



Winter 2017

Newsletter



President's Message

By: Lou Vilardo

Dear Neighbors,

New development proposed for U.S. 1

As discussed at our annual meeting in November, there was a proposal for a 300 unit residential rental project for the shopping center on the west side of Rte. 1 north of Juno Road. These units would be housed in two 4-story units fronting Rte. 1 and additional shorter buildings in the rear. In the initial proposal, the developer asked for a zoning change and numerous variances, including for density and setbacks. Given our distance from the proposed developments, setback will have no impact on us. The impact we may feel will be the additional traffic from a residential development that dense. To facilitate ingress and egress they also proposed a traffic light on Rte. 1 at Juno road.

The other issue that has raised some concern among residents is the “workforce housing” requirement associated with the project. Some have voiced fears that this is the same as subsidized section 8 housing. It's not. The work force housing requirement is imposed by Palm Beach County to insure that a portion of new homes constructed will be affordable to “people employed in the jobs the general population of the community relies upon to make the community economically viable”. The requirement is that 25% of the proposed units qualify. Based on the initial proposal of 300 units, that would equate to 75 workforce units. The current income range that qualifies for workforce housing is \$40,740 to \$95,060 and rents range from a low of \$810 to a high of \$2,922 based on income and unit size. More information about the program can be found here: <http://discover.pbcgov.org/pzb/PDF/AboutUs/WorkforceHousingBrochure.pdf>

We have been in touch with our County Commissioner's office as well as the local attorney representing the developers.

On November 28, the attorney wrote that the developer is “in the process of a total redesign of the project based upon comments received to date”. We don't know yet what that redesign entails and will keep you informed via email updates. If you have not yet signed up for them, please go to our website, www.junoisles.org and register for “residents only” access which automatically subscribes you to our email list.

Lake health

A resident recently pointed out the dangers to our lake from the deposit of yard waste and noted that he has seen lawn care companies blowing grass clippings and other yard waste into the lake.

Our freshwater lake is subject to numerous threats including salt water intrusion from rising sea levels and bacteria from our aging septic systems. It is imperative we minimize those threats we can control. There is no practical way JICA can control the actions of numerous contractors. Therefore, we are asking everyone on the lake to please tell their contractors that they must bag and remove yard waste and that blowing it into the lake is injurious to our community as well as a violation of Florida Statute.

Street Lighting

We announced some time ago we were going to explore limited street lighting along Ellison Wilson Rd. We were hoping to take advantage of FPL's residential street lighting program which would have enabled us to proceed at minimal cost with full ownership and maintenance of the lights remaining with FPL. After nine months of going back and forth with FPL, we finally were able to meet with one of their engineers onsite. Unfortunately, he informed us the residential program cannot be used for the purpose we intend. They won't hang those lights facing the street and 2 of the 5 poles we targeted can't support any additional equipment. So, at this point the project is on hold pending discussions with the County.

CONTENTS:

- 1... The President's Message**
- 2... Covenant Committee
Architectural Committee**
- 4... Crime Watch Report**
- 5... Communications Committee
Social Committee**

2017 Annual Meeting Election Results and New '17/'18 Board

In response to an appeal for additional candidates, we are pleased to announce that we had 4 new board candidates, all of whom won a seat on the new board. Unfortunately, we are still one member short of a full board.

Re-elected to a new 2 year term

Ron Hoehmann
Jennifer McMillan
Lou Vilardo

Newly Elected

Ron Dykes
Steve Karlson
Tim Reeve
Amanda Sweetz

Incumbents

Blas Contreras
Susan Czelusta
Kevin Ogden
Jud Whitehorn

2017/2018 Officers (Board officers were elected by the board at our regular board meeting on December 5th.)

