

# QUATRINE IV HOA NEWSLETTER

## **BOARD OF DIRECTORS:**

**President** – Michelle Piracci

**V.P./Secretary** – Brittany Barsky

**Treasurer** – Mark Haskell

**Director** – Patrick Kelly

The Board of Directors are looking to fill an open position. If you are interested in filling the vacancy, please email [Veronica@jlpropertymgmt.com](mailto:Veronica@jlpropertymgmt.com) with your name, property address, and a brief introduction paragraph.

## **2018 Board Meetings Dates, Time & Location:**

Board Meeting: Monday, July 16, 2018

Budget/Annual Meeting: Monday, October 15, 2018

**Meeting Location:** Multi – Purpose Building (Room 2)  
9151 NW 2<sup>nd</sup> St.  
Plantation, FL 33324

**Meeting Time:** 6:30 PM

*All homeowners are invited and welcome to attend each meeting!*

## **Community Updates**

Please send any suggestions to the Board or J&L Property Mgmt for possible inclusions and discussions in the next meeting agenda.

1. The Board of Directors are getting bids to create a website for our association.
2. Homeowners can request the HOA minutes of meeting after thirty (30) days

## **Landscaping Update**

First stage of the landscaping project was done. The second stage consists of adding more sod.

## **Hurricane Season Canopy Reduction Update**

Tree trimming this year was specifically done to trees that needed to be reduced in height. This project has already been completed.

## **Email Communication (Owners Only)**

If you would like to receive community updates and notices via email, you must give J&L Property Management authorization. To do so, you can email [Veronica@jlpropertymgmt.com](mailto:Veronica@jlpropertymgmt.com) to request an Email Authorization form. Once completed and emailed back to the association, your email will be updated. Email Communication is for owners **ONLY**, as we do email you notices regarding your account balance/past due payments, etc.

## **Online Payments**

Owners can make maintenance payments online through BB&T at [www.bbandt.com/payments](http://www.bbandt.com/payments). You can set up automatic payments on their website or make an online payment with a card or e-check. Keep in mind, BB&T does charge you 2.95% of the total amount of the payment you are making for credit card payments. There is no charge for e-check payments. To make a payment through BB&T's website, you will need your bill pay number, account number and serial number. This can be found in your coupon booklet. If you have your coupon booklet, you can also walk into any BB&T with your coupon and make a payment at the bank. J&L Property Management DOES NOT accept payments.

## Rules & Regulations

We ask that everyone look at their property and check if any of the following needs to be done: Exterior painting, roof cleaning, sidewalk cleaning, driveway cleaning, etc. For the homeowners who have complied, we thank you!

### **PETS**

Pet Clean-ups and Leash Laws – Broward County requires that residents poop-scoop after their pets and abide by The Florida Leash Law. Dogs should be walked in the streets and not on another resident's property. This is for the benefit of our community. Please be a courteous neighbor and pick up after your pets and properly dispose the waste.

### **PARKING:**

Please,, be courteous and DO NOT block your neighbor's driveway. Please pull your car all the way up to your garage door.

### **EXTERIOR CHANGES**

Any exterior changes, modifications, or alterations to a home's exterior needs approval from the association prior to any work being done. The form can be obtained from [Veronica@jlpropertymgmt.com](mailto:Veronica@jlpropertymgmt.com). If the project requires a permit, please obtain one from the City after receiving association approval. No paint colors other than the Association approved colors can be used. A list of the approved colors can also be provided by J&L.

If you should have any questions, concerns or complaints, please contact our Property Manager, Cici Moncayo, at (954) 753-7966, ext. 104 or via email at [Cici@jlpropertymgmt.com](mailto:Cici@jlpropertymgmt.com).



## CITY OF PLANTATION:

Solid Waste & Recycling Matters: (954) 452-2535

City of Plantation (954) 797-2200

Non – Emergency Number (954) 797-2100

Bulk Pick Up dates / Bulk Guidelines, please visit:

[Http://www.plantation.org/Public-Works/Solid-Waste/bulk-yard-waste.html](http://www.plantation.org/Public-Works/Solid-Waste/bulk-yard-waste.html)

## CITY OF PLANTATION HURRICANE SEASON PREPARATIONS:

Hurricanes are a fact of life in South Florida from June 1<sup>st</sup> through November 30<sup>th</sup>. It is necessary that you have a plan of action, should a hurricane become an eminent threat. There are numerous procedures that can be done prior to a hurricane to lessen the possibilities of physical injury and property damage.

1. Know the terms used by weather forecasters.

Hurricane Watch- A hurricane is possible within 36 hours. Stay tuned for additional advisories.

Hurricane Warning- A hurricane is expected within 24 hours. If advised to evacuate, do so immediately.

2. Listen for local radio or television weather forecasts. Purchase a NOAA Weather Radio with a warning alarm tone and battery backup.

3. Contact Broward County Emergency Management at (954) 831-3900 about community evacuation plans and whether your neighborhood would be told to evacuate. Learn evacuation routes. Determine where you would go and how you would get there if you needed to evacuate.

4. Talk to your family about hurricanes. Plan a place to meet your family in case you are separated from one another in a disaster. Choose an out-of-state contact for everyone to call to say they are okay.

5. Determine the needs of family members who may live elsewhere but need your help in a hurricane. Consider the special needs of neighbors.

6. Prepare to survive on your own for at least three days. Assemble a disaster supplies kit. Include a battery-powered radio, flashlights, extra batteries, a first-aid kit, blankets, clothing and food and water.

7. Make plans to protect your property. Permanent storm shutters offer the best protection for windows. A second option is to board up windows with 5/8" marine plywood, cut to fit and ready to install. Tape does not prevent windows from breaking.

8. Know how to shut off utilities. Know where gas pilots are located and how the heating and air conditioning system works.

9. Have your home inspected for compliance with local building codes. Many of the roofs destroyed by hurricanes were destroyed because they were not constructed according to building codes.

10. Consider flood insurance. Purchase insurance well in advance. There is normally a five-day waiting period before flood insurance takes effect.

11. Make a record of your personal property. Take photographs of or videotape your belongings.

**For more information you can visit their website at**

**[http://www.plantation.org/psd/fire/fd\\_hurricanes.html](http://www.plantation.org/psd/fire/fd_hurricanes.html)**

## ASSOCIATION RESPONSIBILITIES

### HURRICANE PREPARATION AND ASSOCIATION ACTION:

Before a hurricane, the association prepares by making sure homeowners remove all loose items from the outside of their property. We also make sure we do all the necessary tree trimming (up to code) before hurricane season begins.

After a hurricane, the association works diligently to have all debris removed from the property. We work with our landscapers to make sure all landscape debris is cleaned up and discarded accordingly.

### MAINTENANCE FEES:

Below is a chart that shows where your monthly maintenance payment of \$155.00 goes:

