

# Windsor Park Newsletter August 2019

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## Members Meeting Tuesday August 20<sup>th</sup>, 2019 at 6:30 PM

**Meeting is held in the clubhouse located at the southwest corner of the community, between Buildings 2300 and 2500.**

### Termite Bonds

The Board of Directors is pleased to announce that we have approved Apex Pest Control to bond all buildings for subterranean termites. After a lengthy bidding process Apex came in with a phenomenal offer that will insure each building at 1M each. We will have a representative from Apex available at the Member's Meeting to review the process of treatment and prevention and answer any questions.

### Water Shut OFF Notice

Tucker's Cut Rate Plumbing will be performing water shut off valve repairs in the near future. Please be aware that once this work is scheduled the water for the community will be shut off for up to 8 hours as the repairs are being made.

Inspections have already been completed and we have a list of units to be replaced, if you feel your shut-off valve should be on that list please notify the board via email. Please include your unit number and a photo of the shut off valve.

Repairs to the backflow are also required in order to pass our yearly inspections. These repairs will also cause the water to the community to be shut off.

We will attempt to schedule these two repairs on the same day to limit the inconvenience of having the water shut off. We will send out notices via email once the work is scheduled.

### Pool Resurfacing in September

Beginning Monday, September 15<sup>th</sup> the pool will be closed while work is being done on repairs and resurfacing.

This long overdue repair will extend the life of the pool as well as bring it into full Code Compliance with the Health Department.

The furniture will also be replaced at this time.

Moving forward, we ask that all residents and guests abide by the pool rules and clean up after yourself. As a reminder, the pool is open between the hours of 8AM and 10PM.



### Basic Pool Rules:

- ❖ Maximum Bathing Load is 17.
- ❖ You **must** shower before entering.
- ❖ No running, diving, or roughhousing.
- ❖ Use by residents and their guests only.
- ❖ No animals are allowed on the pool deck.
- ❖ No glass containers.
- ❖ Appropriate swimwear required.
- ❖ Please keep noise to a minimum
- ❖ Children under the age of 14 must be accompanied by an adult.

## Health and Safety Alerts:

Please be advised of the following rules and regulations that are being ignored.

### **Traffic:**

Please obey all traffic rules. That includes making a complete stop at the entrance, following the speed limit and obeying the traffic patterns of our one-way street. Please keep in mind this is a community with families and children who play on our streets and dog owners are frequently walking their pets.

### **Pet Owners:**

We ask that you please pick up after pet as required by Brevard County Ordinance:

§ 14-59. Defecating, urinating on public or private property.

*No animal shall be permitted or allowed to defecate or urinate upon any public property, or any private property, without permission of the property owner. It shall be the responsibility of the owner or person in control of the animal to dispose of or remove any excretions caused by the animal. It is a violation of this article for the owner of an animal to permit or allow the animal to defecate or urinate upon any public property, or any private property, without permission of the property owner.*

## Waste Management:

Please do not deposit large items into or around the dumpster area. The intended purpose of the dumpsters is for household garbage only. If you are caught leaving bulk items at the dumpsters there is a fine that will be assessed. Please call one of the local charities to pick up large unwanted items. You may also call Waste Management for bulk pick up from your unit.

Waste Management Bulk Waste Pick Up  
321-723-4455  
[palmbayservice@wm.com](mailto:palmbayservice@wm.com)

Habitat for Humanity  
321-728-4009

Goodwill  
321-872-0051

Salvation Army  
321-676-6496

# Rules and Regulations

## Traffic & Vehicle Responsibilities:

1. One Way Traffic Only - Windsor Park is one way only.
2. Speed Limit/Reckless Driving- the speed limit is 15 mph.
3. The parking of boats, large trucks, mobile homes, or trailers in any area of the complex is not permitted.
4. Inoperable automobiles, trucks, and other vehicles may not be stored on any portion of the property. Owners are prohibited from making major repairs on vehicles anywhere on the property. See Article VIII Section 9 of the Governing Documents.
5. Each unit has two (2) uncovered, marked parking spaces, those which are near their unit. Visitors must park in spaces that are not numbered. All vehicles must park within the white lines. At no time shall a vehicle be parked at an angle or completely across the lines. Further, no vehicle shall be parked in the roadway or over the curb. No parking on the grass.
6. Do not block the dumpster.

## Owner Responsibilities:

1. No unit shall be used except for residential purposes.
2. Loud noise, noxious or offensive activity or nuisance that impedes the safety or quiet enjoyment of residents in any area of the complex is not permitted. Please be respectful of your neighbors.
3. No animals, livestock, or poultry, or any kind shall be raised, bred, or kept on any unit, except that dogs, cats, or other normal household pets may be kept, provided they are kept indoors at all times, or kept on a leash when outside.
4. Animal owners shall ensure that all pet waste is picked up and disposed in a sanitary manner.
5. No personal items are to be stored outside on common property.
6. Homeowners property must be free of rubbish and all screens must be kept in good repair.
7. No signs for any purpose shall be placed on common property. Real Estate signs may be placed in windows.

8. Owners are responsible for any damages caused by renters and guests.

## Common Areas:

1. All trash is to be placed in plastic bags and placed in dumpsters provided by the complex. All boxes must be broken down. Do not place trash in recycling bins.
2. Please abide by pool hours and posted regulations.
3. Owners must ensure all contractors performing work to any unit (e.g remodeling) must provide their own trash disposal. At no time may a contractor dispose of any materials in the dumpsters provided by Windsor Park.
4. Bulk Items may never be placed in or around the dumpsters. Bulk Items include appliances, furniture, mattresses and box springs. Owners requiring removal of bulk items should arrange and pay for pick up.
5. Owners wishing to add exterior, non-holiday related lighting must use lights that are non-wired (e.g. solar) and placed in a location that will not impede lawn care contractors. Any lighting placed on common property that is damaged by any contractor will be the responsibility of the Homeowner.
6. Owners may display exterior Christmas lighting that impedes lawn care from Thanksgiving through the second week of January.

## Rental/Leasing:

Please see Article VIII Section 11 of the Covenants, Conditions, & Restrictions for guidance on leasing units.