President - Lou Vilardo
Vice President - Jud Whitehorn
Treasurer - Kevin Ogden
Secretary - Susan Czelusta

Committees

Architectural

Blas Contreras, Chair
Ron Dykes
Jennifer McMillan
Jud Whitehorn

Covenants

Susan Czelusta, Chair
Ron Dykes
Steve Karlson

Social

Ron Hoehmann, Chair
Susan Czelusta
Steve Karlson
Tim Reeve
Jud Whitehorn

Communications

Kevin Ogden, Chair
Jennifer McMillan
Lou Vilardo

Crime Watch

Lou Vilardo, Chair
Jennifer McMillan
Kevin Ogden

Landscape

Blas Contreras - Chair
Jennifer McMillan



Covenants Committee

By: Susan Czelusta

While covenant violations continue to be monitored, we work hard at understanding extenuating circumstances. Our letter of initial contact is always hard to receive but please understand it is simply to inform you of a violation. No action is taken for at least thirty days and only after the matter is brought before the full board for discussion. That allows the homeowner ample time to contact the board with any extenuating circumstances. The most frequent violations we encounter are trash cans being left out, and recreational vehicles, boats, jet skis and campers left unobstructed in driveways. We understand that weekends are for using your recreational vehicles and do not inspect on weekends. Enforcement is needed to maintain the aesthetics and property values of our community. As your Covenants Chairperson, I thank you for your continuing efforts to abide by our covenants. If you have any concerns or questions about covenants, you can find them on our website, www.JunoIsles.org. You are also encouraged to email or call the committee and you will receive a response. Thank you again, for your continued support.

Architectural Committee

By: Blas Contreras



The Architectural Committee is looking forward to working with residents of Juno Isles in 2018. A reminder that when submitting plans to the committee,

TWO copies of surveys showing the footprint of the property must be submitted with plans for review. Once approved, one will be retained by the committee and the other will be returned to the owner for their records. Thanks for your cooperation!

The architectural committee's only role is to ascertain if plans conform to our covenant requirements. If they do, the committee quickly approves them and you are free to proceed with your project. If not, the committee must reject them and has no authority to make exceptions or grant variances. If your plans are not approved by the AC you can either submit new plans that conform or request a variance from the full board. Our covenants describe the procedure and cost for requesting a variance. Obviously there can be no assurance a variance will be granted. Please make sure to review covenants when doing home improvement projects and contact us if you have any questions.

Advertisement

**Debbie Hawks****561.718.5269****DebbieHawks@Keyes.com**

“Live in the sunshine, swim the sea, drink the wild air.”

~ Ralph Waldo Emerson

Who better to sell or find your new home than a
native of North Palm Beach
that understands just how special
the community of Juno Isles is!

Contact me *today* for a no obligation consultation.



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CRIME WATCH REPORT

By: Lou Vilardo

Fortunately, this was a relatively uneventful year for us. Typically, we see home break-ins spike up a bit during the summer months when more houses tend to be unoccupied. That didn't happen this year. Nonetheless, we need to remain vigilant.

HOME CHECKLIST

1. Are all entrances and yard well-lit? A dark house is an open invitation to intruders. Motion detectors are a wise and relatively inexpensive investment considering what is at stake. The new low voltage bulbs cost very little to keep on all night.
2. Are all home entrances locked? It's not enough to just check the doors... don't forget all the windows!
3. Is garage door locked? Remember break-ins can occur in the daytime as well when no one is home. It doesn't take long for a truck to back up to your garage and quickly empty it. Don't leave your garage door opener in a car parked in your driveway!
4. Are all shrubs and trees trimmed back from doors and windows? No place to hide is a good thing! Don't make it easy for thieves to go undetected in the dark.
5. Are the windows up and doors locked on your car? An open car is another open invitation and remember not to leave valuables in plain sight. Take them in or lock them in the trunk. We had thieves riding up and down streets pulling on door handles just recently.
6. Do you stop newspaper and mail delivery when on vacation? Those papers lying in front of your home tell the story. Or ask a neighbor to get them for you. Same thing with garbage cans.
7. Beware of pizza or other delivery menus left on your door or mailbox. A menu left on your door or mailbox for a few days is a clear signal that no one is home. Again, if you are away, ask your neighbors to check and remove anything left on your premises.
8. Do you set timers on lights and TV when you are gone? Individual timers are inexpensive and most new TV's can be programmed to turn on and off at certain times. Making the appearance that someone is home is a major deterrent.



The Treasurer's Report

The treasurer reported at our December 5th board meeting that our bank balance is \$63,433.11.

Year to date, nineteen homeowners have yet to pay their annual dues and we expect to finish the year under budget.

