

# Island Cottages News

Volume 10 Issue 6

Summer 2017

## 2017/18 HOA BOARD

President	<i>Isabelle Pitcher</i>	128 ICW 904-460-0746 407-417-1633 cell ipitcher@aol.com
Vice President	<i>Kathryn Harrison</i>	125 ICW 904-461-5739 312-841-1683 cell kathryn@threadedhabit.com
Treasurer	<i>Mark Radbill</i>	148 ICW 561-929-0994 cell markradbill@gmail.com
Secretary	<i>Terrie Ruen</i>	144 ICW 904-484-4731 trruen@yahoo.com
Director	<i>Ben Winton</i>	137 ICW 904-219-2292 cell winton6@gmail.com



## New Neighbors!

Please be sure to welcome our newest cottagers:

113 ICW: Cindy & Jim Lewis  
116 ICW: Lauren Eastman  
129 ICW: Angela & Albert Mlynarski

As most know, we're sorry to be losing some wonderful cottagers. If you know of any friends interested in moving into our prestigious community, please let them know three homes are available (109 ICW, 120 ICW and 144 ICW)!

## ELECTED 2017-18 BOARD

See above for your newly elected Board at our Annual Meeting.

We thank Merle Kruer for his years of service to our community as a member of the HOA and wish him well in his new role on the Hearings Committee.

## Community Directory

The Summer 2017 Directory is distributed for corrections prior to distribution. Directories are available electronically on our Word Press site. New residents will receive paper copies. Please contact Kathryn with questions, corrections or requests:

[kathryn@threadedhabit.com](mailto:kathryn@threadedhabit.com)

## APPROVED MINUTES

Approved minutes are posted on our password protected private tab of our web page. Please contact Andrea Lavalley-Maggs or Whitney Buss at Coastal Property at 904-471-6606 ext. 115 with any issues accessing them.

## Coastal Property Management Update

Whitney Buss had her baby boy and is expected to return to work mid-July. Andrea is handling our account until Whitney's return.

As always, if you have an issue, question or complaint, you are encouraged to contact Coastal who will seek to remedy or address your concern or issue.

### COASTAL PROPERTY MANAGEMENT

Andrea Lavalley-Maggs 904-471-6606 ext. 309  
[Andrea.lavalley-maggs@coastalrealtyfl.com](mailto:Andrea.lavalley-maggs@coastalrealtyfl.com)  
Whitney Buss, C.A.M. 904-471-6606 ext. 115 [Whitney.Buss@coastalrealtyfl.com](mailto:Whitney.Buss@coastalrealtyfl.com)

## 2017 NEIGHBORHOOD PROJECTS

1. Anchor Tree Replacement Initiative:  
Completed.
2. Sod Initiative:  
Our sod initiative has been underway, but delayed due to saturated sod at farms. As of this newsletter printing, the sod initiative is scheduled for June 26<sup>th</sup>. We will continue to update sod initiative participants as updates are available.
3. Annual Plants at Front Entrance:  
The annual price has been approved and is scheduled with our lawn service company.
4. Pool Re-Marcite:  
Our pool is scheduled to undergo new marcite in the late Fall/Winter 2017/18. The HOA will be conducting an RFP process over the coming months in preparation.
5. Palm Tree Trimming  
Our palm tree trimming is being scheduled. We will advise the moment we have the date.
6. Interior Home Painting Initiative:  
A second round of estimates are being procured and the HOA's intention is to have an initiative and prices available to the community some time this fall.
7. Annual Lawn Service RFP  
The newly formed Landscaping Committee will be conducting the RFP process, utilizing our RFPs from years' past as guide. Proposals will be reviewed in September 2017.
8. Buffer (Neighbor Initiative 125-149 ICW AND 140 ICW/Sea Gate Issue):  
Upon Whitney's return, a meeting will be scheduled with St. Johns River Management to discuss the buffers:
  1. Guidance for removal and planting of vegetation per the guidelines for natural buffers/conservation which IC buffers fall within to secure an approval letter to proceed.
  2. Discuss the Sea Gate removal of trees without restoration in the buffer zone behind 140 ICW.
9. Jasmine  
The newly formed Landscaping Committee will be addressing the purchase of jasmine to be planted in the voids left from Oak Tree removal. Stay tuned for details.

