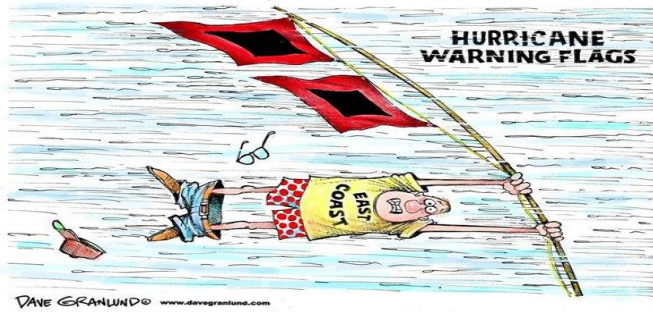


GLENWOOD GAZETTE – 3RD QUARTER 2020

WEBSITE ADDRESS: GLENWOODPGARESORT.ORG



Please send in Your Email!!
Go to Home Page of our website for link to fill-in form or send your acceptance and email address to:
glenwoodofc@outlook.com

HURRICANE SEASON

June 1st marks the start of hurricane season. Please review your hurricane/tropical storm safety and preparedness plans. There are some very good websites available to keep you informed on approaching storms.

Glenwood has made arrangements to provide emergency clean-up services after a hurricane or tropical storm. Initial focus will be to clear walkways, parking lots and entrances to homes in order to provide access to the community.

It is a good time to review your homeowner's insurance with your agent. THE MASTER INSURANCE DOES NOT PROVIDE INTERIOR COVERAGE, ACCORDING TO THE GLENWOOD GOVERNING DOCUMENTS. THE POLICY WILL COVER THE INSURANCE OF THE EXTERIOR OF THE BUILDING (FENCE NOT INCLUDED), UP TO AND INCLUDING THE DRYWALL. IT IS RECOMMENDED THAT YOU PURCHASE YOUR OWN INTERIOR CONTENT INSURANCE AND LIABILITY POLICY WITH A HOMEOWNER'S HO-6 POLICY.

HURRICANE SHUTTERS

TEMPORARY HURRICANE SHUTTERS:

These can only be installed at the issuance of a "hurricane/tropical storm warning". They must be removed no later than 3-days after the issuance of the "all clear".

- 1. Clear Panel**
- 2. Metal Panel**
- 3. Plywood Panel**
- 4. Fabric Shield**

PERMANENT ACCORDION HURRICANE SHUTTERS:

Can only be closed June 1st through November 30th.

These must be open and strapped back December 1st through May 30th.

Must be open and strapped back no later than 3-days after the issuance of the "all clear".

SAFETY AND SECURITY



It is very important that the 2 exterior lights on each unit be maintained by each homeowner in good working conditions. These 2 exterior lights should be left on every evening since this is, in most cases, the only source of lighting for the community.

When you're away from Glenwood, *please* do not disconnect power with FPL. Power is needed to keep the exterior lights working. This will help in keeping intruders away. Law enforcement agencies are cutting costs; this means it has never been more important for citizens to work together to prevent crime.

As a courtesy, the Glenwood HOA will assist the homeowner with only:

- 1) Exterior Light Bulbs (2 each)**
- 2) Exterior Globes (2 each)**
- 3) Exterior Sensors (2 each)**

Each homeowner is responsible to maintain the two (2) exterior globe/bulb holders (light fixtures).

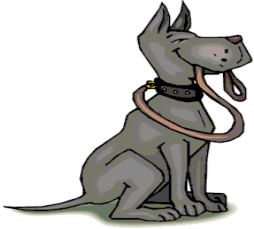
Break-ins have occurred in several communities of PGA National. Please set ALARMS AND KEEP DOORS AND WINDOWS LOCKED, EVEN IF ONLY GOING OUT FOR A FEW MINUTES! ALARMS CAN SCARE OFF THOSE WHO MIGHT ENTER YOUR HOME.



PHONE NUMBERS YOU MAY CALL:

- 1. EMERGENCIES
911**
- 2. PALM BEACH GARDENS POLICE DEPARTMENT
561-799-4445**
- 3. PGA NATIONAL SECURITY
561-627-1600 (24 HOURS / 7 DAYS A WEEK)**

PETS



When outside of the unit, all dogs must be accompanied by an attendant who shall have such dog firmly held by collar and leash, which shall not exceed eight (8) feet in length.



When dog poop is allowed to remain on the soil it dilutes and breaks apart to slowly spread bacteria. Parasite eggs can linger for years! When a resident or pet comes into contact with that soil, through everyday activities, they risk infection from those eggs ... even years after the dog poop is gone!!! Following are some of the parasites/bacteria found in dog poop: Parvovirus, Whipworms, Hookworms, Roundworms, Threadworms, Campylobacteriosis, Giardia, and Coccidia, etc.

Dog poop teams up with E. Coli and other harmful bacteria including fecal coliform bacteria, which causes serious kidney disorders, intestinal illness, cramps and diarrhea in humans. There are 23 million fecal coliform bacteria in a single gram of dog poop!

The Environmental Protection Agency (EPA) classified dog poop as a dangerous pollutant in the same category as toxic chemicals and oil! Dog poop is also toxic to our lawn! The high nutrient concentration in dog poop will burn and discolor the grass, creating "hot spots".



For your convenience, there are 15 pet waste stations in Glenwood. Please do not remove excessive waste bags. Waste stations are replenished daily. Only dog waste bags are permitted to be deposited in these stations.



No cats shall be permitted to run at large outside of the unit.

