

Juno Isles

Newsletter

Fall 2011

The President's Message

By Louis Vilardo

As my term as board president nears its end, I'd like to take this opportunity to say what a pleasure and privilege it has been to serve the association and homeowners of Juno Isles. Even if I choose to run for re-election for a board seat, demands on my time will prevent me from continuing to serve as president.

We all like to believe we leave a place better than we found it and, in some respects, I feel I have. We have successfully engaged with the County and defended Juno Isles against involuntary annexation. While we were not untouched by the foreclosure crisis, by aggressively pursuing bank owners and working with County code enforcement we have been able to avoid many of the more serious safety issues associated with abandoned properties. It's probably too early to say the problem is behind us but I am happy to report that we've seen a very significant increase in estoppel requests over the last three months with a number of foreclosed properties scheduled for settlement soon.

Last year, the Palm Beach Post sang the praises of Juno Isles when we were featured as Community of the Week. Through better coordination with County code enforcement we've made our covenant enforcement both more efficient and effective and our community looks better as a result. We corrected serious deficiencies with the Association's insurance. We amended our covenants to make them clearer and more representative of how people use their homes today.

We've also worked very hard to keep our annual assessments low. By carefully managing expenses, we have not had to increase our assessment for the last 3 years and we refunded the special lighting assessment that was never used.

On some other counts, I wish I could have done more. We continue to struggle to get people involved in issues that affect us all. Attendance at our board meetings is low and despite many, many requests, a relatively small number of our residents have subscribed to email alerts on our website. Despite an extensive redesign, our site never became the virtual town square I envisioned. We're paying for more things than we used to because fewer people are willing to volunteer.

While covenant enforcement has shown results, I remain convinced we are seriously hamstrung. Two years ago, we came to the community with an informal poll asking if you would support granting the association fining authority. Our argument at the time was that, in the absence of that authority, our only recourse in dealing with a homeowner who chronically refuses to abide by our covenants is to initiate lengthy and expensive civil litigation. Though a significant number of residents supported giving us fining authority, a narrow majority said, "No" and we honored our commitment not to pursue the matter further. Since that time we have spent over \$6,000 of the Association's money in legal fees* for covenant enforcement. We are about to sue a resident for not storing their trash can out of sight! This is crazy. But, if we choose to overlook some infractions, we relinquish our right to enforce all of them. Nonetheless, paying what we are paying to our lawyers is simply not sustainable, particularly if we wish to keep our assessments low. I strongly encourage future boards to seek fining authority and homeowners to support those efforts.

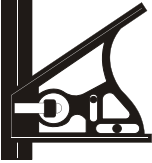
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**About 60% of these fees are related to litigation; the remainder relates to letters our attorney sends on our behalf. Please see the notice regarding covenant enforcement that appears elsewhere in this newsletter for our position regarding those fees.*

ARCHITECTURAL COMMITTEE

By Jud Whitehorn



We are pleased to report that most residents of Juno Isles have been compliant in submitting plans for fences, swimming pools, and other home improvement matters to the Architectural Committee for review. Thus far this year we have had numerous requests submitted, and our committee has been diligent in its efforts to ensure that all projects proposed by residents fall within the guidelines set forth in our covenants.

Any resident contemplating an addition, change, or replacement to the structural exterior of a Juno Isles property must submit plans to the JICA Architectural Committee for review. Our committee meets once a month, immediately before the regularly scheduled board meetings, to go over any plans submitted for approval. Projects submitted by residents that fall squarely within the guidelines of our covenants can be approved quickly by our committee, without further review from the board as a whole. Conversely, projects that would conflict with our covenants must be denied by the Architectural Committee. In such a circumstances, a resident can appeal to the entire JICA board, seeking a variance from the restrictions of our covenants. If the board finds that our community's covenants cause the resident an undue "hardship," the board has the option to grant the variance.

Strict enforcement of our covenants, as it pertains to home repairs and improvements, is a necessary function of the JICA board if we are to maintain property values and preserve the overall integrity of our community. That said, the Architectural Committee does its best to make the approval process an easy and pleasant experience. Please therefore keep your plans and ideas coming, and remember... Approval from the JICA Architectural Committee doesn't alleviate the need to seek applicable permits from the county.

