

FAQ Sheet for Heron Cove Homeowners

Heron Cove is an adult 55+ community of 43 Single Family Zero Lot line homes located inside the Baywinds Master Association in West Palm Beach. Section 10.4 of the Baywinds Master Documents state that at least eighty percent (80%) of the Homes must be occupied by at least one (1) person fifty-five (55) years of age or older. No person nineteen (19) years of age and younger may be a permanent occupant of any home, except that persons nineteen (19) years of age and younger may be permitted to visit and temporarily reside for periods not to exceed thirty (30) days in total in any calendar year.

Garbage, Recycle, Landscape Debris, and Bulk Items – Residential trash pick up is Wednesday and Saturday. Recyclables – 2 bins (one for paper and one for glass, plastic and metal). Recycle is picked up on Wednesdays only. Trash cans go on one side of the driveways and recycle bins on the other. Face the trash can so the wheels are closest to the house. Wednesday is also the day for landscape debris and bulk items. Please put out your garbage and debris no earlier than 6 pm the evening prior to pick up and remove the cans no later than 6 pm the day of pick up.

Bar Codes – You may acquire up to two (2) bar codes for Baywinds automated gate access. The bar codes can be obtained from the Baywinds Master Association located at the Clubhouse.

ID Cards – While you are at the clubhouse, don't forget to get your picture ID card. This will give you access to the clubhouse, fitness center, and pools. Your guests should register as well and obtain passes.

GRS Management Associates Inc. – This is our management company. Mark Hoffman is our manager and can be reached at mhoffman@grsmgt.com or by phone at 561-641-8554 extension 164. They can guide you for all HOA related issues. Please report landscape and sprinkler issues to management to be sure it is sent to the correct vendor and management can track the progress.

Architectural Review Board (ARB) – The HOA requires all exterior modifications to be preapproved by the Association before any work commences. This would include but not be limited to patio extensions, exterior painting, fences, doors, windows, and major landscape renovations. Satellite dishes are approved by the Master Association. If you have any doubt whether your project needs HOA approval, please contact management for clarification. Construction related projects require a \$1000 refundable deposit.

Vehicles - No boats, RV's, Trailers or Commercial vehicles are allowed to be parked anywhere on the property outside of the garage.

Mailboxes – Homeowners are responsible for the maintenance of the mailbox. Please keep your mailbox clean from green algae by using a mild bleach/water solution. All the mailboxes are identical. If your mailbox is damaged and needs repair or replacement you should contact management for further direction.

Landscaping – The HOA provides landscaping services to maintain your lawn and shrubs. They also provide lawn and ornamental pest control to kill lawn and shrub destroying insects only. Chinch bugs and grubs, not roaches and ants. The lawns are cut weekly in summer and bi-weekly in winter. The shrubs are trimmed once per month. Fertilizer is applied 4 times per year, one being a weed and feed. Heron Cove will also install mulch one time per year to your home. You can install small red or blue reflectors from home depot to prevent landscapers from performing work on your home. Red reflector means do not service at all. Blue reflector means do not trim this shrub or plant. If you install a reflector, please notify management so they can put in a work order to have a paper trail.

Weeds In Pavers – This is addressed monthly during a hedge trimming cycle when the landscapers spray round up. However, during the summer months, the weeds grow fast and you may need to perform your own weed control on the driveway or walkway pavers. Some residents use a bleach/water solution, some use Round-Up. Either choice, be careful and only apply to the unwanted weeds and not the grass or shrubs.

Dogs and Cats – All pets must be on a leash when outside of the confines of the house. Homeowners and dog walkers must pick up after the pet. Your dog must always be under your control when on a leash outside the house. You may report violations to GRS Management.

Association Dues/Assessment – The HOA assessments are payable on a monthly basis. They are due on the 1st of each month and considered late on the 16th. Late fees are assessed at \$25 per month.

Snow Birds – If your home is to be unoccupied for an extended period of time we suggest you take a few precautions to secure your home. Shut your main water supply off to protect against broken pipes or water heaters. Remove your potted plants and move your patio furniture inside. Be sure to hire someone to close or install your hurricane shutters in the event of a pending storm. You may not close or install hurricane shutters prior to 48 hours before a storm and they must be opened or removed 72 hours after a storm.

Roofs – The roof is the responsibility of the homeowner. The association does hire a roof cleaning contractor every 3 years to chemically clean the roofs to keep a neat and clean appearance. The roofs were cleaned in 2014 and will be due again in 2017. The contractor provided a three year warranty on mold and mildew. If your roof gets any mold and mildew, report to GRS management and they will inspect and notify the vendor.

Holiday Decorations - Lights and decorations are allowed during the holidays. However, they must be removed within 2 weeks after the New Year.

Satellite Dishes – All satellite dishes are approved by the Baywinds Master Association and not Heron Cove.

Bulletin Board – We try to keep the bulletin board at the entrance up to date. Stop by and check it out at your convenience. Community channel 63 is on your TV and maintained by Baywinds Master. You can see the monthly schedule of events at the clubhouse and any other important Master HOA information.

Wildlife – Please do not feed the wildlife. This includes ducks. They start to rely on your food and also lose their fear of humans. The wildlife has plenty of natural food and they can forage for themselves. The Sandhill Cranes are protected by the State of Florida. Sandhill Cranes are about 3-4 feet tall and their wingspan can be over 5 feet wide.