

Juno Isles

Newsletter

Spring 2013

The President's Message

By Jud Whitehorn

As we usher in the new year, we have some news to report about the strip of land immediately to the north of Juno Isles. For those who might not be aware, the "natural area" north of us does not extend all the way to the Juno Isles border. Rather, our community abuts a privately owned strip of land, about 200 feet wide, which runs from Ellison Wilson to U.S. Highway One along the northern edge of Juno Isles. At long last, that land is slated for development this year.

The land in question has been owned for some time by L&J Enterprises, LLC, a company operated by the Ecclestone family. Many will recall that plans to develop it were entertained five or six years ago, but the project was terminated when the housing crisis worsened. L&J has nevertheless kept up on the permitting processes in the years since, and they are now in negotiations to sell the property to Toll Brothers, which is already developing *Frenchman's Reserve* to the north of us. The two companies are presently working together to finalize permitting with the Town of Juno Beach. Once approved by the town, Toll Brothers will complete its purchase of the land, and development of *The Preserve at Juno Beach* will commence soon thereafter. Land clearing and construction is slated for the beginning of summer, and Toll Brothers apparently plans to follow much of the same site plan that was initially created by Ecclestone.

I've been told that a wall will be erected along the boundary that will separate our community from the new development. Houses along the north sides of Crafton, Wilton, Drayton, and Packwood Roads will be most impacted. The new community will feature about 30 single family homes, built "single file" from east to west along the north edge of the parcel. An area of wetlands splits the development, and traffic will not be permitted to cross it. Half of the Preserve residents will therefore come and go via an unmanned gate at Ellison Wilson, and the other half will gain access from U.S. One. The homes are slated to be large, upscale single family residences, and it is reasonable to assume that this community, once completed, will boost property values for us all.

(Visit http://www.tollbrothers.com/FL/The_Preserve_at_Juno_Beach for more info.)

As for business as usual, we will continue our efforts to judiciously enforce covenants, coordinate efforts with PBSO to keep the "Pillowcase Gang" at bay, and to operate within budget. Final budget numbers for this year should be completed soon, and we hope to keep expenses down so that we will see little or no increase in annual dues over last year.

We still have an unfilled seat on our board, and we would welcome the participation of any resident interested in helping out. Please contact us to inquire about how you can participate.

Thanks, happy new year, and have a safe and prosperous 2013!

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Did you know?

Over the last 6 months the association sent out 14 important messages to our email subscribers. If you're not on our list, please go to www.junoisles.org and click on the icon shown below



Covenant Committee Report

By Blas M. Contreras

The board would like to thank all our residents for assisting with the compliance of the covenants. Overall the properties in the neighborhood are looking great and the average values of properties in Juno Isles are significantly higher than comparable properties in the area.

During the past year, we continued to use the services of a non-resident third party service to perform inspections every two weeks and send courtesy letters to the properties that needed to correct violations. These inspections generate monthly reports that are reviewed by the board during our monthly board meetings. During the meetings, the board makes decision for resolution of each violation that has not been corrected.

Following is a summary of the violations; 141 violations were reported to the board, 136 were resolved and 5 are outstanding.

The major violation categories were:

- Boats and trailers in front of properties
- Commercial vehicles in front of properties
- Lawns not kept , including material and debris on driveways
- Trash cans and recycle bins permanently in view at front of properties
- Extra vehicles not being used with no tag parked in view

Again, we would like to thank everyone for your consideration toward your neighbors and all your assistance with correcting the violations. When we work together and keep our properties looking pretty, the whole neighborhood wins and your neighbors are very grateful for your consideration.

Covenant Amendments

The four following covenant amendments were approved and are immediately effective:

Add the following restriction to Paragraph IV "Uses Prohibited and Permitted"

1 (a) Rentals - Rentals for periods of less than 30 consecutive days shall not be permitted. The total number of residents permitted in a rented home shall be governed by the Palm Beach County single family residence occupancy limits currently in effect and as amended from time to time.

