



A Message from The President

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Since the last Newsletter, our management company and your Board have busy working on many projects to improve our community. A few highlights

QuickPass -- The trial implementation of QuickPass is continuing. Since late March we have been working with the vendor to bring the system up to its full operating potential. Unfortunately, this startup process has taken longer than originally envisioned. The difficulties ranged from system problems, to security personnel training, to lack of input by residents. Many of our residents have not yet set up their QuickPass accounts in the system web site.

The transponder reader is now working and we have begun to assign transponders to a few residents for testing. So far everything seems to be working fine.

One problem with the start-up has been a high turnover of security personnel over the last few months. Some of that was attributed to the guard's inability to deal with the QuickPass system. The new guards seem to be doing a better job with the visitor login procedures. This is a "work in progress," and we will continue to work on getting it right.

These start up issues have been frustrating for everyone involved: residents, management, and the vendor. Your Board and management understand the inconven-

ience that some residents experienced and appreciate your patience.

We are starting to see real benefits, even under the current operational limitations. Last month we were able to identify a taxi cab that knocked over a parked motor scooter and report the incident to the cab company. Site management has been using daily reports to follow up identifying people who are parking too many vehicles on the property. We will continue the trial until the evaluation is complete and a final decision is reached regarding its continued use.

The Homeless Shelter --Last February, the City Commissioners voted to reverse an earlier decision to not consider the Easter Seals property as a site for the relocation the KOTS facility. It was a setback. The Board understands the membership's concerns about the potential impacts of the relocation to Easter Seals. In response to this latest vote by the City Commissioners, the Association has retained the services of local legal counsel to help protect our interests as this ongoing saga continues.

Pool Tags -- The security guards have begun checking pool tags. Every residence was given a brass Pool Tag with the notice of the Annual meeting in January. These Pool Tags should be brought to the pool

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Leasing Policies



The KWGC HOA monitors the rental activity of homes within your community. For that reason, when renting your home, you need to submit the required forms to the HOA management. This also applies to family use as well as gratuitous guest who are using your unit when you are not. Pet forms (including a photo and vaccination records) also need to be completed for any pets accompanying tenants.

In addition to the forms to be completed, there is a \$150 fee for long-term rentals (6 months or longer) and a \$50 fee for each short-term rental. This fee helps to offset the cost of monitoring the rentals, which includes additional record keeping and parking supervision as well as additional security activity.

Please be advised that, when renting either long-term or short-term, as the owner you are transferring the ability to use the common property (i.e. pool and parking) to your tenants.

For more information and to download required forms, please go to our website: www.kwgchoa.com and select the "Documents" tab.



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 picks up the trash, recycling and yard waste on Fridays. We recommend that trash be put out on Thursdays after 4:00 p.m.
- 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 under "Documents and then in the "Welcome Packet."
- Be sure to lock up your bicycles!
- Association financials for 2014 are available in the Administrative office for review.
- Hurricane shutters may be closed on the rear and sides of your home from May through November, when you are not in residence. The front of any home may not be shuttered until there is an impending threat of a hurricane. Homeowners are responsible for shuttering their homes.



President's Message continued....

by residents and their guests. The guards have been instructed to give a warning to anyone who does not have their tag with them. We have a good system in place which should help prevent nonresidents from using our pools. Please cooperate with us to help make sure our pools are not being used by unauthorized people.

Property Maintenance -- Our maintenance personal are continuing to work diligently to making sure our common property in properly maintained:

- All inside fence have been repaired and painted. The crew has started cleaning up the transformer corrals and back fences. There won't be any replacement of those structures – just

new screws, where needed, and patching and painting.

- The large pool deck was pressure washed and repaired. The pump area was modified by building a sound barrier. It's been reported to be a lot quieter now.

Your Board continues to work hard on guiding the Association thru the challenges we face. I am confident that with our strong management company and an effective and committed Board of Directors, we will continue to make progress in improving our community.

Thank you,
Russ Vickers
President, KWGC HOA

Design Guidelines

If you're thinking about making 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 Architectur-

al 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.

Bufo Toads

As the temperatures rise and the afternoon rains start, Bufo toads become more active. Bufo toads have large glands on both sides of their neck which make poison. Dogs who bite a Bufo toad can become very ill and even die. The toads are attracted to lights, water and food dishes

left outside. The best thing you can do is bring those in, keep your dogs on a leash and be aware of what your pet is doing whenever outside. If your dog encounters a Bufo toad, you should consult your veterinarian immediately. Bufo toads can irritate human skin as well.



Good-bye Paul....

It is with great sadness that we report the passing of Paul Goodnough, former KWGC Community Association Manager. Paul first worked at KWGC when the property was being developed and later continued his management career with the Community Association Company working at the Truman Annex until 2003, when he retired. In 2013 Sterling Christian convinced Paul to come out of retirement to be the association manager at the KWGC . Paul was a great asset to the community and worked very hard to make the KWGC a great place to live.

We will miss you Paul.

A Coast Guard Veteran, Paul is buried at the Florida National Cemetery. Below is the posting:

Goodnough, Clifford Paul

CWO3 US COAST GUARD
VIETNAM
DATE OF BIRTH: 11/23/1945
DATE OF DEATH: 5/22/2015
BURIED AT: SECTION 622 SITE 884
FLORIDA NATIONAL CEMETERY
6502 SW 102ND AVE.
BUSHNELL, FL 33513

E-Statements and ACH

You can receive your KWGC 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@cackw.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@cackw.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

Sterling Christian, CPM®
Operations Director
Sterling@cackw.com

Chuck Best: CAM
Community Association Manager
Chuck@cackw.com

Randy Niles, CAM
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We're on
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www.kwgchoa.com