



Greetings from Grenelefe!

NEWSLETTER 3rd. Qtr. 2018

We have started the summer off with a lot of rain over the past three weeks which is not typical for this time of year, but we are not complaining! It does not seem that long ago that we were cleaning up from Hurricane Irma and here we are already in hurricane season again. The combination of the last year's hurricane, the severe freeze in January, the dry conditions (only two inches of rain since January prior to the last three weeks) and the utilities having problems with two of their pumps had left us with a lot of damaged or dead vegetation. The good news is that we have been able to get an early jump on installing new plants this season. We have targeted certain buildings and are placing plants and sod around the planned installation areas. We have also been planting along the borders of the cleared natural areas and islands to enhance the curb appeal. The recent rains from the subtropical storm and the repair and replacement of the pumps at the utility will certainly help to establish all of the plants that we are installing. It would be nice to be able to fix everything, everywhere and all at once. However, we do not have the funding to accomplish this, so we will continue to work within the financial parameters set forth by the Association. We appreciate everyone's patience as we steadily continue to enhance the property.

We have also welcomed Joyce Robertson to our administrative staff. Joyce will be taking over for Brenda Richardson who has semi-retired and moved to Cape Coral to be with her daughter. Carol Post has been working training Joyce on all of our accounting processes. Carol will go back to overseeing our accounting processes on a part time basis and focusing on her writing career as soon as Joyce is up to speed on everything.

I want to remind you about our website at www.grenelefecondominium.com. There is a wealth of information that we have put up on the site for you. There is also an area 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 or to look for yourself. All of the board meeting minutes are posted on the site, along with the condominium rules and regulations. The website is a great way to stay connected with what is happening with your association.

Also located on our website is our Welcome to Grenelefe Guide. This is a great informational packet that is helpful for new owners or for your renters. The Welcome to Grenelefe Guide can be found under the new owners tab on the home page of our website. This is full of the basics such as trash disposal, laundry, an overview of the rules and regulations and other helpful information.

One of the items covered in the Welcome to Grenelefe Guide is our policy on back patios. In recent years the membership voted to limit certain items from being stored on the back patios and balconies. As a reminder, here is the list:

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.

We appreciate everyone's efforts to keep their patios free of these items.

Your patio and balcony are considered limited common area because that area serves only your condominium, which is the reason you are able to keep your personal items out in these areas. The Association pressure washes our buildings on an 8-month cycle. Part of the pressure washing includes the patios and balconies. When we pressure wash a building, we first put a notice on the doors of all the units of that building giving the occupants time to prepare for this service. Part of this preparation is the removal of all of your personal items on the patios and balconies. This includes everything, even your potted plants. For liability reasons, the Association staff cannot handle your personal property when it is in your limited common area. If you are a seasonal owner and you do not want us to skip your patio or balcony, you may wish to bring your personal items inside before you leave. If you are renting your unit, please insure that your renter cooperates with moving items off of the patios and balconies in preparation for the pressure washing. If items are not moved, then the balcony or patio will not get cleaned. Unfortunately, if the Association must skip a patio or balcony, we cannot come back at a later date just to do that area of the building because it throws off the schedule and causes owners in other buildings to be delayed in getting their buildings washed. Also, we are unable to clean balconies and patios that are screened in due to the high pressure spray potentially damaging the screens.

I would like to remind you that all screen rooms, front screen doors, French patio doors and washers and dryers installed in units must follow the procedures set forth by the Design Review Committee. The first step in getting approved is to stop by the Association office and pick up a copy of the policy and the application or if you have access to the web, print it from our website at grenelefecondomium.com. Fill out the application and return it to the Association for approval before installing any of these. We would be happy to discuss the process or answer any questions you may have about making these changes to your condominium.

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 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 problems. If these sewer drains back up and overflow from your tub or kitchen sink, it is considered a category 3 water contaminant. Any items such as walls, carpets, pads, wooden cabinets, furniture, etc., that gets soaked in this sewage, have to be removed. The laws are very clear on the financial responsibility of these types of losses. The condominium association is responsible for the cleanup of the water soaked areas, including sanitation, and replacement of affected drywall. 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. 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.

Have a great summer and as always, it is a pleasure to serve you. My staff and I look forward to seeing you when you are in town.

Chris Gourdie
General Manager