FREQUENTLY REQUESTED NUMBERS:

Emergency 911
If an emergency situation arises, ask yourself one important question. Is there an immediate need for police, fire, or paramedics to protect or save life or property? If you can answer, "yes" to this question, then dial 9-1-1
Sheriff's Department (non-emergency) (561) 688-3000
 Poison Center 800-222-1222
 Palm Beach Animal Control (561) 233-1200
 Lost/Found Pets (561) 233-1282
 Beach Conditions (561) 624-0065
 Property Appraiser (561) 355-3230
 PB County Dept Planning/Zoning/Building (561) 233-5000
 Road and Bridge Conditions (561) 233-3950



Communications Committee

By: Kevin Ogden

As of December, 92 users have signed up for the residents-only section of junoisles.org -- are you one of them?!? Signing up gets you access to newsletters, the crime watch block captains directory, and board meeting minutes. Plus, when you sign up for the residents-only section, you'll automatically registers you for Juno Isles email notifications, so you can stay up-to-date on the latest happenings, event announcements, and security notices. To sign up, simply go to <https://junoisles.org/>, click on "Residents Only" in the menu bar, then click on "Join Us". Even if you'd prefer not to join our email list or residents-only section, you can still see upcoming events on our website. There are several ways to get in touch with the board. The best way is by email. You can reach the entire board at board@junoisles.org. Each committee also has an email address:

- Architectural - architectural@junoisles.org
- Communications - communications@junoisles.org
- Covenants - covenants@junoisles.org
- Crime Watch - crime_watch@junoisles.org
- Landscaping - landscaping@junoisles.org
- Social - social@junoisles.org

Email not your thing? No problem, you can give us a call at (561) 354-9120. You'll be welcomed by our virtual phone attendant -- just leave us a message and we'll get an email letting us know you called. And if you like supporting the USPS, we've got you covered there, too. You can reach us by mail at Juno Isles Civic Association, P.O. Box 14421, North Palm Beach, FL 33408.

Social Committee



By: Ron Hoehmann

UPCOMING EVENTS:

HOLIDAY LIGHTING CONTEST: Will be judged based on the quantity of lights, originality, creativity and overall curb appeal. The judging will take place on Friday December 15 after 7:00 p.m. The winners will win the acclaim of their neighbors and the following prizes: 1st place \$100.00, 2nd place \$50.00 3rd 6th \$25.00 each. Don't miss out on your chance to show a little holiday spirit in 2017 while competing for a little extra Holiday CASH!

COMMUNITY WIDE GARAGE SALE: Will be held on SATURDAY MARCH 10, 2018 from 7:00 a.m. to 4:00 p.m. We have a rain date scheduled for (Sunday 3-11-2018). The road signs will stay out through Sunday evening if you wish to tack on a second day. The yard sale will be happening on the same date as the Juno Beach Art Fest (March 10 & 11, 2018). Remember, the art fest uses FPL Parking Garage on Ellison Wilson Road, so everyone attending will be driving through our neighborhood. This event will be advertised in the Palm Beach Post, The Pennysaver, Craig's List, Let Go and The Jupiter Courier.

4TH Of JULY BIKE PARADE: The 2018 parade will be held July 4, from 10:00 a.m. to 11:00 a.m. on Radnor Road, which is the same place as last year. A sign will be posted at Ellison Wilson and Radnor the night before the event. There was a great turn out for the 2017 event and all of the kids and adults seemed to have a great time. Goodie bags with patriotic items and treats will be provided for all children in attendance. Beverages will also be provided.

PAST EVENTS:

ANNUAL PICNIC: Was held Saturday 12-02-2017 at the Ocean Cay Park Perry Como Pavilion. The picnic ran from 12 to 4:00 p.m. The turnout for this event was fantastic and everyone who attended had a great time. We had Park Avenue BBQ for catering, and from the many positive comments about the taste and quality of the food, they did a great job. The 2 bounce houses provided entertainment for the kids, who also enjoyed treats from cotton candy, snow cone and popcorn machines. The beer and wine kept the adults content.

Be on the lookout for details of when and where our next community event will occur. Check out the web site at www.junoisles.org for more details.