

Sabal Grove Newsletter

Special Edition – April 2011

BOARD OF DIRECTORS

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SGHA CALENDAR

- Feb 25 2011 Assessments Were Due
Mar 9 Late Fee for 2011 Dues Added and Letters Sent
Apr 17 Easter Egg Hunt, Rockledge Community Park
May 14 SGHA Annual Community Yard Sale
May 25 2011 Overdue Assessments Turned Over to Association Attorney for Collection
First Architecture Review Committee
Monday Meets
Of Each
Month
Jul X Board of Directors' Meeting – date, time and place to be announced

We haven't published a newsletter since 2009, and we have elected a new Board of Directors since then, so we felt it was time to communicate a few items with members of the Association.

Phil Babcock
Director/Treasurer

Two Easter bunnies were being chased by a pack of wolves. The wolves chased the rabbits into a thicket.

After a few minutes, one rabbit turned to the other and said, "Well, do you want to make a run for it or stay here a few days and outnumber them?"

An archaeologist is the best husband any woman can have—the older she gets, the more interested he is in her.

Agatha Christie

Architecture

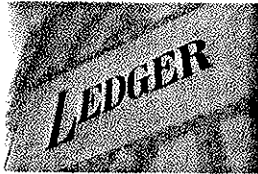
Review Committee

Alan Kraft – Chairperson 633-7509
Frank Hopkins
Sandy Atchison
Russell Penick

Events Committee

Barb Hardy - Chairperson
Volunteers are needed

TREASURER'S REPORT



The following is the Treasurer's information as of 3-31-2011:

2011

- Assessments collected – 136 (of 155 properties)
- Expenses paid to date - \$5,434.17 (21% of budget)
- Current balance - 61,494.94
- Letters have been sent to property owners with overdue assessments

2010

- Assessments collected – 153 (of 155 properties)
- Liens are currently placed on the two properties that are overdue

2009

- Assessments collected – 154 (of 155 properties)
- Lien is currently placed on the one property that is overdue

2008

- One property owner has not paid; lien is currently placed on the property

Thanks to all of you who provided their 2011 assessments in a timely manner, particularly to those who paid before the notification was even sent out. It saves the Association and the affected property owner unnecessary costs when the dues are paid on time. If your account gets to the Association attorney, the \$150 dues (which are as good as it gets for Association fees) can quickly turn into several hundred dollars. We would rather you keep the money for your own use than to provide it to the attorney. Please pay your dues before it gets that far. This year's payment milestones are reflected in the Association Calendar on Page 1 of this newsletter.

I have enclosed the final 2010 expense report provided to residents at the annual meeting in January for your information.

Phil Babcock
Treasurer, SGHA

WEB SITE



The Sabal Grove web site has been established at www.sabalgrove.org. There you can find ARC request forms, minutes of meeting, Association documents and other items of interest.

ARCHITECTURE REVIEW COMMITTEE

The Architecture Review Committee (ARC), which is appointed by the Board of Directors, meets once a month on the first Monday (unless it's a holiday) to review submitted architecture requests. This group is key to ensuring the improvements made to resident properties are compliant with the Association documents.

The members of the ARC are reflected on the first page of this newsletter.

Please ensure you get ARC approval for any activities related to building, re-building, installing or painting any items on your property. You can get an ARC form on the SGHA web site. Please try to submit the form in time for the Committee to review it at their standard meetings.

Please reference the "Covenants Reminder" section of this newsletter for the language regarding architecture items.

EVENTS COMMITTEE

The Events Committee meets two times each year to plan the Easter Egg Hunt and the annual picnic and works on the two days to set up and host these events. In addition, they organize the Neighborhood Garage Sales.

This is not a formal Committee with agendas, minutes, etc. The only formality is the fact the Board of Directors includes funds in the budget for the activities. The rest of the effort is up to the creativity of the Committee members. The goal is to set up events that are enjoyable to the residents of Sabal Grove and allow residents to meet other residents.

As you can see from Page One of this newsletter, we don't currently have a set list of Committee members. Please consider donating your time to helping us plan Association events. You can contact one of the Directors and express your interest in being on this Committee. We could use your help.