PALM BEACH COUNTY ORDINANCE 98-22, SECTION - VIOLATIONS

- 1. SOILING public/private property**
- 2. Chasing persons / cars / livestock**
- 3. Running at large**
- 4. Bite/attack or threat to bite/attack**
- 5. Barks, whines, howls or other objectionable noise**

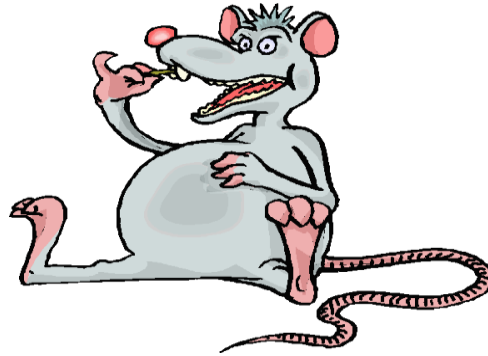
TRASH COLLECTION SCHEDULE
Keep Glenwood Clean and Rodents/Wild Animals Away



- SCHEDULE** : **TUESDAYS - GARBAGE, RECYCLING and BULK**
FRIDAYS - GARBAGE ONLY
- CONTRACTORS** : **Must haul off property all:**
Drywall, Glass, Paint, Wood over 6FT. long, all items over 50LBS.
- BULK** : **Must be placed on the exterior sides of the trash holding areas.**
Refrigerator doors must be removed prior to placing out for pick-up.
- HEAVY DUTY BAGS:** : **Please make sure *all bags* are tied securely and inside a trash bin.**
Trash bags must be placed inside a trash bin with a closed lid on it.
- BINS FOR TRASH** : **Place bins outside ONLY after 6:00PM; evening prior to collection.**
Must be identified with unit number.
Must be removed same day collection is completed.
- BINS FOR RECYCLING** : **Place bins outside ONLY after 6:00PM; evening prior to collection.**
Must be identified with unit number.
Must be removed same day collection is completed.
- Please see the RECYCLING CHART ON THE GLENWOOD WEBSITE.**
- HAZARDOUS WASTE** : **Do not place out with regular trash. Please call the**
Glenwood HOA office for help with the following items: BATTERIES,
PAINT, MOTOR OIL, ELECTRONICS, MERCURY, PRESCRIPTION
DRUGS, FLUORESCENT LIGHT BULBS, LAWN CHEMICALS, SMOKE
DETECTORS, FIREWORKS, TIRES
- CAT LITTER** : **Please use double-lined bags or at least two bags when**
disposing of cat litter. Scoop the litter into a plastic bag, then tie up the
bag and place it into another bag. Tie up that one tightly as well. This
prevents *odor and bacteria* from leaking out of the bag and into the trash
holding areas in Glenwood.

R A T S

**The best way to deter is to deny them access to FOOD AND WATER.
Water fountains (any size) in the courtyard will attract rats and other wild animals.**



PLEASE:

- 1. DO NOT place FOOD OR WATER outside for wild animals such as birds, ducks, squirrels, feral cats, raccoons, etc.**
- 2. Keep trash/recycle bins clean.**
- 3. Keep trash/recycle bins dry.**
- 4. Keep trash bins closed tightly.**
- 5. Keep sheds dry and clean.**
- 6. Keep courtyard free of any food and water after a gathering.**
- 7. Keep courtyard free of any food and water for pets.**

WHEN TRAVELING OUT OF YOUR HOME FOR AN EXTENDED PERIOD OF TIME, PLEASE HAVE SOMEONE RUN THE WATER IN ALL OF THE FOLLOWING:

- 1. SINKS**
- 2. SHOWERS**
- 3. TUBS**
- 4. TOILETS**

THIS WILL *HELP* IN PREVENTING SEWER RATS FROM GOING UP THRU THE SEWER PIPES AND BUILDING NESTS INSIDE YOUR HOME.

MAINTENANCE COMPLIANCE



HOMEOWNER'S OBLIGATION FOR MAINTENANCE:

According to Article VI of the Glenwood Declaration: "each unit owner is responsible for the maintenance and operation of his individual townhouse unit. Furthermore, each unit owner shall and agrees to maintain in good repair and in safe, neat, attractive and quality condition, the exterior portions of the townhouse units, including but not limited to: all exterior walls; areas underneath the roof overhangs; approved trellises and other approved improvements; fencing in and around the courtyard." **SOME EXAMPLES are:**

1. Dryer Vents on flat roof and dryer vent cover
2. A/C unit (see below)
3. All plumbing (in walls, in/under slab, in ground between meter and home)
4. Balcony concrete slab, railings
5. Stoop
6. Doors (all)
7. Unit number sign

A/C Unit Reminder:

Have the A/C unit serviced every 6 months. Check condensate lines on the roof, plus lines from A/C unit to main roof drain that leads to edge of the roof. Install a tablet to inhibit algae growth in drain lines. This procedure helps avoid leaking that could come thru the guest bathroom ceiling (above tub) or thru the stairway light fixture.

HOA OBLIGATION FOR MAINTENANCE:

Glenwood HOA is responsible to maintain, repair and replace only the following:

1. Flat Roof Covering
2. Mansard Roof Shingles
3. Metal Fence (around air conditioners on the flat roof)

ARCHITECTURAL REVIEW COMMITTEE

BEFORE making any changes / improvements / alterations, *to the exterior* of your home, please remember to check with the Glenwood HOA Office if an ARC application will be needed. A Glenwood HOA ARC application must be filled out for:

- AIR CONDITIONING UNIT
- ANTENNA / DISH / SATELLITE / COMCAST EXTERIOR ORANGE FLOOD CABLE
- DOORS (GATE DOOR, FRONT DOOR, SLIDING GLASS DOOR)
- FENCE / FLAT ROOF / SCREEN ENCLOSURE / SHED / TRELLIS
- HURRICANE SHUTTERS
- SECURITY SYSTEM (MOTION DETECTORS, CAMERAS, LIGHTS)
- WINDOW TINTING
- OTHERS