## COMPLAINTS

Complaints residents wish to formally lodge must be documented in writing to Coastal via email. The following information ought to accompany any complaints in order for the Property Managers along with the HOA to seek remedy or resolution:

- Photo support
- Time or date stamp of complaint/infraction
- Details regarding the violator(s)
  - Driver
  - Car make/model/color
  - License Tag Number, if possible
- Number of infractions
- Detailed description of your complaint  
["Someone in a blue van was speeding" isn't very specific.]

Complaints will be investigated and, if necessary, will result in a friendly notification letter from Coastal. Multiple violations will result in further action(s) in accordance with all SJC, State of Florida and ICHOA Bylaws/CC&Rs.

Please exercise courtesy and common sense when it comes to speeding, obstructing alleyways, parking repeatedly in others' parking pad without permission, removing your pet's waste etc..

Thank you for your understanding and compliance.

## FRONT ENTRANCE MANDATE & ETIQUETTE

***DO NOT*** bypass vehicles parked at our gate pad unless the parked vehicle driver waves you around them.

In addition, please do ***not*** take it upon yourself to police others by engaging in a shouting match, lecture, or following them to their destination in our community.

Simply advise Coastal and they will handle it properly.

THANK YOU.

### COASTAL PROPERTY MANAGEMENT

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[Andrea.lavalley-maggs@coastalrealtyfl.com](mailto:Andrea.lavalley-maggs@coastalrealtyfl.com)  
 Whitney Buss, C.A.M. 904-471-6606 ext. 115  
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# PARKING & VIOLATIONS

Our homes afford the luxury of one parking pad, individual driveway and garage for their residents and guests to utilize for parking.

At times, each of us requires additional parking spots to accommodate extra visitors. On those occasions, residents have the following options available to them:

1. Ask permission from your immediate neighbors if you are able to use their parking pad and/or driveway spots in advance of doing so. Courtesy and respect go a long way.
2. The HOA has designated four spots as overflow parking. Those spots are located behind two homes (109 ICW and 148 ICW) in the alleyways abutting to common property (see below map\*).
3. The dead-end by the pond is an emergency turnaround ONLY.
  - a. Vehicles parked in the emergency turnaround will be documented via photo capture and a paper warning on their windshield. Vehicles will ONLY receive **one** courtesy paper warning per tag/vehicle before a VIOLATION STICKER is affixed to their driver-side window notifying them the vehicle will be towed at their expense. See right for violation sticker\*\*.
4. If additional parking is required, please contact Coastal or the HOA Board for additional options and pre-approval.

