



# Key West Golf Club Homeowners Association

SPRING 2014

## A Message from The President

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I am pleased to report to you that there has been significant progress in the maintenance and appearance of our community over the past several months.

During that time, our Maintenance crews have been working diligently to improve the look of our community. One major project that the Association undertook is the repair and painting of the fences adjacent to the streets. They have completed the work on Golf Club Drive and will move next to the fences on Whistling Duck. The look on Golf Club Drive is dramatically improved. The Association will paint the exterior of all fences that are adjacent to common property. For the most part, that includes the fences in front and in back of your property and, in some cases, side fences as well.

Owners are responsible for painting all fencing within the bounds of their property, including the interior of boundary fencing.

While on Whistling Duck we will be power washing the sidewalks. To facilitate power washing, we are installing hose bibs in the irrigation system to eliminate the need to take water from homeowners. This work will continue from street to street until we have water in the right places. This will make power washing a more orderly process.

The winter newsletter reported that a group of homes had been inspected and 63% of

them had maintenance violations. Since that time, there has been good progress by the owners of these cited properties. Of the 98 home inspection notices sent out, the results are: 38% are closed with all work completed; 41% have their deadlines extended with work in progress; and 21% remain in an open status.

How does your home look? Is the paint 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? When we bought our homes, we all made a commitment to ourselves and to our fellow owners to properly maintain them. Property values are directly related to property maintenance.

Your Board of Directors has a significant responsibility to maintain the appearance of your community - and we will continue to do our part. Homeowners must also do their part. Take a good look at your property and do what's necessary to make it look its best. Please help maintain the appearance and quality of our community and protect the investment that we all have in the Key West Golf Club

Thank you,

Russ Vickers, President KWGCHOA

## Rules and Regulations



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.



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

## General Reminders

- 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.
- If you would like your clothes dryer vents inspected and cleaned, call Ted at World

Themes 407.574.8621. He has done a good job in other associations locating and repairing potentially dangerous lint clogs and improper installations.

- 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!
- Association financials for 2013 are available in the administrative office for review.

## 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



## Volunteers Wanted

Key West Health and Rehabilitation Center is looking for volunteers to help make a resident's day a happier one. They are located around the corner on College Road next to Lower Keys Medical Center. The 66 folks who live there call the Center their home. "Residents love the attention volunteers can bring and love to be entertained. If you have a talent, we have an audience." says Susan Dufresne, Administrator of the Center. Anyone wishing to volunteer at the Center or showcase their talents is encouraged to contact Terry Budaj, Director of Activities. The Center's phone number is 305-296-4888.

## 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  
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We're on the web

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