

I often wonder why the first day of summer comes late in June when the warm temperatures start in May. I looked into this, and it turns out that the June 21st date has to do with the tilt of a planet's semi-axis. The summer solstice (aka first day of summer) is when this tilt occurs in either northern or southern hemispheres and the planet is most inclined toward the star (aka the sun) that it orbits. Earth's maximum axial tilt toward the Sun is 23° 26'. Well.... I am not sure about all that, I just know that when it is 87 degrees and 55% humidity, it's summertime regardless of how the planet tilts! One thing that this hot weather is good for is laying down asphalt and they have been doing quite a bit of that over the past few weeks. I think you will be pleasantly surprised the next time you drive on the roads here at Grenelefe.

Condominium insurance - a must have in my opinion. I have witnessed the anguish of uninsured owners when they come to the office to ask who is going to replace the carpet that was cut out and removed from their unit or trying to find out who will pay for their water damaged kitchen cabinets. Insurance is especially important if you live in a downstairs unit (gravity). The condominiums are 30 years old and plumbing and sewer line back-ups are becoming more and more prevalent. Some of the original sewer lines going out to the main sewers have issues. Some have developed bellies in them, some have tree roots breaking them and some were not installed right in the first place. The increase in occupancy combined with the departure from a resort type guest to a more residential user has increased the amount of cooking grease and solid waste being put through the drains. The Association is spending about \$20,000 a year on sewer and plumbing repairs and will continue to do this as we encounter these sewer problems. If these sewer drains back up and overflow from your tub or kitchen sink, it is considered a category 3 water contaminant which can contain pathogenic, toxigenic or other harmful agents. Any items, walls, carpets, pads, wooden cabinets, furniture, etc., that gets soaked in this sewage, has to be removed. The laws are very clear on the financial responsibility of these type of losses. The condominium association is responsible for the cleanup of the water soaked areas including sanitation. Everything else is the owner's responsibility. There are other water issues that occur that are not sewer related. Things such as overflowing toilets, clogged condensate lines, broken tub drains, improperly installed dishwashers or ice makers can also cause major damage to lower units. If you are in an upper unit, you need insurance for different reasons. If you don't have insurance and you or your renter is negligent in causing the leak, then you will receive a bill from the Association for the cleanup and repairs on our part and you may be contacted by the damaged unit owner's insurance company for subrogation. I think you are rolling the dice if you are not insuring the inside of your condominiums. The fact that you cannot control the behaviors of others, as well as the age of our development, should be major motivators in the decision to carry coverage on your condominium.

The Grenelefe development in general has a low crime rate based on Polk County Sheriff's crime map reports. However, if you are affected by any of this crime, it seems major. There is a current saying that is being voiced to the public by Florida law enforcement. "If you see something, say something." This is very true for us here at Grenelefe. If someone is breaking the law, call the Sheriff. If the Sheriff is not called, there is no record of anything happening. This translates to a low crime statistic and thus could cause the perception that there is no need to patrol and come all the way out here if nothing is going on. It is the Polk County Sheriff's Department that responds to calls here at Grenelefe, not the Haines City Police Department. Most of the situations that we hear of are criminal mischief (vandalism), suspicious activity (drugs) and domestic violence. Let me give you a real-life example of an incident that happened here. At approximately 4 a.m., cars were driving around the side

of one of our condominium buildings, pulling up to one of the sliding glass doors where an exchange was made and then driving off around the other side of the building. It was like a McDonalds drive thru! Supposedly this went on for two hours. Were the police called? The answer is no. This activity was reported to the condominium association office on a Monday morning and verified by at least 3 different parties. If you are wondering, these tenants that were operating the "drive thru" no longer live here, and on a side note, they had passed their background check and were actually renting from a private owner. The Association does not deal with criminal activities. We are not equipped for this. The Sheriff's Department has let the Association know that any criminal activity needs to be reported by first-hand witnesses, not our office. If someone is breaking the condominium rules, call us and we will address this with the owner of the unit. If there is something criminal going on, get the Sheriff involved. That is their area of responsibility.

Not to sound like a broken record, (I can use this saying again because vinyl records are making a comeback!), I need to talk about back patios and balconies again. We are doing our second round of back patio and back balcony violations this year. We will continue to give violation notices to those that are not in compliance. Second and third notices will be coming from our attorney's office. Here is the list of items that are prohibited from back patios and balconies:

Garbage cans, automotive parts, tires, watercraft, boat motors, boxes and storage bins, coolers, indoor furniture and items intended for indoor use, appliances, exercise equipment, dead plants, empty planters and flower pots, firewood, building materials, table saws, drill presses and workbenches. Blankets, sheets, quilts and tarps are not to be used to cover items on patios.

As always, it is a pleasure for my staff and I to serve you. Take care and we hope to see you soon.

Sincerely,

Chris Gourdie
General Manager