

**The Coral Trace HOA website is: <http://www.coraltracehoa.com>
Be sure to register and use our Board Forum!**

The 2010 Board

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Toll free: 1-888-828-6464
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rloperfido@seacrestservices.com

Newsletter Editor, Ads, & Website

- Ava Schutzman,
Ava @bridgesights.com, 272-0433

Deadline is 1 week after each Board meeting.

Words from the President

by Karl Chakford
president@coraltracehoa.com



Hi Neighbors,

We received the City approval for the installation of the shed at the Clubhouse. We are in the process of ordering the shed at this time. We estimate we will have it installed by early April. Our plan is to fence a side area of the shed to allow the golf cart to be parked in this fenced area then landscaping will be added to make it more appealing.

The Board has agreed to add lighting to the front of the entrance sign. While this is being done we will repair the lighting at the rear of the sign lighting the Palm Trees at the entrance. We have replanted the trees and shrubs at the Clubhouse entrance that have died and it really enhances the look of that area. Replanting these trees and plants at the front door of the Clubhouse that have died will be considered at next month's Board meeting. We have been removing the dead trees throughout the community to enhance our visual look. We will be replacing these trees later this year when we get an accurate missing tree count; doing more replacements at one time saves the HOA money. We repaired the tennis court entrance gate fence, tot lot gate and 2 holes that were found in the West side fencing. The white pool fencing by the pool heaters that was damaged was also repaired. We had the Clubhouse roof leak repaired last month but a new leak appeared; it was repaired this month and hopefully this will take care of our roof leak problems.

With all the unseasonably cold temps this winter, we have had issues with our pool heaters and our landscaping. The heater manufacture recommends we turn off the heaters when the temps drop below 50° because of the cost to operate them and they will freeze up which has happened this year. The effect of the freezing weather on the plants and trees in the community has been devastating; it stunted their growth and caused them to drop their leaves. The impact on some of the plants will not be known for a while. The trim crews would normally be starting a heavy cutting of the plants but they have decided to wait to give the plants time to

(Continued on page 2)

Next Meetings (at Clubhouse):

- HOA Board—Monday Mar 15 at 7 PM

1-Day Rental of the Clubhouse Social Room is \$150 plus a \$300 security deposit. Contact Lloyd Adler at 561-276-6480.

WE WILL CHANGE THE FRONT GATE ENTRY CODE AGAIN IN APRIL. CODE IS POSTED ON WEBSITE (IN BOARD PASSWORD-PROTECTED AREA) AND OUR CHANNEL 63 CABLE TV STATION.

NEW! [On-Line ARC form and Guest Parking Permits](#): Documents page of website

LANDSCAPING SCHEDULE FOR March:

- Cut grass: March 2, 17
- Bush & tree trimming: Mar 22, 23, 24, 25



Clubhouse Keys: Anyone wanting recreation keys to the Clubhouse (pool, exercise room, billiards room) should contact Barbara Magee. She will provide a key to each household. If you lose this key, a replacement is \$10.

Words from the President—continued

by Karl Chakford
president@coraltracemoa.com

recover from the frosts we have had. We wanted to have this cut completed before we mulch the community, which was planned in late March or early April but we may have to revise those plans depending on what the arborist advises.

We want to remind everyone that next month starts the community spring-cleaning quarter of April, May and June. We all have these three months to do our cleaning and maintenance of our roofs, sidewalks, driveways, fences, buildings, doors and windows, etc.

At www.coraltracemoa.com we added the Guest Parking pass system and ARC Forms to our website. We would like all those with computers to start using these forms; those without can get these forms from the Property Manager in the Clubhouse. Another project Howard is working on is converting our Welcoming Forms to a set of web forms to aid in our sales and rentals. There are a lot of forms in this package so it will take a while for these to be completed. Seacrest has a great work order system and we encourage everyone to use this system for anything and everything it helps us track the problems and corrections of issues. It can be used for many things: making a name or phone number change in the gate system, or reporting a broken sprinkler, for example. We are going to start offering keys, cards and remotes at the Clubhouse on Tuesdays and Thursdays from 9am to 12 pm when our property manager Bob is on property (except the week of the Board meeting it will be that Monday), and you can still get those items from Barbara by appointment.

