



The High Point Lowdown



Vol.5, No.9

NOVEMBER, 2016

HP6 BOARD

Pres, ELLEN BUTLER VP TONY PRENDERGAST. Treas, WARREN MYERS, Sec. Fred Newfield Director VINNIE MONACO

1221 Club Drive West Delray Beach, FL 33445 Phone 561-496-4628

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

Phew!!!

A near miss! The closest we've had in ten years. The preparedness of the families in residence was exemplary. The work by our neighbors in securing loose objects showed great community spirit and cooperation.



HALLOWEEN:

A spooky party was held again this year...lots of fun... Those of you who regularly attend functions are familiar with Lisa... and she made a surprise cameo performance providing the music for the evening. She lives in Pennsylvania now and we were fortunate to see her one last time.



PLANTINGS

Lately strange trees, flowers and bushes have been planted (mainly by new residents) in areas where they are not allowed and without approval. Some of these are in conflict with the Palm Beach County environmental regulations. **All** of these are in conflict with the HP6 Landscape Policy. Owners will be notified and the plantings will be moved or removed. **{CONTINUED ON PAGE 2}**



RULE OF THUMB

CHECK WITH ELLEN BUTLER **BEFORE** YOU PLANT ANYTHING/ANYWHERE

\$\$\$\$ BUDGET NEWS \$\$\$\$

You will soon receive a mailing which includes the 2017 Annual Budget as well as information about our Annual Meeting on January 16th

November Events

Nov 11---Board sponsored Veterans Day BBQ

Nov 14---Board Meeting Clubhouse 7:00PM

Nov 17---Nite at the Races

COMCAST NEWS

We negotiated a very favorable 7 year contract effective January 2017 without HBO. It gives us \$36,000 cash and free upgrades to HD. The new deal also reduces the rate per household saving \$9000 per year,



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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 people with access to easement drawings as well as wiring and piping blueprints, and with board approval.