Important Notice Regarding Covenant Enforcement

When a resident does not respond to two violation notices, it has been our practice to turn the matter over to our attorney for follow-up. Our covenants clearly give us the power to seek reimbursement of all legal costs associated with enforcing the covenants. (*"In the event the Association finds it necessary to retain an attorney to enforce these covenants, the Association may recover its attorney fees incurred by it in enforcing its covenants..."*.) Despite this power, we have generally not sought reimbursement of costs when a homeowner corrects the violation after receiving one or two letters from our attorney. In an effort to reduce the burden of legal fees to the vast majority of our homeowners who willingly abide by the covenants, the board has decided to aggressively pursue reimbursement of *all* legal fees incurred. If you receive a notice, please comply. If you disagree or believe you are unable to correct the violations, it is imperative that you contact the association immediately. Please don't ignore the issue because, if it becomes necessary to refer the matter to our attorney, you will be held responsible for all of the Association's costs.

Annexation News

If you lived here last year, you probably recall the issues surrounding Juno Beach's annexation of the south side of Donald Ross rd. In August, similar issues were raised when the Holy Spirit Lutheran Church on Ellison Wilson rd approached Juno Beach with a request to be annexed. Holy Spirit is a wonderful neighbor and we are sympathetic to whatever reasons it may have for seeking annexation. However, Florida law specifically prohibits any voluntary annexation that creates an enclave. Since this requested annexation would clearly make Juno Isles an enclave, we must oppose it. In its initial response, Palm Beach County agreed with our position and recommended to Juno Beach that it not pursue this annexation. Juno Beach subsequently pulled the first reading from its August 24 town council meeting.

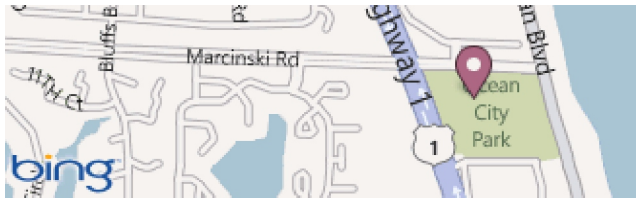
As of this writing, the matter is not fully resolved. Please watch our website for updates.

Social Committee

By Ron Hoehmann

This year's picnic will be the best ever! We are having it professionally catered by a local restaurant Hobo's Gourmet Kitchen with all of your favorite foods. The event will be held on Saturday October 15, 2011 Perry Como Pavilion (this is their exact same place as last year) corner of Marcinski Boulevard and US 1 (see map below) and look for the sign above the pavilion. We will be featuring a new menu with catering by Hobo's Gourmet Kitchen. We will also have plenty of Cold Coors Light beer and splendid wine along with water, juice box and soda. We will also have a new and expanded games and supervised activities for the kids. Rain or shine look forward to seeing everyone at this year's annual picnic.

Hobo's
Gourmet Kitchen



We Need You!

The Juno Isles Civic Association is an all-volunteer board, comprised of twelve seats, each filled by a member of our community. As we near the end of 2011, it is anticipated that 5 or 6 seats will become vacant. We are therefore seeking volunteers to fill those positions.

The JICA board oversees all matters that impact the well-being of our community. We coordinate the collection of civic association dues, address grievances brought by homeowners, and ensure that all residents abide by our community's covenants. Simply put, we do our best to serve our residents and maintain the integrity of our neighborhood.

Though the board's performance of these functions is essential, each board member's individual participation is actually fairly modest. Meetings are held on the first Monday of each month, and they typically last between 90 minutes and two hours long.

Juno Isles remains one of the least expensive homeowner's associations in South Florida. But since we ask for very little money from our residents, we must rely on voluntary participation to make our community work. If you are interested in learning more about how you might participate, please leave a message at 561-354-9120. We can't do it without you!

**Every neighborhood has
a real estate specialist.
In Juno Isles,
it's Joan and David**



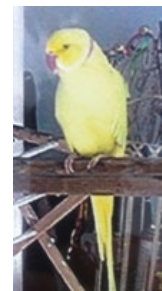
Joan & David Thiemann
RE/MAX
Ocean Properties

Joan's Cell: 346-4996

David's Cell: 371-7400

homes1000@comcast.net

Lost Bird



- **Rio**
- **Yellow Ring-neck Parakeet**
- **Pink Beak**
- **Red Ring**
- **Yellow Bird**
- **About 12" Long**
- **Last Seen 9/19 In Juno Isles**

