



Newsletter

Spring 2011

By Louis Vilardo

The President's Message

If you've been following developments on our website, you're probably familiar with the history of our discussions with Toll Brothers and the County regarding improvements on Ellison Wilson road so I won't rehash them here. Ultimately, Toll Brothers has accepted and the County has approved a plan to install four sections of textured roadway. There will be a large area at both the northern and southern boundary of Juno Isles and a smaller section on either side of the salt water bridge. You can view an illustration on our website. We don't know yet when construction is expected to begin. Please keep checking www.junoisles.org for updates.

In addition to the textured surfaces which will present a visual, tactile and aural cue to slow drivers, the County has agreed to reduce the speed limit from its present 45 mph to 40 all the way from Donald Ross to the existing 35 mph zone just north of Juno Isles. The speed limit all through Juno Isles and south to PGA will remain at 35.

As we've noted previously, we are increasing the number of speed enforcement patrols that we pay for. We are also writing to FPL management alerting them to the increased enforcement and asking them to remind their employees to respect the speed limit. Interestingly, on a recent morning I stopped to talk with the Sheriff's deputy who was monitoring speed near Ardley road and he told me a significant percentage of the people he stopped were Juno Isles residents. This is our community and the people who live on Ellison Wilson Rd are our neighbors. Please don't speed!

* * * * *

Dealing with foreclosed and abandoned properties continues to be a challenge to our association. With an all volunteer board and annual assessments of only \$100, our resources are limited. Our primary concern is dealing with hazardous situations. The good news is that the County has been quick to cite the properties when we report them and the mortgage holders, when we can locate them, have generally been responsive. We recently added chlorine to all the abandoned pools we know of. Please notify the association via the email function on our website or by phone at 561 354-9120 if you see a dangerous condition.

* * * * *

Covenant enforcement continues to occupy much of our time and resources. The Board has decided to turn over boat parking violations to County Code Enforcement. A letter explaining our new policy was sent to all homeowners in mid-January and is on the next page of this newsletter.

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Elsewhere in this newsletter, you'll see the results of the election from our annual meeting. I'd like to take this opportunity to welcome our new board members: Elizabeth Bartholomew, Doug Carpenter and Rodney Riccardi. I'd also like to extend my sincere thanks and appreciation to those departing board members: Wayne Hatten (8 yrs), Dave Mastran (8 yrs), Jack Koch (1yr).

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***THE FOLLOWING LETTER WAS MAILED TO ALL RESIDENTS AND POSTED
ON OUR WEBSITE IN MID-JANUARY***

January 13, 2011

Dear Juno Isles Resident:

Far and away, the most prevalent covenant violation we deal with is the improper parking of boats, trailers and other recreational vehicles. Our covenants state the following:

11. No trailers of any nature shall be kept or stored on any lot, except as provided herein. No boats and/or boat trailers and/or vehicles described in Section 13 herein below shall be placed, parked or stored where they can be viewed unobstructed from the streets of Juno Isles. Boats, and/or boat trailers and/or vehicles described in Section 13 herein below shall be stored on the side of a dwelling within the applicable side yard setbacks of the lot and between the front and rear building lines of the dwelling. The area where boats and/or boat trailers and/or vehicles described in Section 13 herein below may be stored or located shall be enclosed with fencing or shrubbery so as to be hidden from view. Structural Fences shall be 6 feet or less in height and natural fence barriers shall not exceed 8 feet. Furthermore, such storage area for boats and/or boat trailers and/or vehicles described in Section 13 herein below shall be located such that the storage area is to the rear of the front face of any single family dwelling or garage.

The Palm Beach County Unified Land Development Code contains virtually identical restrictions.

ULDC, Article 6 Parking:

Outdoor Storage

A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle, boat or vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are: [Ord. 2007-013]

- a) owned and used by a resident of the premises;
- b) not parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period; [Ord. 2007-013]
- c) located in the side or rear yard and are screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height;
- d) not used for living, sleeping or housekeeping purposes; and
- e) operative and currently registered or licensed, as required by state or federal law.

Therefore, rather than pursue these types of violations through our normal process which is expensive and time consuming, we will begin reporting these violations to Palm Beach County Code Enforcement per the following process. Upon the first observation, the association will send a courtesy letter to the homeowner warning of further action after 30 days. If, after 30 days, the violation still exists, it will be reported to the County. The next inspection will occur sometime in mid-February. If you have previously received a violation notice from JICA, and the violation is observed at that time, the matter will be reported to County. All first time violations observed will receive a courtesy letter.