We did not have the annual picnic last year for the first time since the Association was formed due to a number of reasons, but we would like to hold one this year. Please provide your inputs on when and where you would like the event to be held. We would also like to get a list of volunteers who would be willing to help with the event. Again, if you're interested, contact one of the Directors.

We are currently planning the annual Easter Egg Hunt and the Neighborhood Garage Sale. The Easter Egg Hunt is currently projected for April 17th at the Rockledge Community Park. You will get a flyer later with additional details. We will also hold the annual garage sale on May 14th. Due to the cost of advertising these in the newspaper, we will only be sponsoring one community garage sale this year. Please try to participate if you can.

CONSERVATION AREA



The area between Raintree Avenue on the North and Sabal Grove Drive on the South is designated a conservation area by the St. Johns River Management District and the Sabal Grove Homeowners' Association is responsible for its condition. We're sure you have noticed the signs indicating it is a conservation area and to stay out of the area. Unfortunately, that has not been the case. Recently, someone dumped furniture in the area and we have noticed a great deal of trash and damage to vegetation and trees from area children. We have removed the furniture and have reported the dumping and damage to the Rockledge Police Department. They have an open case file on the incidents and have asked us to call them if we see anyone in the area (which we intend to do). The trail through the area has been deemed OK for access through the area, but nowhere else in the area. Please do your part and remind your children and their friends this is not a play area and to stay out of the conservation area.

Please reference the "Covenants Reminder" section of this newsletter for the language regarding the Conservation Areas.

WHAT WE'RE WORKING ON

The following are the areas the Board of Directors or Committees are currently working on:

- Replanting areas in the common areas where the winter weather killed the vegetation
- Collecting the remaining assessments for 2011 and the previous years
- Installing lighting on the 2nd set of planted islands at the front entrance
- Replacing the metal bars on the inlet pipes that drain into the retention ponds (as needed)
- Working with residents to improve the condition of properties in Sabal Grove

MAINTENANCE OF PROPERTIES



We understand everyone cannot volunteer for the Association Board of Directors, Committees and other activities that require participation due to other commitments. What we do require from each Association member is to maintain his or her property so we can keep the subdivision looking good for those members who are selling their homes or for potential buyers looking for homes. Currently, there is much work to be done to get the properties back to where they were in the past. We understand the economy has been bad, that some properties are in foreclosure or bankruptcy and that we have had some unusual winter weather the past two years. Now that spring is here, it is time to start the process of getting the properties in shape. This would include, but is not limited to:

- Removing dead plants and replacing them with live ones
- Mowing your yard frequently
- Edging along the sidewalks and driveways
- Trimming around the residence, trees, etc.
- Cleaning the mildew and mold on the residence
- Trimming trees and bushes
- Watering, weeding and fertilizing (the lawn should be green and clean); plant sod or seed bare spots
- Keeping the sidewalks, driveways and front yards clear of debris, furniture, toys, etc.
- Painting your residence if it is faded or peeling (submit an ARC request first)

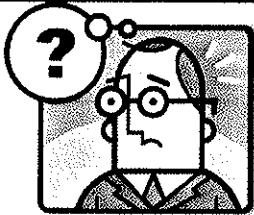
We are also looking at management companies to see if it would be feasible to have them do enforcement in Sabal Grove to ensure consistency and timeliness of violations. We'll keep you informed on those discussions.

This is a good time to acknowledge those residents who have set the standards for property maintenance and have outstanding properties. We thank you for your effort. Thank you also to those residents who have assisted in keeping the common areas clean and maintaining those properties that are

not currently occupied. We will continue to monitor these properties as well and have someone maintain them as needed to keep the neighborhood looking good.

Please reference the "Covenants Reminder" section of this newsletter for the language regarding maintenance of properties.

WHAT IS A PARAPROSDOKIAN?



