



# THE VENETIAN GLASS

*Venetian on the Ortega Luxury Condominium, Inc.*



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## Special Dates:

- May 2 Kentucky Derby
- May 10 Mother's Day
- May 16 Armed Forces Day
- May 25 Memorial Day
- June 14 Flag Day
- June 21 Father's Day
- June 27 Great American Backyard Campout

## Finances/Maintenance

When you sit down to pay your bills each month, do you consider your association assessment a low priority? If you do, you may want to rethink that idea.

According to the National Consumer Law Center's *Guiding to Surviving Debt*, "Condo fees...should be considered a high priority." In fact, NCLC considers community association assessments in the same category as mortgage payments and real estate taxes; a category ranked second only to feeding your family-according to the *Guide's* "Sixteen Rules about Which Debts to Pay First."

Assessments pay for services like building maintenance,

leaf removal, grounds maintenance and cleaning as well as savings for future high ticket items such as roofing that you would pay no matter where you lived; either as direct out-of-pocket expenses or indirectly in a higher rent payment. The association has collective buying power, so when all services and utilities for everyone in the community are passed along to you as a monthly assessment, you're actually getting a bargain. So, next time you get out your checkbook, remember to put your assessment near the top of that stack of bills. You'll be glad you did.

**With that in Mind Keep this in Mind:** The Board is

working hard to keep cost low and maintenance moving along. Have you noticed? Building 7, 8 and 3 have the railing repainted and 5 is ready to paint. We are touching up the paint on the buildings and hope to have this item completed by the end of year. Our next item is the gutters which should be completed by Mid-May.

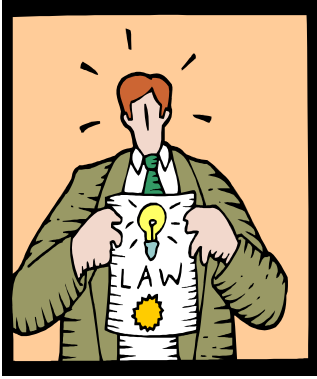
The Community entrance way will have some changes in the near future. Look for changes.

## The Best Bargain in Town

Some people question why they have to pay what is commonly known as the member assessment when they move into a condominium association. While assessments may be a technically correct term, the fact is that they are actually property maintenance fees. When the collective buy-

ing power of the entire association is factored in, they prove to be a real bargain for individual owners. These fees cover exterior maintenance, landscaping, trash removal, clubhouse, pool and workout room and more. They also include savings for future big-ticket items like roofs and

repaving; which means owners will not be hit unexpectedly with a special assessment or loan payback when the roof needs to be replaced in a few years.



## Regulations

When you purchased or leased your home in the Venetian Community; you should have received copies of the governing documents—including the rules and regulations. We realize that sometimes these documents get lost while you are unpacking or misplaced. It's your responsibility to know and abide by the rules and regulations for the community. It's very important to have copies of the

governing documents because you are expected to know and comply with all rules and regulations of the community.

Observe the rules: Association rules are not arbitrary or frivolous. They have been carefully developed to keep property values up and insurance rates down.

That old expression—ignorance of the law is no excuse—isn't exactly our motto, but it's

close.

Owners are required to have a tenant packet on file with current information including a copy of lease, names and emergency numbers.

**Trash Containers: Large items should not be left outside of the dumpster. The community is charged for large items and cost will be passed on to the unit owner.**

## Simple Maintenance Tasks

Spring is here, and as we anticipate warmer weather and spring storms, we would like to offer two tips that will help keep your home comfortable and dry.

We recommend that you keep window sills clear of dirt and debris. Windows often have a simple drainage, or “weep” system designed right into the product. These water drainage pathways must be kept clear and clean for the window or

door to operate correctly.

Also, we ask that you check that rain water will have clear access to run off the patios or balconies. We know that these areas often get cluttered during the winter. Ensuring that nothing obstructs your patio or balconies will help keep your home and your neighbor's home dry this spring. Porch should be kept neat and clean at all times.

It's important for us to make

sure you are comfortable this spring, that the buildings are well maintained, and that no one's property gets damaged. Please help us by keeping these tasks in mind the next time you clean or organize your home.

Also now is a good time to check Air Conditioner units before the weather gets hot. Check the filters and condensing coils and make sure they are clean.



## Who's Responsible for What?

Who's responsible for what? It's an important question often asked by residents, and the answer is sometimes more complicated than you'd think.

Generally, the association is responsible for repairing or replacing common, or shared, elements and owners are responsible for maintaining their own homes. But there are two problems. First, some areas are neither common nor part of your home. These are called exclusive or limited-use common areas and they're available only to one or a few residents. Who is responsible for these? Second, ownership and responsibility for repair and replacement are not necessarily the same thing. So, it gets confusing.

To make answering the question easier, the CC&Rs include a responsibility chart or section that indicates who is responsible for each component. A simple check of the documents may answer the question.