Add the following restriction to Paragraph IV:

14 "PODS" and Dumpsters

"PODS", dumpsters and all similar portable storage and disposal containers may be placed in the front of a property provided that:

- Repairs or renovation of said property are actively underway and said container is removed after a maximum of 45 days
- Said containers shall not be used for the storage or disposal of garbage or other debris that will attract insects or vermin
- Homeowner properly secures or removes said container in the event of high winds or hurricane
- Pursuant to State and County regulations, said container may not block the sidewalk.

Add the following restriction to Paragraph IV, No. 13

1(a) The total number of cars, and other vehicles permitted elsewhere herein, regularly parked on each lot shall not exceed the lesser of the number allowed by Palm Beach County ULDC currently in effect and as amended from time to time or that can be parked in the garage and on the driveway. Cars may not be parked on front lawns. Residents are advised that the street, swale and sidewalk are County property and, as such, are governed by State and County parking regulations. Residents are further advised that blocking the sidewalk, even in your own driveway, is a ticketable offense under both Florida State statute and Palm Beach County ordinance.

Amend Paragraph XI, "Signs", to read:

Except for those signs specifically permitted below, no signs or other advertising device of any character shall be erected, posted, pasted, displayed or permitted upon or about any part of such property.

The following signs are permitted: One sign of not more than five (5) square feet in area, advertising the property for sale or rent and signs used by a builder to advertise the property during construction and sales period, provided however, that any such builder's sign shall be subject to approval by the Architectural Committee. Signs supporting or opposing political candidates, referenda, proposals or amendments in any local, state or national election provided they are posted no earlier than 60 days prior to the election during which the candidates, referenda, proposals or amendments will be voted upon and removed no later than 10 days following said election and that they are not so numerous in number or placed in locations so as to create impediments to pedestrian or vehicular traffic or create any other public safety hazard. No signs, even of the type permitted herein, shall be allowed if they contain foul or offensive language or images or in any other way violate community standards of decency.

Social Committee

By Ron Hoehmann

PAST EVENTS:

4th Of July Bike Parade held on Ardley Court. The Event was a great turn out and the kids loved it. Next year's event will be even better.

2012 Picnic was held on Saturday 10-27 at Ocean Cay Park. The turnout was great and everyone who attended had a great time. The board decided to have a local restaurant cater the event and everyone who showed up left very satisfied and full. The kids were able to play in a large bounce house. While the kids played, the adults were feasting on great food, ice cold beverages, and neighborhood fellowship. Check out the website for next year's November event and be sure to attend the 2013 picnic.

This year's Holiday lighting contest was a huge success. The decision was very difficult as many homeowners did a great job. The 5 winners are as follows: 1st place \$75.00 winner 2052 Radnor, 2nd place \$50.00 winner 1813 Tudor, 3rd place \$25.00 winner 2093 Radnor, 4th place \$25.00 winner 1981 Ascott and 5th place \$25.00 winner 1844 Ardley. Congratulations to the winners and to the many other wonderfully decorated homes throughout the community.

UPCOMING EVENTS:

This year's community garage sale will be held on SATURDAY MARCH 9, 2013 7:00 a.m. to 4:00 p.m. or when you run out of stuff! This event will once again be held the same day as the Juno Beach Art Fest and the parking for the festival is at FPL parking lot adjacent to Juno Isles. This means everyone going will have to drive through Juno Isles! The sale allows the community to have everyone sell their unwanted items with optimum turnout for success. I had several homeowners tell me last year they made over \$800.00 selling their unwanted items. Many of the popular items were tools, household items, books, baby items, toys, clothing, furniture, appliances and even shoes. The event will be advertized in the Palm Beach Post, Pennysaver, and Jupiter Courier and on Craig's Lists. The more homes that particulate the more money everyone will make. I receive emails up to a week in advance asking how many homes are expected to participate.

