



The High Point Lowdown



Vol. 5, No. 6

June, 2016

HP6 BOARD

President, ELLEN BUTLER VP TONY PRENDERGAST, Treasurer, WARREN MYERS, Director VINNIE MONACO
1221 Club Drive West Delray Beach, FL 33445 Phone 561-496-4628

OFFICE HOURS: **Mon-Fri 8:30-11AM**

HURRICANE SEASON BEGAN TODAY!
It's pretty quiet in High Point 6 in the "off" season.

LETTER FROM THE PRESIDENT (of HP6)

As you know living in a condominium community comes with some rules that benefit all the members. Section 6 has been very "user friendly" within those rules. However there are a few owners who take advantage of this user friendly attitude.

First and foremost when changes in windows and doors are planned, the owner must complete a form specifying the work to be done and presenting the necessary permits. Board approval is required.

Secondly,...Garbage should not be placed outdoors until early Tuesday and Friday morning. Recycle bins should be stored (for B and C units) either in the rear or under the kitchen window for Friday pickup. A and D have space behind the lattice at the front.

Finally... We have a landscape policy which must be adhered to. There are plants and trees which are not allowed and areas that cannot be planted by owners. Our landscape architect determines the proper plantings. There are some plants that Palm Beach County will not allow.

Please see that policy (included below).

RENTAL PROPERTIES: Ideally, HP6 would be an owner-occupied residential community with NO rental units. We do not live in an ideal world. Currently we have ten (10) year-round rental units eight (8) of which have been rented for at least the past ten (10) years. The other two(2) are owned by one individual who simply flaunts the rules...and therein lies the problem. There are always a few people who believe themselves to be better than the rest, who do not play well with others. There is no accounting for arrogant behavior.

COMPLIANCE COMMITTEE: In years past we have tried to form a Fine Committee. Perhaps it was the title that kept people from joining so we have renamed it the Compliance Committee. The objective of the committee would be to investigate and report MAJOR rules infractions to the Board for action. See Ellen if interested

***COMPLAINTS:** The board receives complaints now and then. The anonymous ones written by the sad, cowardly individuals who use unsavory language and threatening terminology will get the attention they deserve...**NONE!**

DRAINAGE WOES: In May I wrote about more drainage collapses. The only good news in this regard is that Section 5 will bear half the cost of the repairs.



The High Point Lowdown



Vol. 5, No. 6

page 2.

June, 2016

HIGH POINT SIX LANDSCAPE POLICY

High Point Six has long been the envy of the other sections for our beautifully manicured, neatly arranged grounds. Plantings are planned and installed to be beneficial to the environment and to convey a handsome appearance. The beauty is not accidental. Much planning and considerable resources are involved in achieving this look

As a condominium association we are obliged to care for the grounds in a professional manner. To that end, we have contracted with Quality Landscaping to mow, fertilize, trim, plant, and otherwise provide landscape services throughout the premises. As our contracted vendor, Quality Landscaping is the exclusive provider of these services. Unit owners, wishing to plant or trim areas adjacent to their units, are required to obtain approval from the board.

Because water is essential to plant growth, our recently renovated sprinkler system works to maximum efficiency. Watering is automatically controlled from our wells, and municipal restrictions placed on watering are strictly followed.

All greenery planted adjacent to the buildings on common ground must conform to the landscape plan for HP6. That plan is as follows:

- 1) Plantings in front of windows must remain below window sill level.
- 2) At the corners of buildings and along those areas with no windows only approved plants are allowed.
- 3) Privacy plantings around patios are subject to approval and restricted to seven (7) feet in height.
- 4) Planting is not allowed on common ground beyond three (3) feet from the building unless approved.
- 5) Fruit trees and vegetables of any sort are banned as they leave litter and attract rodents

The common areas contain piping and wiring essential to our everyday living as well as easements for Comcast, FPL, and Delray Beach public works. Haphazard, unauthorized digging and planting have caused disturbances to those systems in the past, and roots from certain plantings are a current problem. Consequently, any variations from the landscape plan need to be remediated.

The board is in the process of inventorying existing nonconforming plantings and determining a plan for removal or remediation of any problem growth. Unit owners who have planted on common ground will be given notice of the board's plan in advance of any action. That action may include removal of the nonconforming growth by the owner. Removal of plants must be done by professionals with access to easement drawings as well as wiring and piping blueprints, and with proper permitting and board approval.