



# Key West Golf Club Homeowners Association

WINTER 2014

## A Message from The President

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Happy New Year! I suspect you have made your New Year's resolutions by now and I hope your list includes a thorough inspection of your Golf Club home for exterior maintenance problems. Does the paint look faded? Is there wood rot on window frames or sills? What is the condition of your porch floor, railings and steps? Is the landscaping in your yard looking its best?

Our management company recently inspected a group of homes and they tell us that sixty-three percent of them had maintenance violations. This is an alarming statistic! When we bought our homes here we all made a commitment to ourselves and fellow owners to maintain our homes. Property values are directly related to property maintenance. Don't wait for management to send you a violation notice. Now is the time to take a critical look at your property. You owe it to yourself and to your neighbors.

At our upcoming annual meeting on January 25, we will celebrate two years of self-governance and freedom from developer involvement. I have been privileged to serve as Board President during that time and I appreciate your support. We made significant changes in 2013 and I want to thank the Board of Directors for the countless hours spent to make these changes a success. I have been working hard for the homeowner's association over the last two years

and the overwhelming response has been that we are making significant progress. However, it's now time for me to get my retired life back and do some things that my wife Nancy and I want to do. I will not be seeking reelection at the annual meeting.

Your Board of Directors plays a significant role in the health and direction of our homeowner's association and careful selection of Board members is critical for our ongoing success. Please come to the annual meeting to vote and consider your choices carefully.

Best Regards,

Dave Hubbert, President

[president@kwgchoa.com](mailto:president@kwgchoa.com)



## Rules and Regulations



**“The Board itself votes on approving rules.”**

As the old saying goes, “One bad apple can spoil the whole bunch.” The same idea often holds true for residents who choose to ignore a community association’s rules and regulations, even if they are well-intended and in place to serve the greater good of the community. In the end, it is the Board that must take the pulse of the community and determine what rules are appropriate and instruct the property manager to enforce them as necessary. For homeowner associations and condominiums in Florida, the lines are drawn clearly on how rules should be implemented. The property manager should bring concerns and issues to the Board’s attention and should work to establish rules and the Board itself votes on approving rules.

Violation letters are sent as a reminder to those owners who need to address infractions that exist at their properties for which they are responsible. Please do your part to

maintain the community by correcting any violations in a timely manner.

Rules are created for many reasons, but some unit owners forget why some of them are there in the first place, or that they have a personal stake in their enforcement. Professionals stress that establishing a sound, rational set of fair and enforceable rules is the best way to promote harmony in community associations.

## General Reminders

- The KWGC HOA annual meeting will be held on Saturday, January 25, 2014 at 3:00 p.m. at the Golf Course clubhouse.
- Electric cars are not allowed to be plugged in anywhere on property unless the car is in a private carport. Electrical cords must never run across a sidewalk or any other common area for obvious safety reason.
- If you see any suspicious activity in the Golf Club community, first call 911 and then call Security at 305.293.9863.
- Waste Management has indicated that they will have their drivers pick up the trash, recycling and yard waste between 10am and noon on Fridays. This should allow time for owners to take their bins out and for Maintenance to pull the cans back in before the end of the day.
- Please provide us with and keep us updated on your current contact information. Having your e-mail address will help us keep you informed of upcoming Board meetings and up to date on approved Board meeting minutes. We can also keep you informed about any special projects that may affect you or your guests.
- Please be sure that your pets are registered with the administrative office. The pet registration form can be found at [www.kwgchoa.com](http://www.kwgchoa.com) under “Documents and then in the “Welcome Packet.”
- Be sure to lock up your bicycles!

# Homeowner Rights and Responsibilities

As assessment-paying members of our community, we are entitled to certain rights and, in return, we have certain responsibilities.

Homeowners have the *right* to:

- Participate in governing the community association by attending meetings, serving on committees and standing for election.
- Prudent expenditure of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations.
- Receive all documents that address rules and regulations governing the community association.
- Access appropriate books and records.
- A responsive and competent community.

In turn, homeowners have the *responsibility* to:

- Read and comply with the governing documents of the community.
- Maintain their properties according to established standards.
- Treat association leaders honestly and with respect.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to association management to help ensure they receive information from the community.
- Ensure that those who reside on their property - tenants, guests or family members - adhere to all rules and regulations.

The information contained in this article was provided by the Community Association Institute.



## A Message From Mosquito Control



The Salt Marsh Mosquito is the most common mosquito in the Florida Keys. The Salt Marsh Mosquito is a migrating mosquito that is often seen moving into the Florida Keys from the Everglades during “blow ins.” The aedes aegypti is the most common mosquito in Key West. A mosquito’s life revolves around water. Its eggs are laid in water or areas expected to flood. Once the eggs hatch, the mosquito larvae must stay in the water through their pupal stage. These stages happen quickly in the Florida Keys - in as little as five days. When the adult mos-

quito emerges from the water in residential areas, they do not travel far from their water of origin. Female mosquitoes searching for blood meals can become a problem for residents. If you want to reduce mosquitoes around your home, please remove unnecessary water-holding containers. A Mosquito Control Inspector can help you identify problem areas as a benefit to you and your neighbors. Florida Keys Mosquito Control can be reached at 305.292.7190 or visit their website at [www.keysmosquito.org](http://www.keysmosquito.org).

## The Importance of Having a Local Agent

Please be advised that individual unit keys kept in the on-site office are for emergency situations only and are not meant to be given out to housekeepers or other vendors who come to perform work on your property. The on-site HOA staff is not responsible for handing out house keys. If a pest control company treats your house every month for insects, please give them a key of their own to use.

Each owner should also have a local emergency contact who checks on their property periodically when the owner is away. This person should inspect the inside of the home for problems such as water leaks or broken air conditioners and would be the one to give keys to service people. The administrative office can provide you with a list of some who perform this service.

**“...individual unit keys kept in the on-site office are for emergency situations only and are not to be given out...”**

## Leasing Policies

The Governing Documents for the Key West Golf Club (KWGC) require written notification prior to any person other than the owners residing in a unit. Prior to prospective tenants residing in a unit all required forms need to have been submitted to the Association.

Any guest(s) occupying a unit for one to six months needs to complete and submit a unit use notification form in accordance with the amended Declaration of Covenants for the KWGC and applicable rules duly adopted by the Board of Directors of the KWGC.

These procedures are to be followed when leasing a home. For more information and to see the lease application packet go to [www.kwgchoa.com](http://www.kwgchoa.com) and go to the “Documents” tab.





## Key West Golf Club Homeowners Association



## Annual Meeting

The Association's annual meeting will be on Saturday, January 25th at 3:00 p.m. at the Golf Course clubhouse. The annual meeting is a great opportunity for you to learn about this year's events and get caught up on everything that is happening in the Golf Club community. At the annual meeting you will have the opportunity to meet your Board of Directors, Committee members as well as the managers. You will get an update on all current and future scheduled projects, review the budget and hear the Association Treasurer explain how your assessments are being used and how the reserves are being invested. Come introduce yourself to everyone and learn a wealth of information about your community. Join us and enjoy refreshments and h'ors douevres with your neighbors. See you there!

## Design Guidelines

If you're thinking about making any changes to the exterior of your house, please be sure to review the HOA's design guidelines. The full document can be found at [www.kwgchoa.com](http://www.kwgchoa.com) under the "Documents" tab. Depending on the extent of work that you wish to perform, you may need to have your project approved by the

Architectural Review Committee. The purpose of the design guidelines is to define the uniform design themes and standards which will maximize benefit to all owners and residents and promote maximum property values. The guidelines establish both architectural and landscape

## E-Statements and ACH

You can receive your KW Golf Club HOA statements wherever you are when you sign up for E-Statements. Whether you are traveling, you switch your billing address with the seasons, or you just don't want to take chances with the mail service, getting your statement has never been easier. Please e-mail Vickie at [vickie@tampoa.com](mailto:vickie@tampoa.com) and she will set you up for your next statement.

If you would like to sign up to pay your monthly home-

owner assessments by ACH, please email Connie at [connie@tampoa.com](mailto:connie@tampoa.com) to request an ACH authorization form.

All payments should be made to:

Key West Golf Club HOA  
201 Front Street, Suite 103  
Key West, FL 33040

### Main Office:

201 Front Street, Suite 103  
Key West, FL 33040  
305.296.0556  
305.293.0251, Fax

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We're on the web

[www.kwgchoa.com](http://www.kwgchoa.com)