Be on the lookout for details of when and where the next community event will occur.

Check out the web site at www.junoisles.org for more details.



**Every neighborhood has
a real estate specialist.
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it's Joan and David**



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David's Cell: 371-7400
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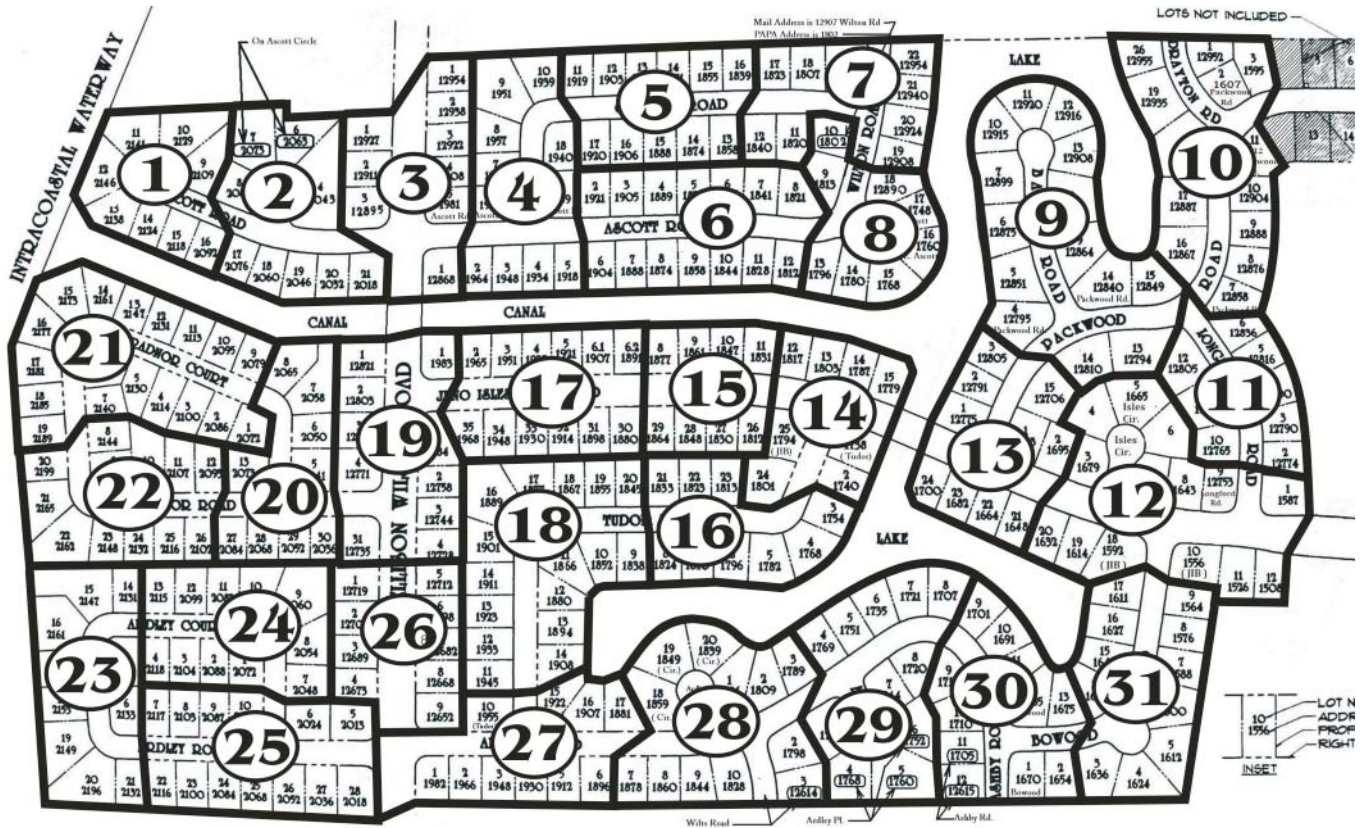
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CRIME WATCH REPORT

By Doug Carpenter, Crime Watch Chairman

As part of our enhanced efforts to keep Juno Isles safe and crime free, we are revitalizing our block captain program. If you live on a block with no captain assigned, please call the association at 561-354-9120 to volunteer.