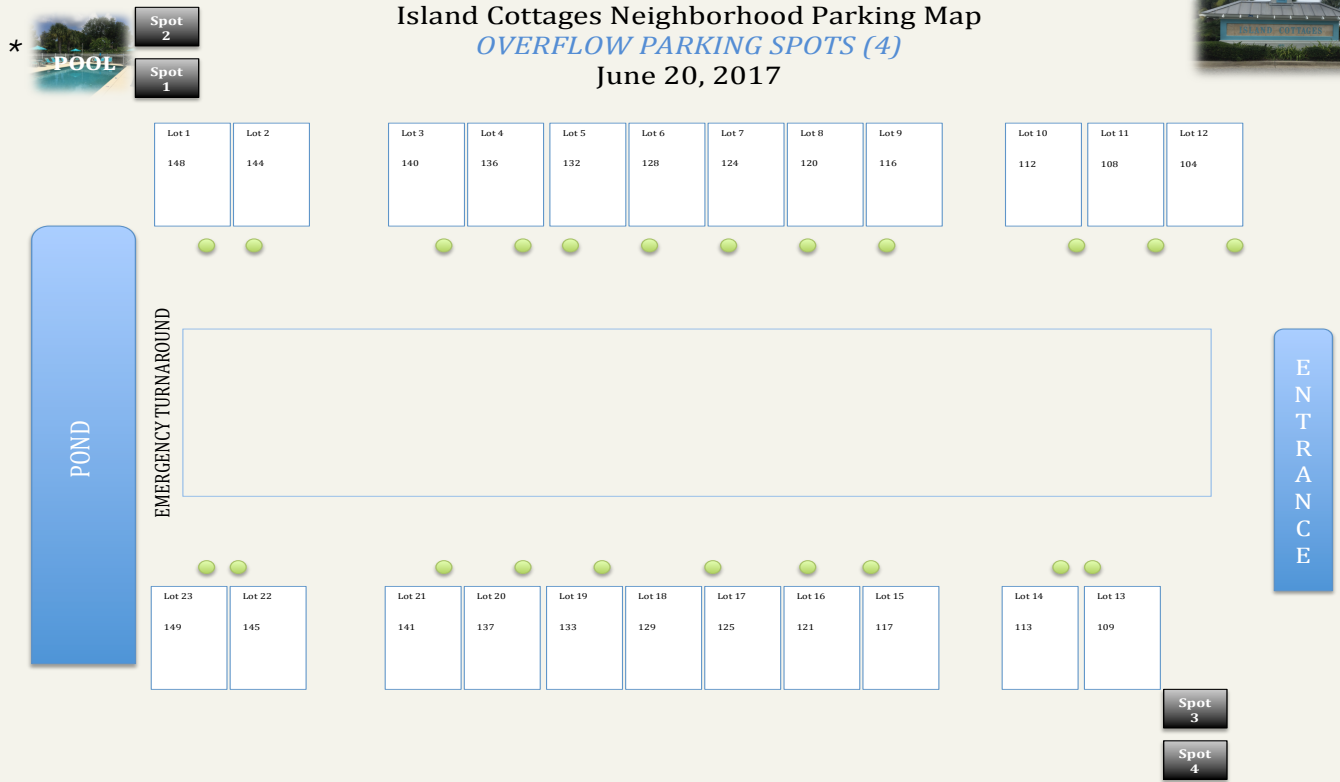
\*\*

# WARNING

## YOUR VEHICLE IS ILLEGALLY PARKED

**This vehicle is parked in the Island Cottages Emergency Turn-Around area. There is no parking permitted in this area. If not removed, your vehicle will be towed at \_\_\_\_\_ on \_\_\_\_\_ at your expense.**

**Call management office if you have any questions: (904) 471-6606**



## IMPROVEMENTS COMMITTEE

Thank you to the improvements committee for the summer preparations to the pool deck and furniture. Joe Matranga, Joe Cahill and Merle Kruer spent hours making our pool and accompanying restrooms pristine for our use!

A HUGE thank you to Joe Matranga for his extra effort in painting the pool columns, bases and bathrooms.

Upon completion of our initiatives, the Improvements Committee will resume their projects in the Fall.

## Online ICHOA Web Page

Please join our dedicated site for updates and association information and documents. Certain sections for owners are proprietary password-protected tabs at:

[www.islandcottageshoa.wordpress.com](http://www.islandcottageshoa.wordpress.com)

## Neighborhood Wisdom

Painter:	Craig's Painting 904-504-5815
	Michael McDonald 904-540-8976
Irrigation & Handyman:	Earl Williams 904-803-7486
Metal Roof & Vent/ Boot Repair: Inc.	Dick Pittman Roof Services, 904-824-1327
Air Conditioning:	Powell 904-794-2665 24-hour emergency service
	Juan Campelo, All Comfort Heating & Air 904-824-4275
Plumbers:	Master Craft Plumbing 904-829-8098
Mobile Pet Groomers:	Christina 904-347-1882
Recommend a vendor: email <a href="mailto:islandcottages@aol.com">islandcottages@aol.com</a>	

## Pedestrian Gate Entrances

Pedestrian gates (front gate entrance and south pool entrance) are programmed. If you do not have a code please contact a Board member or Andrea or Whitney @ Coastal for your code.