Please note that the County has the authority to assess fines of up to \$1,000 per day. Please protect yourself and help improve our community by voluntarily respecting our covenants

Sincerely,
JICA Board

Social Committee

By Ron Hoehmann

The Upcoming Yard Sale

Based on last year's success we are again scheduling our yard sale to coincide with the Juno Beach Art Fest bringing over 1,000 potential "buyers" into the area. The sale will be advertized on Craig's Lists, The Palm Beach Post, The Florida Pennysaver and The Jupiter Currier along with road signs posted throughout the neighborhood making this one of the best yard sales ever.

People often ask me why I get so excited about our annual yard sale. The answers are cash and the additional space I get by selling my "junk". Last year I made \$650.00. It's a great opportunity to get rid of all those unwanted items by simply placing them in front of your yard and letting the buying begin.

Sales and Pricing Guide

Generally, items in good condition fetch about ¼ of what they sell for new today.

TVs and electronics* sell well but, remember, many of these items have gotten cheaper over the years. So just because you paid \$1,000 for that laptop computer five years ago, don't expect \$250 today.

Used cell phones, VCRs and DVD Players (also tapes and DVDs*)

Clothes (usually at most you will get .50 to 1.00 per item)

Shoes (usually \$1.00 to \$3.00 per pair depending on condition), Purses

Furniture, Patio furniture including **old grills**

Baby items like strollers, high chair, bed etc. just about anything for babies sells well

Boating and fishing items including poles and reels

Home yard tools like mowers, trimmers and edgers including hand held items

If you're uncertain about how to price go to a local thrift store. They probably have many of the same things you want to get rid of and they are experts at pricing. Remember the average customer is looking for a deal so the more aggressively you price the more you'll sell. Finally, be ready early! Most of your pros will be by first thing in the morning so be ready for them. Have fun and get rid of those unwanted or unused items and make some cash!

***PROTECT YOUR PRIVACY!!** If you sell a computer or phone make sure you've wiped the hard drive, call log and directory clean. And, never sell DVDs or Video Tapes that might contain something you wouldn't want to see on YouTube!

Communications

A reminder to all Juno Isles residents...



Get important notices from the association quickly! Save paper and keep your dues low. If you've not yet done so, please go to www.junoisles.org and click on the banner that says "subscribe now".

	Louis R. Vilardo, Jr. Financial Advisor Senior Vice President - Investments
Wells Fargo Advisors, LLC Member FINRA/SIPC is a registered broker-dealer and separate non-bank affiliate of Wells Fargo & Company. Insurance products are offered through Wachovia Insurance Agency, Inc.	Wells Fargo Advisors, LLC 303 Banyan Boulevard Z6005-010 West Palm Beach, FL 33401 Tel 561-312-8416 800-736-7256



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



Holiday Light Contest Winners

Congratulations to the winners of the 2010 holiday lighting contest

1 st place	2052 Radnor
2 nd place	2093 Radnor
3 rd place	1852 Tudor

See photos of the winning homes at
www.junoisles.org



CRIME WATCH REPORT

By Bob Bittenbinder, Crime Watch Chairman

At the request of many of the residents along Ellison Wilson Road the Board has decided to modify our Sheriffs touring time to include a Speed Trap at the North end of the community. This will effect traffic approaching Juno Isles from Donald Ross as opposed to from the opposite end of the community. There will still be ample coverage of touring time throughout the community to show a high level of visibility.

Additionally the Crime Watch Committee will be requesting a map to be posted on the Website showing the various areas of coverage of the Captains of the community. We will be soliciting volunteers to fill the positions of the designated areas. Any and all help will be greatly appreciated.