JUNO ISLES BLOCK CAPTAIN LIST 2013

BLOCK	NAME	PHONE	
1	VACANT		
2	RAY GIBLIN	561-630-0270	561-707-3833
3	KAREN/CHRIS TEMME	561-625-9555	561-801-0899
4	VACANT		
5	JUD WHITEHORN	561-531-9477	
6	WILLIAM DEES		
7	BLAS CONTRERAS	561-373-4056	
8	RON HOEHMANN	561-502-9966	
9	VACANT		
10	VACANT		
11	DONALD COLE	561-784-6713	
12	VACANT		
13	VACANT		
14	BOB BITTENBINDER	561-818-0598	
15	VACANT		

BLOCK	NAME	PHONE	
16	BRUCE WYMAN	561-262-3796	561-622-7003
17	JAY CANNAVA	561-318-7095	561-719-7841
18	PAM HAGEN	561-622-0614	561-308-3052
19	VACANT		
20	WALT/LOU PHILLIPSON	561-351-5517	561-301-9197
21	RODNEY RICCARDI	561-386-7233	
22	DOUG CARPENTER	561-346-6070	
23	AL/MARY PEDUZZI	561-626-2446	561-670-3202
24	GLENN/CARRIE LEVINE	561-624-9476	
25	VACANT		
26	MAIDA REMMER	561-329-2999	
27	HENRY/SHARON HESS	561-622-4703	
28	VACANT		
29	VACANT		
30	VACANT		

NOTE: GREY WITH "VACANT" INDICATES A BLOCK THAT NEEDS A BLOCK CAPTAIN. CONTACT US AT CRIMEWATCHJUNOISLES@YMAIL.COM IF INTERESTED

Landscape Committee Report

By Lou Vilardo

Thanks to the board members and residents who decorated the front island.



Board member Doug Carpenter, resident John Zoeller, board member Jud Whitehorn and board member Lou Vilardo (not pictured)



A special thanks to board member Jay Cannava and his P.I. Electric lift truck

You may have noticed that the western end of the front island is in need of replanting. This was the result of a malfunctioning sprinkler system. The system has been repaired and we are soliciting bids to have the area re-landscaped. We hope to have it completed within the next month or two.

Finally, we will be performing our bi-annual trimming of the oak trees on Ellison Wilson in March.

2012-2013

Juno Isles Civic Association

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Officers

President
Jud Whitehorn

Vice President
Louis Vilardo

Treasurer
Blas Contreras

Secretary
Michael Murray

Directors

Jay Cannava
Ron Hoehmann
Doug Carpenter
Donna Zoeller
Susan Czelustra

Please go to www.junoisles.org to see 2012/13 committees.

The Treasurer's Report

By Blas Contreras



To the homeowners
Of Juno Isles:

As of February 4, 2013, all our 2012 bills have been paid and our bank account balance is \$21,613.16.

At this time, we are ready to submit our documents to the association's accountant for the preparation of the 2012 taxes and the financial statement for the upcoming budget meeting.

Some of the most significant expenses for the year continued to be; liability insurances, crime watch patrolling, legal services, front island maintenance, annual picnic, and covenant enforcement. Copy of the 2012 budget is available at our website.

Lastly, our 2013 annual dues will determined after our upcoming budget meeting to cover our new budgeted expenses and the dues invoices will be mailed at the end of April.

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**JUNO ISLES
GARAGE SALE
Saturday, March 9
7 a.m. to 4 p.m.**



Juno Isles Civic Association, Inc.
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