



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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Words from the President

by Karl Chakford

president@coraltracehoa.com



Coral Trace HOA Residents: Please email the HOA President at

President@coraltracehoa.com

To add your email address to our community newsletter e-mail list.

Hi Neighbors,

Sorry for not getting out a newsletter in August/Sept. I was working, on vacation, working again and then in training for work, it was a busy month.

Well by the time you read this the sidewalks should be cleaned. We contracted to have them cleaned in August. This company uses a water meter supplied by the city instead of the owner's water. They were delayed due to the meter was not available for use when the work was originally scheduled. As soon as the city meter was available the work was started.

Comcast contact for Coral Trace: The following information was received from Comcast concerning our upcoming contract that starts in January 2011. This is in response to a question concerning what homeowners should do if they would like to add services now as opposed to when our new contract starts in January. Comcast has indicated that the homeowner would have to pay for the services under the current contract and then in January the new pricing would go into effect. The only change from this year to next is that we do not have to pay for the box fees. Contact Andrew below for help instead of the Comcast retail number.

Hi Karl,

If the residents want to get any additional services for this community they can call Andrew Bisaccia @ 561-598-1924 so they do not have to go through customer service. They can also e-mail him at: andrew_bisaccia@cble.comcast.com

Community TV channel: Comcast has upgraded channel 63 to a digital converter box so some homes may lose channel 63. If you do not have this channel

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The Pool will be closed from Oct. 18 to Oct. 31 for repairs.

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

LANDSCAPING SCHEDULE FOR October:

- Cut grass: **Friday the 8th and 22nd**
- Bush & tree trimming: **Fri. 15th, Mon.18th and Tues. 19th**
- Spray: **Tues. the 19th**



Keys: Anyone wanting recreation keys to the Clubhouse (pool, exercise room, billiards room) should contact Bob Loperfido, our property manager at Seacrest Services. He will provide a key to each household. If you lose this key, a replacement is now \$50.

Clubhouse

Words from the President—continued

by Karl Chakford
president@coraltracehoa.com

call Comcast and they will get it corrected for you.

Police Presence: About 3 years ago the HOA contracted the Police to enforce the traffic laws in our community. The Police have been in the community enforcing the parking in the no-parking zones and parking on the sidewalks. Cars on Coral Trace Place were ticketed for parking in the no parking zone. The area at the end of Coral Trace Place is an emergency vehicle turn around and parking is not allowed.

HOA Documents:

Prohibited: Parking in the street (except for vendors performing work may park up to 4 hours), owners parking in Guest parking spots, and commercial vehicles on the property are all prohibited. We will be tagging with a green sticker, vehicles parking in Guest parking without a parking pass. If you have a vehicle with commercial advertising on it and you park it in the community for more than 4 hours you are in violation of the HOA Documents. If a commercial is found parked in the street illegally, the vehicle will be tagged. The second time we find it parked in the street illegally it will be towed. Parking commercial vehicles in your driveway is also not allowed. The management company will send 2 violation letters and with the 3rd you will be fined \$50 a day up to a maximum of \$1000.00.

Cleaning: Owners are responsible for the maintenance of their homes. This includes cleaning your roofs, buildings, sidewalks and fences. Painting your home and fascia (all the homes are over 8 years old and need repainting). The Doc's allow the HOA to do this maintenance if you fail to and can bill you the cost plus 10%. This is not what we want to do but it is an option. This year we started the Spring-cleaning quarter of April, May and June. If you do your cleaning and painting in this quarter we will not bother you for the rest of the year unless your home needs special maintenance.

Violations: We have been sending out letters for violations and will follow the HOA Doc's and the violation and fining documents voted in by past Boards. It is your responsibility to read, understand and follow our HOA Documents and Rules. The Board is discussing funding to clean the roofs of the homes that are in foreclosure. The issue is we will not get this money back if the homes foreclose but the roofs need to be cleaned. As an

added note, a number of homes that are in foreclosure are scheduled for foreclosure sale in the first half of 2011. This may help the HOA recoup some past due amounts and should bring in new owners who will be responsible for paying any new dues.

Rules:

Pool & Spa hours: the pool hours are from dawn to dusk. Remember noise travels so if you do not want to speak to the police "keep the noise and partying down." There is to be "No Glass" inside the pool area.

Hedge Height: street view homes should be no higher than 5' 6". We will start trimming any hedge above this height. If you trim your hedges, the front plantings cannot be over the fascia and not above the bottom of the front window. If any plantings do not meet the community guidelines they will be trimmed.

The Rules Committee has completed their part of the Rules Book. We are inserting some documents that were originally in PDF form into the new rules book. There are few if any new rules added. Actually they reduced some of the rules. We condensed the forms for the ARC so they should be easier to use. Once the book is completed it will go to print and we will set up the delivery process.

We are considering a new Recreation wrist-band for use in our recreation areas to help the HOA and homeowners determine authorized use.

General items:

Speeding: please watch your speed in the community. We have a lot of walkers, bicyclists and joggers in the community. You only save a few seconds by speeding to your home!

Hoses and extension cords: The landscaping company has informed us that they will no longer replace items left in the yards if damaged when they cut and trim.

Gate entry: We are raising the price on gate cards to \$15, remotes to \$35 and the Medeco Recreation key to \$50. This is necessary due to increased costs to the community. These prices went into effect on September 20, 2010.

