



Greetings from Grenelefe!

NEWSLETTER 3rd Qtr. 2015

It is hard to believe that it is already June. Once again we had a very mild winter and a very brief spring. Up until a few weeks ago we had mild temperatures and a good amount of rain through the beginning of May. However, leading up to June, we have seen above normal temperatures and things are getting pretty dry around here. We are looking for those consistent afternoon rains that will enable us to do new plant installs. They should be here soon!

We have now entered hurricane season (June- November) here in Florida. The weather experts are predicting less than the usual number of storms this season. The reason for this is because the phenomenon known as El Niño is back this year. The event, involving the warming of water in the equatorial Pacific, increases strong wind shear in the Atlantic. That reduces the intensity of tropical storms and hurricanes and prevents other systems from becoming powerful enough to be given names. What El Niño does is it suppresses the hurricane season, mainly during the peak months of the season, which are August, September and October. The outlook does not predict how many storms will hit land. Even though they are not predicting a lot of storms this season, it does not mean we should be complacent about hurricane preparedness. If you recall, 1992's Hurricane Andrew was one of only seven named Atlantic storms that year, but it devastated South Florida, killing at least 26 people and causing \$26.5 billion in damages.

The storms here in Central Florida can be severe even if they are not hurricane related. Lightning strikes to a transformer can knock power out for a day or two. Do not trust food in your condo to keep in your refrigerator all summer. Power could be out anywhere from hours to days.

The association having access to your condominium unit is important for maintaining the heating and air conditioning. It is also important to stay on top of pest control. We have had several instances where owners are renting their units and the tenants are refusing access to conduct monthly filter changes and most importantly the annual preventative maintenance on the air handlers located inside the units. Part of the reason for the association having the HVAC department is to protect condominium assets including the surrounding units. When filter cleans and PM's are skipped, the condenser lines can become clogged and cause water to fill up the drip pans and eventually overflow damaging the sheet rock and carpeting. If the clog occurs in an upper unit, the damage usually occurs in the downstairs units. There have been changes to the condominium laws over the past few years which state that if damage to a unit is caused by negligence, then the cost of repairs will be borne by the offending party. If the Condominium Association does not have a key to a condominium, it is the owners' responsibility to contact the office to make arrangements for the quarterly pest control and AC services.

The Condominium Association Rental Policy is applicable to those owners who desire to rent, lease, or allow persons to occupy their units for a period of 32 consecutive days or more. The owner must submit a Tenant Information application (available on the website at grenelefecondominium.com) to the Association with a \$50 fee for a background check. The background check is part of the process, not the end of it. It takes anywhere from 48 to 72 hours if the proper information is submitted. We have had several renters requesting mailbox keys and moving in prior to us receiving their background check results. Keep in mind that the unit owner is held liable in the event of a violation of the Declarations, Bylaws or the rules and regulations of the Association. We have a "Welcome to Grenelefe" document that spells out a majority of the rules for renters that is available at the office. Westgate hands out a similar packet to all of their renters to help educate them on the rules associated with living here at Grenelefe.

As a result of more units being sold, the office has been bombarded by realtors requesting printed information on everything from by-laws to budgets. We have put much of this information on the Condominium website (grenelefecondominium.com) and we have developed a new tab called "New Owner Information" that will have almost everything they would need to be able to close. This tab includes links to documents they need and also a link to the "Welcome to Grenelefe" document for new owners. The information is slightly different from the renters and we also included a comprehensive Q and A sheet about Grilling at Grenelefe. If you are interested in selling or renting your unit, be sure to provide us with your unit number and contact information. We keep an updated list in the office to hand out to people who walk in to inquire and we have an area on our website where units can be listed for rent or sale. This is a great way to get your contact information out there for potential renters or buyers.

We are seeing more and more of our new owners residing at Grenelefe on a permanent basis. The question was asked if there was an interest in creating a social club for owners that would meet year round. Owner Mike Lane volunteered to head this up and would like to set up a date to get together and discuss. Please e-mail Mike at (miker158@aol.com) if you are interested .

Lastly, as many of you know, we have been in transition at the office for the past few months. Brenda is doing a great job, and after 14 years of service, Carol is now writing full time. For anyone who would like to stay in touch with Carol, you can find her on Facebook. Just send her a friend request (Carol Keiper Post). You can also e-mail her through her website(www.caroljpost.com). We are going to miss Carol but are happy that she is pursuing her dream .

As always it is a pleasure for us to continue to serve you and we look forward to seeing you soon.

Sincerely,

Chris Gourdie