



Greetings from Grenelefe!

NEWSLETTER 4th Qtr. 2016

This is the time of year that Floridians look ahead. Just like the long winters up North, the summers do get old. Lots of heat and humidity and a time where the AC units seem to run continuously.

Speaking of AC units, as part of your maintenance fee structure, the association provides a quarterly filter change and an annual preventative maintenance for the compressors and air handlers. If you have provided us with access to your unit, then we have been performing this service for you regularly. One way to insure that we have been servicing your AC equipment is to look for a sticker on the air handler in the closet that is dated each time our technicians visit. These filter cleanings and preventative maintenance services insure that your ACs are performing to the best of their abilities. If you are renting your unit long term or short term, be sure and tell your tenants or guests to allow access to our staff to perform these services. There have been instances where access has been denied and units get skipped until the next quarter. We keep detailed records of instances where we are unable to gain access to service the ACs. If you are in the situation of having tenants occupying your unit, feel free to e-mail the association at grenelefecondos@aol.com and we can verify the services you have received. As your AC units age, just like anything, they start to wear out and begin to need repairs. For an extra fee, the association offers an AC service agreement annually. These agreements are sent out in early December to all of the owners. You have a choice of service types and costs. Remember that if you have more than one compressor and air handler, you will need an agreement for each one. For more details on this, go to our website at grenelefecondominium.com and click on the "Forms and Applications" tab and find the links to the A/C Service Agreement and A/C Pre-Authorization forms.

As was mentioned above about tenants refusing access to your units or if we do not have access to your units, you may not be receiving pest control services. As was mentioned before, if you have people occupying your unit and you want to know if you have been receiving pest control services, just send us an e-mail and we would be happy to let you know what is going on. If you are getting quarterly services, the pest control people are leaving their card to show that they have treated your unit. Another sign that pest control has been there is the carnage of dead bugs on the floors of your units if you have been away for awhile. It is kind of gross, but at least you know it is working. There are other things as an owner that you can do to cut down on the amount of bugs and other critters

getting into your unit. Installing wooden baseboards instead of the original carpet ones, sealing off holes around plumbing pipes where the sheetrock has been cut out during the original construction and installing weather stripping around your front door are all good ways to reduce access by unwanted bugs, lizards and mice to your unit.

For those of you who rent your units or are looking to rent your units, the association requires that all tenants that occupy the unit for more than 32 consecutive days (see the rental policy on the website under the "New Owner Information" tab and click on Rental Policy), must go through a background check. The cost of the background checks are \$22 for an individual and \$44 for two persons. This is for an eviction and criminal background check and is the minimum requirement of the association. For an additional fee you can also get a credit check if you are interested. These background checks take a minimum of 48 hours if there is nothing significant found. Sometimes it can take longer due to the fact that not all counties share the specifics of the information involving a criminal act electronically. If there is what they call a "hit" , it can take up to a week to get the results because the background check company has to request information from a specific county where the criminal activity occurred and this can take 7 to 10 days. The situation calls for patience because it is important that we get all of the information needed to either accept or deny a potential renter. Many times you may be pressured by a tenant's immediate "need" to get moved in only to find out later , when the background check comes back , that you were glad that you did not rent to that individual. Long term renting can be a great experience for both the owner and tenant if you get a responsible renter. We have seen the flip side of that where owners end up losing money to costly renovations to units due to damage and the loss of time by having to oversee their tenants behavior. A clean background check does not guarantee a good renter, but it is a good foundation to start with and a safeguard to the community as a whole.

I want to remind everyone that the Association's annual meeting will be held Saturday, November 5th, in the main lobby of the resort. As always it is a pleasure for us to continue to serve you and we look forward to seeing you soon.

Sincerely,

Chris Gourdie
General Manager