up.

R: Wednesday for regular garbage and Saturday for garbage and recycles

POSITIONS OPEN

There will be three open positions on the Board of Directors in January, 2011.

All homeowners are encouraged to take an active interest in their community.

Although our property management company takes care of many of the issues affiliated with the association, a

board of directors is still required to give them directives.

If we do not have enough board members to oversee the community, we will have no choice but to turn control of the community over to our management company. We will begin taking nominations for these positions in November but we cannot emphasize

enough that any homeowner that is thinking about running should start attending meetings on a monthly basis NOW to see what is involved and what the requirements are.

Do we want our management company making decisions for us? If your answer is "NO", then you need to get involved in YOUR community!!

4TH OF JULY

Due to the fact that there has been limited rain and most areas in our community are extremely dry, we request that all homeowners and tenants refrain from shooting off any type of fireworks this 4th of July.

If you choose to light sparklers or small items, you must remove the debris from the street and grass. Make sure that these items are com-

pletely extinguished before removal.

We wish everyone a safe and happy 4th of July.



Additional Capital Improvements

Over the next few months, all of the bulletin boards in our community will be removed. The bulletin board located in front of the pool area will be replaced with a more eye-appealing and weather-resistant board. All of the information pertaining to our community will be placed on this board. Homeowners can also place flyers on this board by submitting a copy to a board member who will post the notice on your behalf. No flyers are to be attached to the outside of the bulletin board or the community sign in front of our development or it will be removed.



Q: *Can the clubhouse be rented for a party?*

A: *Yes. The clubhouse can be rented on a first-come, first-serve basis. The pool area cannot be rented. The cost is \$75.00 that must be paid in two checks (\$25.00 that is non-refundable and \$50.00 that is refundable when the party is complete and the room has been checked to ensure that it has been returned to its original condi-*

LAWNS

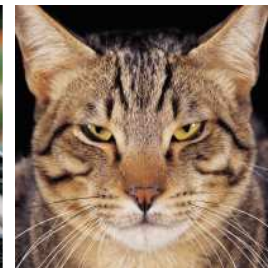
As the hot weather is now upon us, make sure to water your grass several times a week as you will be sited to replace any grass that becomes non-existent. Weeds are not grass!

Security - IMPORTANT

Over the last few months, several vehicles in our community have been broken into or stolen. We strongly recommend the follow precautions for all homeowners and tenants:

- 1. All vehicle doors should be locked at all times when not in use.*
- 2. All vehicles should have alarm systems .*
- 3. Motion detectors should be placed on the house facing the vehicles to deter break ins.*
- 4. NEVER keep anything of value in your vehicle.*
- 5. If you see anyone suspicious loitering around homes or vehicles, do not attempt to confront them. Call the PBSO immediately and report it.*
- 6. Ensure that garbage pails, recycle bins, flyers and newspapers are removed from the unit, curb or driveway giving the appearance that the unit is vacant.*
- 7. Royal Forest is a small community. Watch out for your neighbor's homes as well as your own.*

PETS



Under no circumstances are animals to be left outside when you are not at home. It has been brought to the attention of the board that there are a few residents in our community leaving their animals outside all day when the owner is not at home. Animals are to be kept indoors with fresh food and water. Doors should not be left open so that the animal can go indoors or outdoors at its pleasure. Not only is this a security risk but also an annoyance to your neighbors when the animal roams onto other properties or cries and barks consistently because it has been left alone. Animal abuse should be reported immediately to Animal Care & Control.

Royal Forest Homeowners' Assn.

c/o Banyan Property Management
2328 S. Congress Avenue
Suite 1C
W. Palm Beach, FL 33406

Phone: 561-649-8585
Fax: 561-649-0188
Contact: Ron Morga
Email: Ronald.morga@banyanproperty.com



Upcoming Events

<i>July 7, 2010</i>	<i>Board Meeting</i>
<i>July ?</i>	<i>Beautification</i>
<i>August 4, 2010</i>	<i>Board Meeting</i>
<i>September 1, 2010</i>	<i>Board Meeting</i>
<i>October 6, 2010</i>	<i>Board Meeting</i>
<i>October ?</i>	<i>Beautification</i>
<i>November 3, 2010</i>	<i>Board Meeting</i>
<i>December 1, 2010</i>	<i>Board Meeting</i>

Around Our Community

The Royal Forest Homeowners' Association would like to welcome Joan Watson as the newest homeowner to our community.

We would also like to wish a continued speedy recovery to Pam Scano and Marty Calega.

Thanks to Joaquin and Sara Herrera for the beautiful jasmine tree in front of their unit that gives off the most beautiful aroma throughout the community.

Our deepest condolences go out to Lila and Steve Murphy on their recent loss. Our thoughts are with you.

Welcome home and our utmost gratitude to Steve Murphy who just completed his second tour overseas (one in Afganistan and the other in Iraq).

Many thanks to our homeowners that work so hard to maintain their properties to keep up the values of the homes in our community.

2009-2010 Royal Forest Contacts

<i>Leslie DiStefano</i>	<i>President</i>
<i>Maryanne Brockley</i>	<i>Vice President</i>
<i>Sal Ligotino</i>	<i>Asst. Vice President</i>
<i>Judy Rufer</i>	<i>Secretary/Treasurer</i>
<i>Zoila Menendez</i>	<i>Asst. Secretary</i>