While the documents maybe fairly comprehensive, you may still have questions. If a component isn't addressed, check with the manager or a board member for clarification. It could have been overlooked at the time the documents were prepared, or perhaps it was recently added. The board will pass a clarifying resolution assigning responsibility for any items not included.

It might save a telephone call if you check the responsibility section of the documents first, but if there are any questions, don't hesitate to ask.

## National Wildlife Federation's Great American Backyard Campout!

Join with thousands of neighbors, friends and families across the country for National Wildlife Federation's fifth annual Great American Backyard Campout - Saturday night June 27. Connect with nature in your own backyard! Learn more and register your campsite at [www.backyardcampout.org](http://www.backyardcampout.org). and have fun in your own backyard or favorite camping spot!



### *Free Stuff/Sunshine for Kids:*

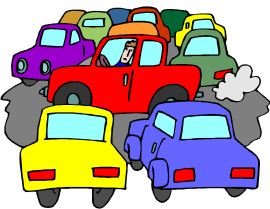
Did you know the National Gardening Association offers numerous free online newsletters to homeowners covering urban and small-space gardening, vegetable and fruit gardening, craft and cooking project and specific gardening information by geographical regions online. Newsletter include feature articles, tips and resources. To sign up go to [www.garden.org/subscriptions](http://www.garden.org/subscriptions).

*Sunshine for Kids:* [www.leg.state.fl.us/kids/](http://www.leg.state.fl.us/kids/)

This is a fund spot offered by the State with fun facts and games about Florida.

## Clubhouse Rental/ Parking

The Clubhouse is available for parties; however to reserve the Clubhouse you **must** complete and submit a Clubhouse Reservation Form. There is a \$25.00 non returnable charge and a \$250.00 refundable deposit. Forms must be submitted no later than ten (10) days in advance of the reserve date. You will need to submit a completed form for each use. Forms will be available online soon. All reservations must be a minimum of ten (10) days in advance. If deposits are not received, reservation will not be held.



### **Parking:**

Decals will be required in the near future. Details will be distributed soon on what and how they will be issued. Currently all vehicles need to be registered for gate access if your vehicle is not registered you stand the chance of having the gate code removed until the vehicle is registered. Management has been reviewing gate access reports and has identified a number of gate codes being used that are not assigned to registered tenants or owners. We have begun to disable these "ghost" gate codes, beginning with the numbers that are most frequently being used.

Codes and entry devices registered to former tenants and former owners will be disabled, as well, Upon receipt of a completed New Owner or Resident/Tenant Registration package or renewed lease, codes and devices will be reprogrammed, allowing access.

Please note that our documents require that approval of new tenants must be obtained **prior to move-in**. Compliance to this provision will ensure that your tenants have uninterrupted access to the property and prevent the imposition of fines.

## Reminder:

Do not leave items of value in your vehicle especially electronics.

Report suspicious persons to Awakenings at 291-9598 or call the Emergency Only Number 710-4303.

Emergency Number should be used for Fire, Flood or Blood Only.



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Phone: 904-291-9598  
Fax: 904-291-3365  
Email: delcomynv@yahoo.com  
Emergency #: 904-710-4303

Fire/Police Emergency: 911  
Local Police non emergency: 630-0500  
U.S. Coast Guard Marine and Air  
Emergencies: 564-7511

## Harbor Lights News:

### Please note we need the following information for the Venetian Records:

1. Proof of Boat Insurance
2. Proof of Boat Registration

The insurance company required the gate to the floating dock be locked. If you are boat slip owner please contact Vina (291-9598) to inquire about getting a key to the floating dock gate. Please report anyone who should not be on the dock to management and/or to the police as there are no trespassing signs posted.

## Pool Time / Pets

### Pool Rules

Pool Passes will be issued on May 23rd between the hours of 9:30 am until 1:00 pm at the conference room located in the gym. Must have proof of residence to receive passes.

Just a reminder of the rules for using the pool.

- ⇒ Shower before entering
- ⇒ No food, drink or glass in the pool or on pool deck
- ⇒ No animals in pool or on pool deck
- ⇒ No running or rough

play in pool or on pool deck

- ⇒ No Diving
  - ⇒ Children under 12 must be accompanied by an adult.
  - ⇒ Pool for Resident and Authorized accompanied Guests.
  - ⇒ Keep Pool Gates closed at all time.
  - ⇒ No smoking in the pool area.
- How about adopting a planter we are in the process of getting some plants for beautification of the pool and club-

house area. We need volunteers to make sure the plants are watered. If you can help please let Vina (291-9598) know.

### Pets

It is the responsibility of the pet owner to pickup behind your pets. Lately while walking the grounds we noted that someone is not picking up behind their pet. There are pet stations located throughout the property for waste disposal. All pets should be on leashes while on common ground and **Yes** that does mean **cats**.



**ADOPT  
A PLANT  
FOR  
WATERING**

Check out the flowers at the Clubhouse they were donated by Brian and Amber Osborne, Michael Hamilton and Awakenings AMI.