



# Sandarac Newsletter

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Website Address: [thesandarac.com](http://thesandarac.com)

May 2019

## PRESIDENT'S CORNER

Dear Neighbors and Homeowners,

I hope this letter finds you healthy and in good spirits. I am excited to begin this new fiscal year as your President. Thank you for the opportunity to represent our mutual interests.

As HOA President my responsibilities legally defined by the Association governing documents as well as county, state and federal statutes. I believe that the board's essential responsibility is a fiduciary one to all owners and we all take that very seriously.

Now that some basic policies and procedures are in place to protect our interests, we are trying to balance funds with improving our appearance, as some of you may have already noticed. We have done some landscaping improvements; new pool heaters and Tiki Hut renovations are coming. Aesthetics and amenities are important to the value of our homes and are favorable to everyone. Some homeowners may have some ideas on how we may improve our property, I encourage people to share them. Please keep in mind, with transition comes change, and like I mentioned earlier, it is a delicate balancing act between trying to keep our HOA dues down, having money for reserves and performing capital improvements.

Despite whatever changes have occurred, I want to say to the community that I know for a fact that the Board and the staff have demonstratively done their responsibilities openly and honorably. To govern and oversee the functioning of the association and to provide the greatest good for the greatest number of property owners. What one person sees as obnoxious and unfair; another will see it as a honestly stated position. However, let us continue the open discussion about how to best go about improving our beautiful and unique community.

A big thanks go out to our committees. Landscaping, please take a look at the improvements when you come down. The Finance Committee for monitoring, suggesting and working on our finances all year long. The Social Committee which has revitalized Thirsty Thursday with theme nights and I am told good family games are coming in the future. Also, thank you to the fining committee and our new librarian for their volunteer work.

In moving forward, I would like to say thank you to our Board of Directors for their service and to all previous boards for their help in shaping the Sandarac into the beautiful place that it is. Again, I would like to thank you for the opportunity to serve the association.

Sincerely,

Angelo Riccobono, President



June 17, 2019 at 10 am

September 16, 2019 at 10 am



# PROPERTY MANAGER PAGE

Jennifer Darrow  
E-Mail: [manager1@sandarac.org](mailto:manager1@sandarac.org)

The bulk area is becoming a dumping grounds for everyone's unwanted stuff. The purpose of the bulk recycling area is to have a place to put unwanted furniture and appliances aside until trash day. The maintenance team from both A and B has cleaned this area up several times already and yet small items like dishes, electronics, beach gear keep appearing. The Bulk Recycling area is not intended to be used as a free thrift store. Please throw all small items in the dumpster.



## RECYCLING AREA

When it's busy, the recycling area fills up quickly. Please break down boxes. Do not leave recycles on the ground. Advance Disposal will not pick them up and put them in the truck. Please break down all boxes. For large items, please leave them in the new designated areas, where paint disposal used to be and contact the office so we can schedule a pick up. Appliances and water heaters should be removed by the vendor you have hired to install them.



## HURRICANE SEASON



During Hurricane season, you need to have a local person who will be available almost immediately after the storm check your condo. Please make sure your designated person will be available! The association will charge \$60.00 to check your condo if your designated person is does not check on your condo after the storm.

**HEAR YE, HEAR YE!**  
**QUESTIONNAIRE ALERT**



### DID YOU KNOW?

Q: What is a FOB and do I have one?

A: A fob is a grey plastic "key" that accesses the lobbies and pool area in place of a code or key.



Be on the lookout! This month we are sending out a questionnaire by email for residents regarding follow up of the Reserve Study. Please take a moment to read it and respond by email. Thank you!

## END OF SEASON



Season has wound down and most have already left to go home! Please remember to follow recommended end of season close up procedures for water and thermostat. Make sure all water sources are shut off. Also, make sure your valves are turned off.

Please make sure you air conditioning is no higher than 77 degrees, as recommended by our insurance company, to prevent mold.

We are busy planning our summer projects. Please make sure if you have a car that is left on property during off-season that you have a set of keys in your unit that the staff can access for maintenance on the carports.

For anyone considering renovations this summer, please contact the office to get the process started. There is a contractor packet available online under owner documents.

In the coming weeks, we will be working on the Kantech security system to make necessary repairs after damages from a lightning strike last September. We have a record of your pin and if you have FOBs signed out to your unit. If you do not have a FOB and want one, please contact the office.

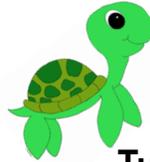
**Pest Control comes every other month on the first Thursday of the even months.**

Next Scheduled Day: June 6,



## NOTICE!

**Remind guests to do the sting ray shuffle from April to October!**



**Turtle nesting season runs from**

**May 1st to October 31st.**



**HURRICANE SEASON**

**June 1st—November 30th.**

## FRIENDLY REMINDER

**THE OFFICE IS CLOSED!**

**Monday, May 28th, 2018**



## PAINT DISPOSAL PROCEDURES

- For empty cans, please throw in the trash.
- For partially empty cans, please put out in the sun to dry then throw in the trash.
- For full or almost full cans and 5 gallon buckets, please dispose in the trash room and notify the office.