

2020

## Wellington Shores Association

Dear New Resident,

Welcome to Wellington Shores! The Wellington Shores Association's Board of Directors has put together this brief summary of frequently asked questions. Please refer to the Association Documents (Declaration of Covenants and Restrictions, Articles of Incorporation, Bylaws and other Policies, Guidelines, and Procedures) for additional and more specific information.

### **CABLE TV & INTERNET**

AT&T U-verse 200 and Internet service (100 MBps) is provided to your house through a fiberoptic cable. The television service includes High Definition, HBO, & music stations. 1 DVR with Total Home Service, 3 Total Home DVR Companion Receivers, and the Gateway modem are covered in your association monthly maintenance assessment. Television or internet upgrades, additional companion receivers, and land-line telephone service may be purchased directly from AT&T. Contact AT&T at **866 299-6824** for all installation, additional services, and repairs. Tell them you live in Wellington Shores to get the benefits of our HOA's bulk service contract.

### **HOME SECURITY SYSTEM**

A security system (door and window contacts, keypad, motion detectors, and control panel) was installed in each house during construction. Security system monitoring for each house is provided by Alpha Alarms and covered in your association monthly maintenance assessment. You are responsible for all connection, maintenance, repairs, and upgrades to your house system. Contact Alpha Alarms at **(561) 798-6666**.

### **MONTHLY ASSOCIATION MEETINGS**

The Board of Directors of the Wellington Shores Association Inc (our HOA) meets on the 3<sup>rd</sup> Tuesday of every month at 7:00 p. m. in the Social Room of the Clubhouse. All homeowners are welcome to attend.

### **FINES**

In accordance with Florida State laws, notices for violations of our HOA's Declaration of Covenants and Restrictions are issued by the Property Manager. Should these violation(s) not be corrected within the time period stated in the violation notices, fines may be levied by our HOA's Board of Directors. The Grievance Committee reviews these fines at a hearing meeting where the homeowner is given the opportunity to dispute the fine, then the Grievance Committee decides whether to enforce or vacate the fine. Fines, if not paid, may become a lien on the property and may result in losing access to the clubhouse and use of resident entrance gate lane. **Unpaid fines are shown on your account balance ledger, which requires a late fee to be charged to your account every month.** It is very important to pay or resolve your fines promptly.

### **MODIFICATIONS/IMPROVEMENTS**

All alterations or changes to the exterior of the property including landscaping, house painting, pools, lighting fixtures, etc. must be approved by the Architectural Review Committee (ARC) before work begins. Requests must be made in writing on the Wellington Shores Architectural Review Committee Request for Modification form. Contact the Property Manager for forms.

### **WATER/SEWER**

Water and sewer service is provided by the Village of Wellington. Contact them at **(561) 791-4000** to set up your account.

### **SWIMMING POOL**

The pool operating hours are from dawn to dusk. **THERE IS NO LIFEGUARD IS ON DUTY AT ANY TIME, EVERYONE SWIMS AT THEIR OWN RISK.** All children under the age of 14 must be accompanied by an adult. Key-Fobs for clubhouse and restroom access are available from the Property Manager for a \$15.00 nonrefundable fee. Pool rules are posted and expected to be followed. **Press the "Pool Alarm" button every time you open a door connecting the Clubhouse to the Pool Deck.**

### **TRASH**

Trash is picked up by the Village of Wellington every Wednesday and Saturday. In addition, recycle items are picked up on Wednesdays and yard trash and bulky items on Saturdays. Yard trash and bulky items may be placed near the curb any time on Fridays, but not before Friday. All trash must be placed in City garbage cans and brought out to the street the evening prior to pick-up. The City garbage can should be separated from recycle bins and lawn trash cans to allow easy access for the truck that empties the garbage cans. Except when placed at the curb for collection, all garbage, trash, and recycle containers shall be kept inside the garage or other area that is screened from view. Call the Village of Wellington at **(561) 791-4000** for all issues with garbage cans, recycle bins, trash that was not picked up, etc.

### **HOUSE MAINTENANCE**

Each property owner is responsible for all maintenance and care of their house's exterior and property, including, but not limited to painting; repairs; and cleaning of roof, sidewalk, mailbox, etc.

### **LAWN IRRIGATION**

Each property owner is responsible for maintaining their property's irrigation system. This includes all pumps, piping, heads, valves, controllers, and time clocks that are located on your property. Properties that back up to a lake draw irrigation water from the lake with that property's own private irrigation pump. Irrigation water (lake water) is supplied to other properties by the Association's central irrigation pumps and main distribution lines. The Village of Wellington has jurisdiction regarding allowable irrigation times. Such irrigation times may change depending on weather patterns. Contact the Property Manager or Village of Wellington **(561) 791-4000** for current allowable irrigation times.

