



A Message from The President

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Since the last newsletter, our Site Manager and his staff have been very busy working to improve the appearance of our community. A few highlights...

Fences

All fences on Golf Club Drive and Whistling Duck Lane have been repaired and repainted. The crew will move next to Merganser Lane. With the wet weather they have devised a plan to continue the fence work by removing sections of fence and taking them to the maintenance shop to work on them there.

Irrigation and Landscaping

The irrigation system has been completely rebuilt. Except for some zones at the lower end of Golf Club Drive, the entire system is functional. Many pipes were broken by roots and the valves and controllers were not functional. During the rainy season, the system will be shut down to save on the cost of water.

New sod has been installed in many bare areas including Spoonbill Way where there **were** more weeds than grass. Some shady areas were planted with ferns.

The Butterfly Garden canopy has been trimmed to let in more sun. The irrigation system is repaired and the pond put back in service with regular cleaning by our pool service company. Additional plantings will be added.

Power Washing Sidewalks

The staff has power washed all of sidewalks. This has taken quite a bit of time because rather than using the previous method of connecting to homes for water, valves were installed in the irrigation system. In the future the process will be faster because we

will have readily available valves all over the property.

We have made good progress on basic community maintenance. In the future, we hope to continue this work and undertake some larger projects. The Board of Directors is looking at the possibility of re-paving some of our streets next year. We are also discussing a plan to replace our street lighting with high-efficiency LED lights. These projects would further enhance the appearance and value of our community.

Home Inspections

The winter newsletter reported that a group of homes had been inspected and that 63% of them had maintenance violations. Since that time there has been good progress by the owners of these cited properties. So far this year, 261 homes have been inspected. Last month 46 were inspected and 23 new violation notices were sent to owners and 11 were closed out. Currently, there are only 26 open violation notices.

Hurricane Season

Hurricane season is here again and with that we must all remember that there are certain steps which should be taken to minimize storm impact. In preparation for a hurricane, you should:

- Assemble an emergency kit and make a family communication plan.
- Be sure trees and shrubs around your home are well trimmed so that they will be more wind resistant.
- Clear loose and clogged rain gutters and





**“...our Site Manager and his staff have been very busy working to improve the appearance of our community.”
~Russ Vickers
President**

President’s Message, continued...

downspouts.

- Bring inside all outdoor furniture, decorations, trash cans and anything else that is not tied down.

A little preparation in advance can save a lot of trouble if we have the misfortune to see hurricane force winds this season.

Dog Walking

Finally, do you walk your dog? If so, please remember to respect your neighbors and pick up and properly dispose of your dog’s droppings. We have “doggie bag” dispensers located throughout the community.

Thank you,
Russ Vickers,
President KWGCHOA

Curb Appeal is Important

The curb appeal of our community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the Association thanks you for your efforts and good examples. We encourage all residents to pay particular attention to the following maintenance items:

Exterior Paint - Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against weathering and insects.

Landscaping - Landscaping is extremely important to our community’s curb appeal. Please remove any dead plants or branches. Keep shrubs properly pruned and flowers well-tended. Keep yards free of leaves, remove grass clippings and replace old mulch with new.

Roofs - Please ensure that your roofs are properly maintained and cleaned.

Driveways and walkways - Please repair cracks, pitted or flaking surfaces and other concrete problems. Replace cracked pavers and fix uneven brick areas.

Gutters and Downspouts - Please have the leaves cleaned out in order to prevent overflowing and flooding.

Awnings - Please replace worn or torn canvas or damaged frames and check all fittings for stability.

Thank you for keeping our community looking sharp.

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 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 themes as well as installation and maintenance responsibilities for owners.

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 and she will set you up for your next statement.

If you would like to sign up to pay your

monthly homeowner assessments by ACH, please email Connie at 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

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 Cove-

nants 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 and go to the "Documents" tab.

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