The receiver on the existing gate system is currently functioning but not to full capacity. (this is why it does not open until you are right at the gate). This receiver

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From Your President, concluded

is what controls the old style remotes. The receiver we have is no longer in production and was replaced by a newer model. The new model will not work with the old remotes. When the existing receiver fails, we will be unable to have it repaired and it will have to be replaced with the new style that will not support the older remotes. Replacing the old remotes will be an owner's expense; the HOA will not replace these remotes for free.

Move outs: We have had a number of people move out of their homes at night. If you see this please advise the HOA or a Board Member so we can get information about these people in order to attempt recoup money that may be owed the HOA.

Pets: Most of us take care of our pets and care about the people who do not have or like pets. But some pet owners disregard their responsibility to control their pets: Allowing them to do their business anywhere they stop, and not cleaning up their mess. Allowing pets on private property and letting them bark by owner's bedrooms in the early morning and late evening hours. This is not allowed. The property that goes from the home to the sidewalk is private property and not the HOA's. Please control your pet and respect other homeowner's property and HOA property.

HOA Payments: Payment of your quarterly dues should be mailed to Seacrest Services, not brought to the Office and given to the Property Manager. If your account is at the attorney you must contact the attorney's office for payments, not Seacrest. Once the attorney is involved they must handle the account until it is brought current.

Social Committee: The committee is planning a community yard sale Saturday, October 23, 2010 from 8 am to 1 pm. See page 4 for details.

Karl



Delray Doings
By Ava Schutzman



Upcoming Events of interest to our community:

- Oct. 5 and 19: City Commission Regular Meetings at City Hall Commission Chambers — 6:00 PM Info: (561) 243-7000
- Oct. 9: Sister Cities Golf Classic, Delray Beach Golf Club—7:15 AM Registration Info: 243-7011
- Oct. 10: Multicultural Festival—Pine Grove Park, 12 noon to 5 PM. Info: 278-3760
- Oct. 21: Art and Jazz on the Avenue, Downtown Delray Beach — 6:00 PM – 10:00 PM Info: (561) 279-1380
- Oct. 23: Delray GreenMarket—Season Opening, SE 4th Avenue (first block south of Atlantic Ave.) 8 AM—1 PM, Info: 276-7511
- Oct. 28-30: Haunted Halls of Horror—Presented by Hugs not Drugs and Delray Beach Parks & Recreation, Delray Beach Community Center. Info: (561) 585-7771
- Oct. 29-31: "Orchids on the Square" - Old School Square Gymnasium—10 AM—5 PM. Info: 272-9855
- Oct. 30: KidsFest sponsored by Delray Beach Parks & Recreation. Veterans Park, 1-4 PM. Info: 243-7277.

CITY OF DELRAY BEACH — CITIZEN SERVICE REQUESTS

- **Phone: (561) 243-7012**

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Florida Energy Star Residential HVAC Rebate Program -The Florida ENERGY STAR® Residential Heating Ventilation Air Conditioning and Cooling (HVAC) Rebate Program is designed to encourage existing homeowners to replace their old energy-inefficient heating and cooling system with a properly-sized energy efficient system and to ensure that their heating and cooling air duct system has a leakage rate of 15% or less. Florida residents who purchase an Energy Star® certified home air conditioning unit between August 30, 2010 – December 31, 2010 (or until the \$15 million fund is exhausted) and have their home air duct system tested to meet the aforementioned leakage rate, can become eligible for a \$1500 rebate. For more information and/or instructions on how to apply, visit <http://www.rebates.com/floridahvac/>

ALERT: The Florida ENERGY STAR® Residential HVAC Rebate Program is currently suspended. Applications will remain on file. However, rebate payments are contingent upon the Florida Legislature's authorization of the use of \$17.5 million in federal funds. Florida received federal approval to use the funds, but state legislative authority is still needed. Watch the website for updates.



It's a Community Yard Sale!

Saturday, October 23rd

8 AM to 1 PM



Get rewarded for cleaning out your closets, attic, and garage! Someone's old stuff, still nice, could be someone new's treasures.

The rules are very easy:

- HOA Volunteer PLACES ADS IN LOCAL NEWS-PAPERS
- ENTRANCE GATE IS OPEN TO PUBLIC DURING THESE HOURS
- YOU SET UP IN YOUR OWN YARD AND STAFF YOUR OWN BOOTH - YOU SET YOUR OWN PRICES, COLLECT MONEY, ETC. - YOU'RE ON YOUR OWN.



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rloperfido@seacrestservices.com

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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
Director—	Barbara Magee	276-4415	bmagee@ccalpa.com
Director—	Sandy Maister	279-2219	Sdmdam@hotmail.com
Director—	Dan Fink	455-2000	danieljfink@hotmail.com
Director—	Marshall Samarel	732-766-2808	mfsamarel@aol.com

Committees—

Landscaping

Leah Kesten leahkesten@yahoo.com

Maintenance (Clubhouse, Pool)

Fred Calandrino 272-6181 Pompadooc@aol.com

Social & Welcoming

Pompie Calandrino 272-6181 Pompadooc@aol.com

Website, Newsletter Editor/Ads

Ava Schutzman ava@bridgesights.com

Management Company— HANDLING ALL COMPLAINTS & VIOLATIONS

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