### **LAWN MAINTENANCE**

Each resident is responsible for all landscaping on their property. This includes mowing, edging, trimming, fertilizing, weed control, pest control, pruning, replacements, etc. for all grass, flowers, shrubs, trees, mulch, etc. as necessary to maintain a neat and trim appearance.

## **COMMUNITY ACCESS GATES**

The community access gates are controlled by the Envera Virtual Guard system. Contact the Property Manager to get registered in the gate control system.

Residents may purchase windshield stickers that will automatically open the resident lane traffic gates for you when you enter the community. Cost for the windshield stickers is \$25.00 per sticker or \$50.00 per metal vehicle tags (used on motorcycles, etc.). Your guests can enter the community through the Visitor Gate after checking in at the Visitors Kiosk located in the entrance landscape island. This virtual guard system works just like an actual guard. The guest will be asked to identify themselves and which resident or address they wish to visit. Then the virtual guard allows that guest access only after the resident approves of their access. Approval is done by the guard referencing a list of specific guests or contractors (landscaping company, etc.) that you have pre-approved for the virtual guard to routinely allow access any time a guest visits the kiosk, or by the guard calling you and you approve that visitor's access. If the guard cannot reach you or you do not give approval, that guest will be denied access. You may add or delete guests from your pre-approved list via the **myenvera.com** app.

## **TENNIS/PICKLE BALL COURTS**

The same key that allows access to the swimming pool gates also opens the gate to the tennis courts and is available at the management office for a non-refundable cost of \$5 each. No skateboards, roller skates, scooters, or bicycles are allowed inside the tennis court fence.

## **DESTRUCTION OF COMMON PROPERTY**

The common areas are for the use and enjoyment of all owners and their guests; however, such use is not to be abused. Any damage resulting from abuse of the areas will be the responsibility of the offending party. **Property owners are responsible for damage caused by their guests.**

## **MONTHLY MAINTENANCE ASSESMENT PAYMENTS**

Contact the Property Manager for coupon books, address, and electronic payment information regarding your monthly maintenance assessment payments. Payments are due the 1<sup>st</sup> of each month and are late after the 10<sup>th</sup>. Late fees of \$25.00 plus reminder notice and demand letter fees are assessed for payments made after the 10<sup>th</sup> of the month. Residents that are not current may lose access to the clubhouse and resident gate entrance lane.

## **CLUBHOUSE**

The Clubhouse is always locked, but residents have access to the Clubhouse from 5:00 a.m. to 11:00 p.m. Sunday through Thursday and 5:00 a.m. to 12:00 midnight Friday and Saturday by using their access key fob. Additional and replacement key fobs are available from the Property Manager for \$15.00 each. The Social Room can be rented for private functions. To make arrangements contact the Property Manager for rental rates and availability.

## **PETS**

Domestic pets (cats and dogs, excluding Pit Bulls) are allowed. When outside the house, they are to be leashed or kept in a fenced area. A pet must not be an unreasonable nuisance or annoyance

to other residents. **Solid waste from pets must be picked up and removed immediately**—this applies to pets of all sizes on any property whether it is a private residential lot or “Common Property” owned by the Association.

#### **VEHICLES**

Private passenger vehicles which include cars, motorcycles, vans (with restrictions) and pick-up trucks (with restrictions) – see *Declaration of Covenants & Restrictions* – are permitted to be parked in the driveways overnight provided they do not block the sidewalk. Commercial vehicles (except vehicles owned by governmental law enforcement agencies) are to be parked overnight in one’s enclosed garage. Overnight parking on streets or lawns is prohibited for all types of vehicles. The Clubhouse parking lot is for use by residents and their guests while using the clubhouse and/or pool only. Vehicles are prohibited from parking in the Clubhouse parking lot overnight or at any other times.

#### **SUSPICIOUS ACTIVITY**

All suspicious activity should be reported to the Palm Beach County Sheriff’s Dept. by the resident that notices the activity. **Dial 911 for emergencies and (561) 688-5447 (PBSO District 8-Wellington) or (561) 688-3400 to dispatch a deputy for non-emergency situations.** If there is any doubt regarding the situation, make the call.

#### **PROPERTY MANAGEMENT COMPANY**

GRS Community Management  
3900 Woodlake Blvd.  
Suite 309  
Lake Worth, FL 33463

Log into your account at:

ResidentServices@grsmgmt.com to monitor your account status, payments and charges history; access forms, documents, board meeting minutes, etc.

For all inquiries and/or concerns:

Contact GRS Resident Services Department at (561) 641-8554 or email at [residentservices@grsmgt.com](mailto:residentservices@grsmgt.com). For after hour emergencies, please call (561) 641-8554 and follow the prompts.