Physical magnetic cards that open pedestrian gates are available for purchase. Please contact Andrea or Whitney for details.

## ARB

Please remember to **always** submit an ARB to Coastal for approval prior to changes to the exterior of your home or landscaping. It is a simple and easy process that spares headaches and affords each homeowner the peace of mind to know that their investments won't be questioned on the back end.

The ARB Request form is available at our WordPress site, or simply request one be emailed to you via Coastal or any Board member.

## Hospitality Committee

The Hospitality Committee is in need of another few volunteers so that it may have the manpower to plan a community event. Whether it's a Holiday gathering, progressive deck-dinner or neighborhood yard sale, many hands make light work.

Please contact Coastal or Frank Perez-Andreu directly if you'd like to chat further about the possibility at [frank@frankperezandreu.com](mailto:frank@frankperezandreu.com).

## Landscaping Committee

We have four volunteers for a new Landscaping Committee to head up our annual RFP Landscaping Contract Bids as well as acting as liaison for the upcoming year. As with all committees, per our Bylaws, the Landscaping Committee's efforts will be in accordance with all CC&R's and ICHOA Board direction.

THANK YOU TO Jim Herth, Joe Cahill, Maureen Herth and Mary Anne Cahill!

**WATCH YOUR SPEED**  
Neighborhood Speed limit: **10mph**

## POOL ETIQUETTE & RULES REFRESHER

Summer heat calls for a refresher of some basics:

**PLEASE PUT DOWN POOL UMBRELLAS**  
when leaving the pool!

**PLEASE LOCK BATHROOMS**  
upon leaving the pool!

It's pretty basic, it may be easy to confuse our beautiful pool and bathhouse with that of the Four Seasons, rest-assured there is **NO CABANA SERVICE** here at Island Cottages. Please do your part to ensure that our amenities and assets are cared for at all times. If you happen by the pool and the umbrellas are left up, please make an effort to advise a Board member or feel free to put them down yourself.

Summer storm winds catapult umbrellas and accompanying table into the pool.

**NO GLASS** allowed in pool fence. Period.

Food trash **MUST** be taken with you when you leave the pool. Please **DO NOT** dispose of food waste in the pool trash can.

**NO FOOD OR DRINK** allowed **WITHIN 4- FEET OF POOL** or **IN POOL**. Drinks, cocktails, snacks and food **must** remain at tables outside the 4' pool edge perimeter per State Statutes. No exceptions.

Alcoholic beverages are **not prohibited** beverages, as long as they are not in glass bottles.

Unruly behavior due to inebriation creating a dangerous situation to anyone, including themselves, will be reported to SJCSO.

Smoking is prohibited at pool both as a courtesy measure for others and as a maintenance/hazard.

*Thank you for your compliance.*

*Visit our website for comprehensive pool rules and protocols.*

Florida Department of Health:

[http://www.doh.state.fl.us/Environment/water/swim/pdfs/64E9\\_FAC\\_Draft\\_Rev7\\_no\\_strike.pdf](http://www.doh.state.fl.us/Environment/water/swim/pdfs/64E9_FAC_Draft_Rev7_no_strike.pdf)

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## POOL FINES & ENFORCEMENT

The HOA Board is ultimately responsible for enforcement of fines depending on the severity and repetition of the infraction(s), however, the guidelines they shall follow are outlined below:

1. Verbal and/or written notification of infraction
2. A second infraction results in a warning letter that must be signed and returned to the HOA. Non-return of signed letter would result in an automatic \$50 fine.
3. If a third offense is made, an automatic \$100 fine will be charged.
4. A fourth offense results in a suspension of pool privileges for a minimum of one month and a fine to be determined by the HOA Executive Board commensurate with the severity of the infraction.
5. **ALL FINES** are subject to interest, further assessments and liens as per the discretion of the HOA Executive Board.

## POOL Bathroom Keys Available

*If you've lost your pool bathroom key, they are available for purchase from Coastal Property Management. Tenants: if you have not received your key from your property management company, please contact them directly as they ought to furnish it to you at no charge.*

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