A "paraprosdokian" is a figure of speech in which the latter part of a sentence or phrase is surprising or unexpected in a way that causes the reader or listener to reframe or reinterpret the first part. Examples are:

1. Do not argue with an idiot. He or she will drag you down to his or her level and beat you with experience.
2. The last thing I want to do is hurt you. But it's still on the list.
3. If I agreed with you, we'd both be wrong.
4. We never really grow up; we only learn how to act in public.
5. War does not determine who is right—only who is left.
6. Knowledge is knowing a tomato is a fruit; wisdom is not putting it in a fruit salad.
7. Evening news is where they begin with 'Good Evening' and then proceed to tell you why it isn't.
8. A bus station is where a bus stops. A train station is where a train stops. On my desk, I have a work station.
9. How is it one careless match can start a forest fire, but it takes a whole box to start a campfire?
10. Dolphins are so smart that within a few weeks of captivity, they can train people to stand on the very edge of the pool and throw them fish.
11. I thought I wanted a career, but it turns out I just wanted pay checks.
12. Whenever I fill out an application, in the part that says 'In an emergency, notify', I put 'Doctor'.
13. I didn't say it was my fault; I said I was blaming you.
14. Behind every successful man is his woman. Behind the fall of a successful man is usually another woman.
15. You do not need a parachute to skydive. You only need a parachute to skydive twice.
16. The voices in my head may not be real, but they have some good ideas.
17. Hospitality: Making your guests feel like they're home, even if you wish they were.

18. I discovered I scream the same way whether I'm about to be devoured by a great white shark or if a piece of seaweed touches my foot.
19. I always take life with a grain of salt, plus a slice of lemon, and a shot of tequila.
20. When tempted to fight fire with fire, remember that the Fire Department usually uses water.
21. To be sure of hitting the target, shoot first and call whatever you hit 'the target'.

SPEED LIMIT

The speed limit in Sabal Grove is 20 mph and it has been set at that limit because of the many children who reside in Sabal Grove. A good number of us are guilty of exceeding this speed limit when we're on the streets of Sabal Grove. Please slow down and ask others who visit you to do the same.

COVENANT'S REMINDERS

Note: Committee means Architecture Review Committee.

Article 12. Building Design and Specifications (not all sub-articles are specified here)

- Residences shall have roofs of fiberglass shingles, asphalt shingles, wood shingles, cement tile, clay tile, or poured masonry or other materials approved by the Committee.
- The use of aluminum, vinyl, tin, or iron shall be specifically prohibited for siding on any structure, unless otherwise expressly approved by the Committee.
- Each residence shall have an enclosed, two-car or larger garage. Carports shall not be permitted. Garage door screens may be installed in addition to a solid garage door.
- Lot owners are required to obtain approval from the ARC prior to painting the exterior of their residence or any other building on the lot. Only subdued or neutral colors will be approved. Loud or bright colors will not be permitted. No false stone or simulated brick veneer is permitted on the exterior of any residence.
- All driveways shall be constructed of concrete, brick or a combination of concrete and brick. Expansion of existing driveways shall require Committee approval.
- Hurricane shutters may be installed by any Lot Owner without approval of the Committee.
- No window or wall air conditioning units shall be permitted.
- Screen porches are permitted, but must have a trussed roof with roofing materials that match the residence's style, design and structure, in the discretion of the Committee.

- All dwellings, structures, buildings, outbuildings, walls, driveways and fences placed or maintained on the Properties or any portion thereof shall at all times be maintained in good condition and repair.

Article 14. Grounds and Yard Maintenance (not all sub-articles are specified here)

- Grass, hedges, shrubs, vines, trees and mass plantings of any type on each Lot shall be kept trimmed and shall at regular intervals be mowed, trimmed, edged and cut so as to maintain the same in a neat and attractive manner. Trees, shrubs, grass and plants which die shall be promptly removed and replaced.
- No weeds, vegetation, rubbish, debris, garbage, objects, waste, or materials of any kind whatsoever shall be placed or permitted to accumulate upon any portion of a Lot which would render it unsanitary, unsightly, offensive, or detrimental to the Properties in the vicinity thereof or to the occupants of any such Property in such vicinity.
- All residences must have sodded or seeded lawns. Desert type yards of sand and rock are prohibited.