As a reminder the Gate code will be changing on Saturday April 3rd 2010. There has been discussion of no longer having this code due to the security reasons (as this code seems to be given to everyone to enter the community). Realtors give it to prospective clients, delivery companies, friends visiting and guests etc. It was designed for residents who left without their gate card to get back in. Please help protect the community by only using this code as designed. Thank You.

We live in a community where we share a common building and property. We need to be tolerant of and considerate of our neighbors in the things we do. Some things we enjoy may be downright hated by our neighbors. We have to live by them for a long time so place yourself in their shoes when you have disagreements. The HOA is not the cure all for everything. The Board does not want to write rules that restrict owners from enjoying their homes or restricts 281 homes because of one. So we ask everyone to please be tolerant and respect your neighbors. The Board has committed to enforce our Documents and our Rules and Regulations. The legality of these Documents requires us to enforce them. There are not a lot of grievous violations but some of the com-

Technology Committee

by Len Kruger
kruger@edibiz.net

Greetings fellow TV viewers,

Since last month, our committee has contacted Comcast, MDU Communications and Paladin Broadband to get contract terms, conditions and equipment costs. The survey results have been very helpful in determining our course of action.

From the figures presented to us so far, without any direct and firm negotiations, what we are seeing is that our TV/cable costs will almost certainly be going up, perhaps only a few bucks a month. The good news is that our channel lineup should expand and may double or even triple depending on contract and provider options.

I have compiled a preliminary cost comparison matrix which will be completed and presented to the Board next month after firm numbers and terms have been obtained. I am certain that much discussion amongst our committee and the Board will follow. Rest assured we are doing everything we can to get the best value and bang-for-the-buck for the community.

It also looks like all the other providers, except Comcast, have selected DirecTV for their entertainment packages. If you would like to see what we are investigating for you, you may go to <http://www.directv.com/DTVAPP/index.jsp>. Once there, we would like you to check out 2 links. The first on the top which says "TV Packages". This link will give you a comparison of channel lineups. We are trying to get the "Choice" package done within current budget numbers. The other link is at the bottom labeled "Site Map". Once there, you can see what each package offers and compare as well as see what premium content may be added. Also, on the DirecTV website, ignore the pricing of the Choice package (and others)...that is retail and not bulk.

Stay tuned, much more next month!
Len Kruger

mon items violated are: garbage cans left outside, owners parking in guest parking, parking in the streets, renting homes and not giving the HOA copies of the lease and not meeting with the Welcoming Committee, making architectural changes without Board approval (the Board must approve anything changed outside of your home, the inside is yours, anything viewable to the outside is ours), not doing maintenance on your homes and placing reflectors in their plants and then not keeping them trimmed. We have a new Towing Company we will be using to enforce our parking rules. Cars not displaying our parking pass (on the website and in the office) will be tagged with a nice, hard to remove orange sticker telling the owner they are illegally parked and subject to towing.

Remember this is our community and our home, it takes everyone doing their part to keep it a nice, clean and appealing place, do your part while we do ours.

Thanks for reading,
Karl,
Resident and HOA President

IMPORTANT NOTICE!

ALL violations and complaints should be reported to our property manager, Bob Loperfido at Seacrest Services, NOT to individual Board members. rloperfido@seacrestservices.com



Delray Doings
By Ava Schutzman



Upcoming Events of interest to our community:

- March 7 — Performance in the Park — Trombones Unincorporated (Big Band Music) at Veterans Park, 3-5 PM, 243-7277 for info. Bring your lawn chairs, blankets and picnic baskets and savor the elegant and eclectic strains of accomplished South Florida Concert Performers in an open-air setting.
- March 9—City of Delray Beach Municipal Election to fill 2 of 5 seats on City Commission—we vote at Temple Sinai at Coral Trace Blvd and Atlantic Avenue. 7 AM to 7 PM. Info 243-7050.
- March 9 — Baseball Sprint Training Day Trip — Departs from Veterans Park — 11:30AM to 5 PM; info 243-7350



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City Commission Meetings at

City Hall—Info, 243-7000

- 2 Mar, 6 PM
- 11 Mar, 6 PM
- 16 Mar, 6 PM
- 25 Mar, 6 PM

annual organizational meeting

Check out <http://www.mydelraybeach.com> for additional information and updates!

