

September / October 2008

The San Palermo News

Your Neighborhood News and Information Source

Presented by the San Palermo Home Owners Association (941) 378-5751

This newsletter is designed to help keep you informed on what is going on within your community. Please take a moment to review the following information. Just a reminder to all Homeowners to let their renters know that this information is posted through out the community on the bulletin boards by each mail box center as well as at the club house by the pool.

GUEST PARKING PASSES:

Anyone needing a pass after September 30th please call the San Palermo Office to schedule a time. If you have any questions regarding parking rules refer to the amended Parking document which was sent to all owners in August We have included another copy in this mailing. Owners are responsible for making sure their tenants are aware of and abiding by these regulations.

As per the last newsletter, passes will be issued on the following days:

September 10 th 17 th and 24 th	From 6 – 9 PM at the Club House
September 28 th	From 4 – 8 PM.

Any vehicle illegally parked, as per the revised parking rules, after October 1st will be Towed at the owners expense—Please *DO NOT CALL* Progressive Property Management or the San Palermo office if your vehicle gets towed. You will need to call the tow company direct. They are **DIRECT TOW 941-365-6823**

ROAD CONSTRUCTION:

The construction project to extend Cattlemen Road is scheduled to begin in October. We will keep everyone informed of the upcoming changes. Your board members have been working with the county to insure that our community is not adversely affected by the upcoming changes.

SPEEDERS and SPEED BUMPS:

Please call the office at 941-378-5751 and leave us information on anyone that you observe speeding or going in the wrong direction on our alley ways. These actions create a safety hazard and can not be tolerated. We do not want to install speed breakers but we have already had two (2) residents hit and can not afford to have anyone else injured or killed by folks speeding through our streets. If we can't get voluntary control of speeders then we will have to move in that direction. Remember that the MAXIMUM speed is 20 MPH on the straight-aways and 10 MPH on curves. Also the Stop signs are not optional. Please stop at all Stop signs as we have small children and pets that also share the roadways.

ALARM SYSTEM CHANGES:

We are still considering changing the Alarm Monitoring from BRINKS to another company. It is a local company that will provide much better service at a substantially lower monthly cost. We will keep everyone updated. This process has been delayed because we have referred this matter to our attorney in hopes to recover some of the monies owed to the community by Brinks for overcharging our account.

LANDSCAPING:

Several landscaping projects are well underway with changing of the mulch and moving of certain plantings from the “skinnies”. Most of the “skinnies” have been changed over to grass. We are aware that some of the areas did not take root and the landscapers will be replacing dead areas shortly.. If you have any landscaping issues please contact the office and leave a message at 941-378-5751.

POOL:

The pool gate is going to be repaired in the next few days. We are having the spring hinges replaced so that the gate will automatically close after you enter or exit the pool area. Until then please help us by making sure that the gate closes and locks behind you after you pass through. Remember we have a lot of small children in the community and an open gate is a clear danger and liability for us all.

REMINDER ABOUT RENTALS:

All homeowners and their tenants are required to follow the rental guidelines set forth in your association documents. Most importantly these guidelines include submitting a completed San Palermo rental application, and having a national background check completed by the Progressive Property Management Company. Once we have received the successfully completed application, a personal interview and approval by representatives from the board must be made PRIOR to any renters moving in. Failure to follow this process will result in the homeowner being heavily fined by the association and the possibility of your renter being denied access to San Palermo.

CLUBHOUSE:

Remember that the clubhouse is available to all residents with a \$100 deposit. This deposit is refunded after the room is cleaned and left in good order. Several folks have already utilized this added benefit. Call and book early as the holidays are getting filled up. To schedule the club house for your season parties just call the San Palermo office and leave a message.

PLUMBING PROBLEMS:

We have received information that several residents have had flooding issues within their town homes. It is recommended that if you have experienced any flooding problems that you contact the builder. A few folks have had assistance from the builder in resolving these problems.

OUR NEW WEBSITE:

Yes, we are finally going to get our very own community web site. It is currently under construction and should be up and online within a week or so. The address is simply www.san-palermo.com This new site will be dedicated to our community to provide news and information about our community. You will be able to access news letters , print your own forms and rental applications you can even send an email to the board. This new web site should prove to be a great asset to the community.

REMINDER

If you need to obtain information on rental applications, pool keys, landscaping issues, or use of the club house, please call the San Palermo office at 941-378-5751 and leave a message.