Article 19. Nuisances and Waste (not all sub-articles are specified here)

- No part of any Lot shall be used for major automotive, motor, or engine repairs except that tune-ups and minor repairs may be conducted within the garage on the Lot by the Lot Owner while working on his own automobile, motor or engine.
- No garbage, trash or other refuse from the premises shall be placed or emptied upon the surface of any Lot.
- Home businesses will be allowed in the subdivision as long as they do not result in increased traffic flow or increased on-street parking. Not signs will be allowed to be displayed.
- Swings, climbing gyms and other children's play apparatus may be installed without approval of the Committee. These apparatus, however, shall not be forward of the rear setback line of the residence. Basketball goals are an exception that may be used on the driveway of the residence.

Article 26. Conservation Easement (not all sub-articles are specified here)

"Conservation Easement Area" means all of such areas described on any Plat of Sabal Grove. The Conservation Easement Areas shall and are hereby declared to be subject to a Conservation Deed Restriction pursuant to Section 704.05, F.S., in favor of the St Johns River Water Management District for the purpose of retaining and maintaining the Conservation Easement Areas in their predominantly natural condition as a wooded water recharge, detention, percolation and environmental conservation area. In furtherance of this restricted without the prior written consent of the St Johns River Water Management District:

- The construction, installation or placement of signs, buildings, fences, walls, roads or any other structures and improvements on or above the ground of the Conservation Easement Areas.
- The dumping or placing of soil or other substances or materials as landfill or the dumping or placement of trash, waste or unsightly or offensive materials.
- The removal or destruction of trees, shrubs or other vegetation from the Conservation Easement Areas.
- Surface use, except for purposes that permit the land or water area to remain in predominantly natural condition.
- Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

BEING A GOOD NEIGHBOR

These are not covenants violations, but are rules that make us good neighbors.

- If you walk your pet, please carry a plastic bag and pick up the results of your pet going to the bathroom on someone's property or the common areas of Sabal Grove. If you witness who violated this rule, you should discuss this with the person and if it continues, you can contact Brevard County and the offender may be fined.
- Do not park your automobile across the sidewalk. This makes it difficult for those residents who walk or ride their bicycles in the area. It is also a Rockledge City Ordinance.

Sabal Grove Homeowners Association

Easter Egg Hunt and Hot Dog Cook Out

All ages invited – families with kids for the hunt, those without kids; come visit with neighbors and watch the fun!

Sunday April 17, 2011

5:00 PM till ?

Rockledge Community Park

Egg Hunts start at 5:10 - don't let your kids miss it!

Candy, prizes for the kids!

Visiting with your neighbors for the adults.

Bring your camera for pictures with the Easter Bunny!

We will serve hot dogs, chips, and a drink after the hunt.

Bring a side dish to share!

Please call if you are willing to help with set up,

hiding eggs, or in any other way.

Questions: Call Barb 639-7870

2010 Sabal Grove Homeowners' Association Financial Report

EXPENSE SUMMARY	ACTUAL	BUDGET	YTD%
Lake Maintenance	\$3,000.00	\$3,200.00	94%
Lawn Maintenance	\$4,200.00	\$4,200.00	100%
Lawn Treatment	\$900.00	\$900.00	100%
Remulch/Plants	\$2,625.00	\$3,000.00	88%
Front Entrance (Other)	\$325.84	\$400.00	81%
Storage	\$900.98	\$950.00	95%
FPL	\$364.34	\$450.00	81%
Administrative Costs	\$969.76	\$900.00	108%
Contingency Fund	\$80.00	\$1,000.00	8%
Insurance (all)	\$2,085.01	\$2,700.00	77%
P.O. Box/Corp Fee	\$121.25	\$130.00	93%
Attorney	\$668.00	\$750.00	89%
Reclaimed Water	\$240.00	\$240.00	100%
Easter Egg Hunt	\$303.48	\$325.00	93%
Picnic	\$0.00	\$900.00	0%
Financial Audit	\$250.00	\$250.00	100%
Garage Sale	\$0.00	\$150.00	0%
Replace Electrical	\$1,521.00	\$1,500.00	101%
TOTALS	\$18,554.66	\$21,945.00	85%
	Expenses	Budget	% spent
GRAND TOTALS			
Bal 12/31/09	\$42,292.45		
Bank Deposits	\$22,200.00		
Other income	\$283.36		
Total Income	\$64,775.81		
Expenses	\$18,554.66		
YTD BALANCE	\$46,221.15		
Management Co.	\$0.00	\$13,000.00	0