Thank You

CRIME PREVENTION TIPS

By Rodney Riccardi

Unemployment rates are hovering at 12% in Palm Beach County and the economy is still very slow in recovering. These two forces create a perfect situation for home burglaries in our area.. The communities that seem to be most affected are to the south of here, but there have been a few burglaries in Juno Isles in the last 6 months. The break-ins have occurred both during the day and night, always when no one is home. The best defense to these crimes is to take some precautions:

- If you don't already have them, install motion detector lights in your front and back yard. They are relatively inexpensive considering what is at stake. One of the reasons criminals are successful is their ability to go undetected in the dark.
- Most TV's purchased in the last 10-15 years can be programmed to turn on and off at certain times. Also, set timers for your interior lamps, and exterior porch lights.
- If you leave town for a few days, place a hold on your newspapers and mail, and if you must leave your trash cans out for pickup, see if neighbors are willing to help by picking up these items for you while you're away.
- Beware of pizza or other delivery menus on doors. Criminals will distribute flyers within a neighborhood to see who removes them off of doors each day. A menu sitting on your door or mailbox for a few days is a clear signal that no one is home.
- Solicitors have become a suspicion lately. People coming door to door to knock, and if no answer, take the opportunity to break in.
- Trim bushes around your windows.
- Park in your garage if possible to discourage petty theft from vehicles left outside.

The association has requested assistance from the Palm Beach County Sheriff's Office and you may have noticed the increased patrols. We want to keep Juno Isles the safe, secure neighborhood that it always has been. Our best defense is to be AWARE. Know who your neighbors are and who should and should not be walking in your neighborhood! Be ALERT to any unusual activity and don't hesitate to call 776-2000 (non emergency line) if you observe something suspicious.

Jud Whitehorn
REALTOR / CDPE

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2010 Annual Meeting Election Results

Blas Contreras	54
Doug Carpenter	54
Jud Whitehorn	53
Rodney Riccardi	53
Susan Czelustra	52
Eliz Bartholomew	51
Mary Ann Martin	48
Jill Slawson	45
Lucia Philipson	39

The top six candidates will serve a two-year term. The candidate with the seventh highest vote total will serve a one-year term.

ARCHITECTURAL COMMITTEE

By Jud Whitehorn



Since January 1, 2011, the architecture committee has reviewed three resident applications. On December 27, an application was submitted to the Architecture Committee for the installation of a swimming pool at 1935

Juno Isles Boulevard. The property is under contract for sale, and the prospective buyers have made the installation of a swimming pool a condition of their purchase. Because the swimming pool, as it has been proposed, falls outside the setback requirements in our Juno Isles covenants, the application consisted of a request for a variance. The application, consequently, was turned over to the Board for review.

Matters at issue regarding the proposed swimming pool included its proximity to the rear property line, which falls along the canal to the rear of the residence, as well as the extent to which it might impede the view of the residents living in the adjacent properties. Neighboring homeowners were therefore invited to a specially convened meeting of the Board to express their sentiments and concerns regarding the requested variance. After careful review of the Board, and discussions with neighboring residents, a conditional variance was granted to the prospective sellers and buyers of the property. Specifically, strict conditions were placed regarding the elevation of the pool and the fencing to be installed around it. The conditional variance was then recorded with the Palm Beach County Clerk of Courts. The prospective buyers are now consulting with pool contractors and engineers to evaluate the feasibility of the project within the guidelines set forth by the Board in the conditional variance.

Other than the above-mentioned variance request, only two other matters have come before the architecture committee since the first of the year. On Monday, February 7, a replacement fence was approved at 1824 Tudor Road. Another replacement fence was approved on the same date at 12753 Longford Road.

2011 Juno Isles Civic Association Board of Directors

Officers

<u>President</u> Louis Vilardo	<u>Vice President</u> Jud Whitehorn
<u>Secretary</u> Susan Czelustra	<u>Treasurer</u> Blas Contreras

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Mary Ann Martin	Elizabeth Batholomew	
Doug Carpenter	Rodney Riccardi	Bob Bittenbinder

Committees

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Jud Whitehorn, Chair
Mary Ann Martin
Jim Moore
Blas Contreras
Louis Vilardo

Crime Watch

Bob Bittenbinder, Chair
Doug Carpenter

Communication

Susan Czelustra, Chair
Jud Whitehorn
Mary Ann Martin

Landscape

Louis Vilardo, Chair
Felice Beyer

Social

Susan Czelustra, Chair
Ron Hoehmann
Blas Contreras

Covenants

Blas Contreras, Chair
Bob Kildea
Rodney Riccardi

Association 561-354-9120

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



Rain Date: Sunday, March 13, 2011

Juno Isles Civic Association, Inc.
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