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DELRAY BEACH POLICE DEPARTMENT

We asked the detective from the Police Department who provided this information for an update on progress on solving Coral Trace's recent burglaries. He asked us to run these important messages, Home Safety Tips and the Inventory sheet again this month, and responded:

"We had a call from a resident stating someone was trying to break into her house while she was home when the police arrived the suspect was gone. One officer went to Sudan Homes (just east of Coral Trace) and saw someone in the backyard and stopped him. We took his fingerprints and lo and behold the burglaries stopped. We checked his prints against the burglaries but were unable to make a match. The only good thing is the burglaries stopped. We are still actively patrolling the area and using surveillance equipment to watch different areas." The detective will keep us informed as progress is made.

HOME SAFETY TIPS

INSIDE YOUR HOME:

Always lock your doors, even when you are in your home. You may be at the rear of the home and not hear what may be happening at the front of your house.

Always keep your garage door closed. If you are not in your garage or yard keep this door closed. You'll never hear activity in your garage when you are in your house. Lawn equipment, bicycles, tools, etc. become vulnerable to theft. The door leading from the garage into the home is a favorite entry point for burglars.

Always use your alarm when not home. You can use it when you are at home too if you wish. It provides an extra layer of security either way.

OUTSIDE YOUR HOME:

Keep shrubs trimmed away from windows. This allows you to see what's going on outside and prevents thieves from using this growth to their advantage.

Maintain quality lighting around the exterior of your home. Especially in areas of the home that may be more susceptible to break in.

Don't leave lawn tools or equipment in side or back yards. This helps the burglar facilitate his crime against you or your neighbors.

Display your house number prominently and keep it well lit. This assists emergency personnel when they have to respond to any form of an emergency.

WHILE AWAY:

Don't publicize the fact that your house will be sitting empty for any extended period of time.

Instead of canceling your paper or mail deliveries, ask a neighbor to assist you by picking them up, saving and recycling these while you are away.

If you are going to be gone for an extended period, make arrangements to have your lawn maintained. Burglars know that an unkempt lawn that is normally well kept is a sign that residents are away.

Use timers to turn lights on and off throughout your home at all hours while you are away. A lived in appearance is a deterrent to burglars.

Leave drapes in a normal position to assist with this lived in look.

Turn phone ringers down. Constant ringing is a sign that a home is unoccupied.

Ask a neighbor to occasionally park in your driveway.

Never leave lights on in your home 24 hours a day while you are gone.

Always call the police when you observe suspicious activity, wherever you are.

- Emergency: 911
- Crime Tips Line: 561-243-7839—to report info on crime already occurred
- Non-emergency: 561-243-7800 or -7888

CORAL TRACE CONTACTS

**PLEASE RESPECT THE BOARD & COMMITTEE MEMBERS' PRIVACY.
CONTACT TIMES ARE 10 AM– 6 PM ONLY, UNLESS AN EMERGENCY. Thanks!**

The 2010 HOA Board of Directors (meeting: 3rd Mon of the month, 7 pm)

President—	Karl Chakford	243-9697	president@coraltracehoa.com
Vice President—	Eric Motto	330-2207	fishman121@comcast.net
Treasurer—	Lloyd Adler	276-6480	lloyda111@aol.com
Secretary—	Tim Davidson	716-5100	timothysd@comcast.net
Director—	Debbie Eskan	278-6827	dbeskan@yahoo.com
Director—	Barbara Magee	276-4415	bmagee@ccalpa.com
Director—	Sandy Maister	279-2219	Sdmdam@hotmail.com
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Maintenance (Clubhouse, Pool)

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Management Company— HANDLING ALL COMPLAINTS & VIOLATIONS

Seacrest Services, Inc. Property Mgr: Bob Loperfido, rloperfido@seacrestservices.com

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