*****Reward!*****

Please Call 561-626-1221 If Seen



CRIME WATCH REPORT

By Bob Bittenbinder, Crime Watch Chairman

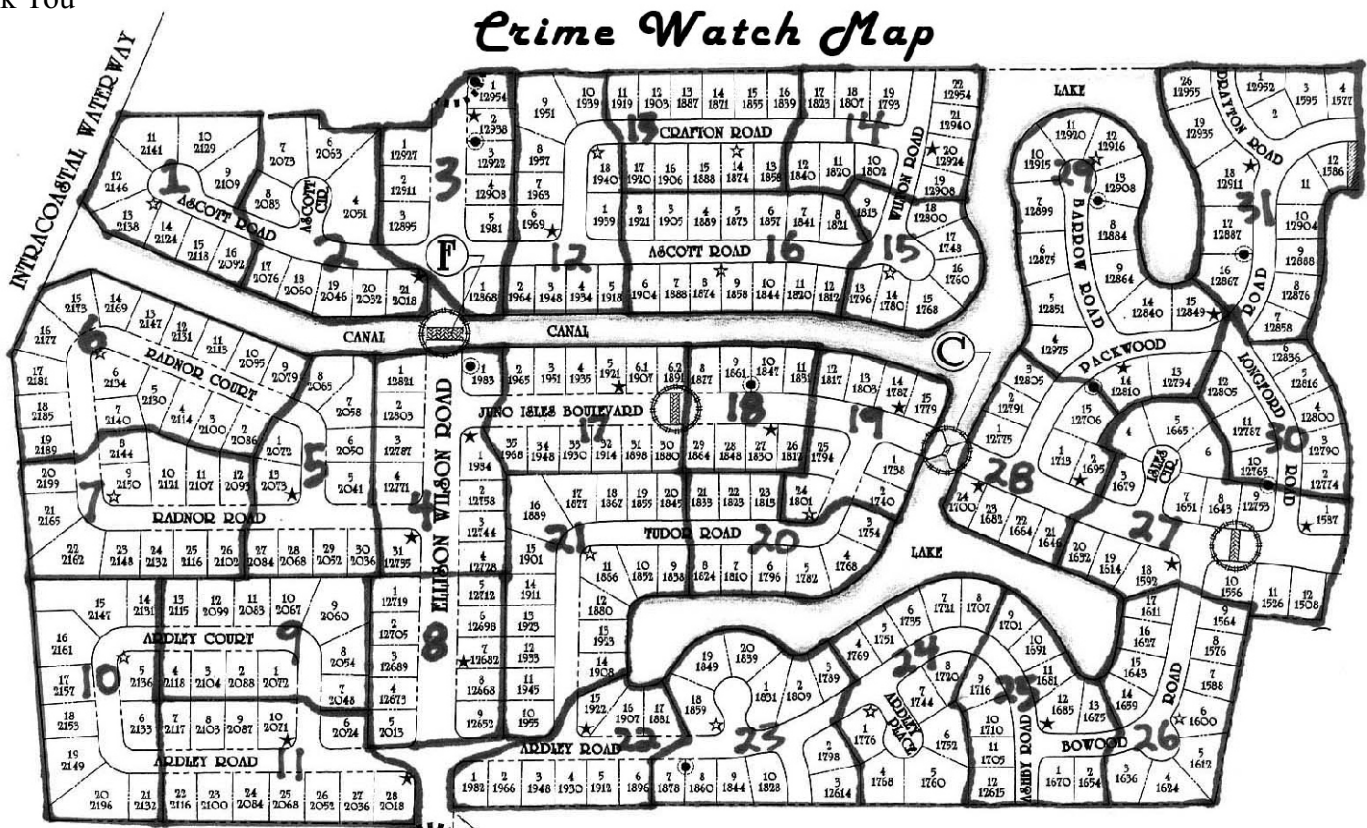
Well here we are again, right in the middle of another Hurricane season, and so far we've been blessed with another year of El Nino, and kept safe. But just in case, JICA has organized our longstanding "Neighborhood Crime Watch Committee".

One of the missions of this committee is to assist all our neighbors just in case we do have a serious Hurricane. It works very simply, our Community is broken down to 31 areas. Each area has a block captain assigned to it and its their responsibility to check on the people in their area to see if they are in need of any help. This could range from arranging transportation for the elderly to a relief center, assisting in securing their house or just plain making sure they are OK.

One of the problems though is that we are in dire need of volunteers to Captain these missions, only we can do it. There are enough people that stay behind during a Hurricane where you can always get assistance. All you have to do is call the office @ 561-354-9120.

Your help will be greatly appreciated. Please call Bob at the above number to sign up.

Thank You



Stay Informed
 Please register your email address
 at www.junoisles.org

Community Yard Sale
 If you are interested in a second community
 wide yard sale in November,
 Please call 561-354-9120 and leave a message



The Treasurer's Report

By Blas Contreras

To the homeowners
Of Juno Isles:

Annual fee invoices were sent by mail at the end of April. We have received payments from 292 home owners or 87% of the community. The association is sending 2nd and 3rd follow up notices to delinquent properties. Approximately 10 properties are currently under sales or foreclosures, estoppels are in place with respective properties for us to collect our fees once the property contracts are executed.

Our annual budget \$34,850 (budget available on our website) is on target for the year. Annual fees are the primary income for our expenses. The association has \$15,148 in our operation checking account and \$50,514 in our savings/reserves account.

2010 Federal Taxes were filed and we paid \$92 to the IRS.

Major expenses for the year are: the association's annual picnic (\$4,100) coming up Saturday, October 15th. Our D & O and general liability insurances \$5,650. Ensuring that our neighborhood stays safe with sheriff's department speed traps and neighborhood patrolling (\$3,024). Landscaping front island, trees, and holiday lights (\$6,840). Lastly, keeping our neighborhood looking beautiful and our property values up through our covenants enforcement process (\$5,200). This last process includes bi-weekly neighborhood inspection by a third party including tracking files, pictures, and follow up letters to properties with covenant discrepancies.

2011

Juno Isles Civic Association Board of Directors

Officers

President
Louis Vilardo

Vice President
Jud Whitehorn

Secretary
Susan Czelustra

Treasurer
Blas Contreras

Directors

Mary Ann Martin

Ron Hoehmann

Doug Carpenter

Elizabeth Batholomew

Bob Bittenbinder

Rodney Riccardi

Committees

Architectural

Jud Whitehorn, Chair
Mary Ann Martin
Blas Contreras
Louis Vilardo

Communication

Susan Czelustra, Chair
Jud Whitehorn
Mary Ann Martin

Crime Watch

Bob Bittenbinder, Chair
Doug Carpenter

Landscape

Louis Vilardo, Chair

Social

Susan Czelustra, Chair
Ron Hoehmann
Blas Contreras

Covenants

Blas Contreras, Chair
Bob Kildea
Rodney Riccardi

Association 561-354-9120

WARREN SPURGE

561-351-4828



Complete Lawn Care

Licensed
Insured

2030 North Palm Circle
North Palm Beach, FL. 33408

Southern Printing & Marketing

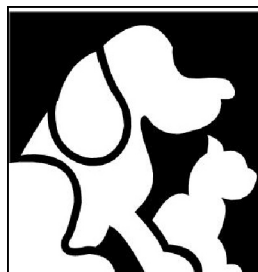
721 U.S. Hwy. One • Suite #126 • North Palm Beach, FL 33408



- Letterheads
- Envelopes
- Business Cards
- Brochures
- Newsletters
- Post Cards
- Flyers
- Invitations
- Typesetting
- Booklets
- High-Speed Copying
- Color Copies
- Magnets
- Promo./Specialty Items
- T-shirts
- Tote Bags
- Mouse Pads
- Laminations...and More!

Jim & Mary Nesselhauf
email jdp8213@bellsouth.net

phone 561.842.8213
fax 561.842.1199



Juno Isles Pet Sitting

Responsible Sister and Brother team will walk, feed, love and play with your pet while you are away. \$8 per visit. Parental supervision included at no charge!

Pauline and Jake Thiemann
1665 Isles Circle, Juno Isles
775-7653 or 371-7400

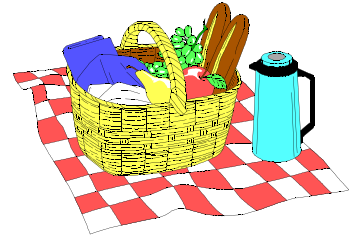
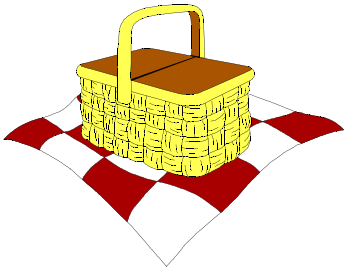


JUNO ISLES PICNIC

Saturday, October 15, 2011

Perry Como Pavilion

Marcinski Rd between route 1 and A1A
12:00pm to 4:00pm



Juno Isles Civic Association, Inc.
P.O. Box 14421
North Palm Beach, FL 33408