

VENETIAN ON THE ORTEGA

VENETIAN NEWS

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From the Board

Fellow owners and residents,

During the next couple of months there will be several projects that will be taking place that will improve the quality of life at the Venetian as well as appearance of the complex.

In April we will begin the gate upgrade and relocation project which will improve gate operation, traffic flow and visibility when entering Ortega Farms Blvd. As an additional bonus we will install our brass sign and a new flowerbed at our entrance to make a positive impression from the street.

The existing flowerbeds and other areas around the buildings will receive fresh mulch and we will be replacing the plants that did not make it through our colder than normal winter. Additionally, sod replacement will begin shortly and the irrigation system will be repaired where needed.

We are currently working on the lighting around the complex so if you see that a light fixture needs repair please contact Vina so she can get it repaired.

In the inner harbor we will be conducting sidewalk repair, conduit and piping repairs and piling replacement projects. We currently do not have these scheduled as we are still in negotiations for the work. Our plan is to get this accomplished as soon as possible so not to interfere with the summer boating season. On the floating dock we will conduct repairs on the power boxes, walkways and we will install piling caps.

Around the pool we will be purchasing new pool furniture and tables as well as installing gate access control.

As you can see this will be a busy time and we ask for your patience while we complete these projects.

Venetian Board of Directors

From Awakenings

As part of the gate upgrades planned in 2010 we will be conducting a validation of our resident database as well as the operation of our remote access devices.

This validation will include completing the new resident information package recently approved by the Board.

The new entry and pool gate access systems will be controlled by our remote devices or remotely by phone only (gate only). **Manual codes entered into the call box will no longer work to access the Venetian.** Instructions for use of the system will be provided as part of the validation process.

WATCH THE WEBSITE FOR COMMUNITY PROJECTS 2010

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HOW TO AVOID CATCHING H1N1 AND SEASONAL FLU



You and your family can avoid catching the flu by getting vaccinated against the H1N1 flu and following a few simple guidelines:

1. Cover noses and mouths with a tissue when sneezing or coughing and put the used tissues in the trash
2. Cough or sneeze into an upper sleeve (not into hands) if a tissue is not available.
3. Clean hands after coughing or sneezing-wash with soap and water or use alcohol-based hand sanitizer.
4. Avoid touching the eyes, nose and mouth.
5. After touching items such as grocery carts and door handles use hand sanitizer.
6. Stay at home when sick to allow spreading the virus.

Keep in mind that the N1N1 vaccine does not cover the seasonal flu.

Even though Spring is here there is still cases of H1N1.

FROM AWAKENINGS

We are experiencing an unacceptable increase in violations of the rules, regulations and covenants of the Association. As members of the Association everyone is responsible to follow these rules.

Examples of violations include:

Pet Policy – Not cleaning up after pets, noisy pets, pets outside of the weight restrictions of the declaration of the condominium.

Littering the common areas - residents throwing cigarette butts into the flower beds and other common areas.

General rules - improper improvements to the limited common areas, porches cluttered with inappropriate items, hanging of laundry on porch railings, etc.

The Board has an obligation to enforce the rules of the condominium and has directed the Management Company to increase monitoring and enforcement

of the rules. Each of these issues if not resolved or if they are repeat violations are subject to a fine. Our goal is to have a great community and we hope that everyone will help the Management Company by following the rules of the Association.

Please note that violations not cleaned up in a timely manner will be subject to a violation fine.

MAINTENANCE

The painting continues there has been setbacks due to the weather but the steps painting is completed. The painting will continue with the safety stripe in the parking lots and the railing. All paint projects in the works should be completed by late springs.

Several owners have called asking about indoor paint colors. The paint can be purchased at Color Wheel .

Formula:
 Interior Walls (yellow)
 #400 C40 I2 L24
 Interior Trim (white)
 #220 B2

The Color Wheel on Townsend Road has the formulas on file.

The community uses Certified Plumbing for plumbing problems. Should you need a plumber the community recommends the use of Certified Plumbing. Their number is 904-389-6609. Certified is familiar with the community's piping.



WHY SCOOP THE POOP



Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste can become a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members-not just dog owners.
3. The appearance and quality of the grounds are known to affect home sales-not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.

Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

We hate to rerun an article however there are several buildings where residents are not picking up behind pets. There is no excuse as there are pet stations throughout the community.

LIVING WITH A PET MIGHT BE A JOY, BUT NOT EVERYONE APPRECIATES YOUR PET AS MUCH AS YOU DO!

CONSERVING RESOURCES

Residents can help the association minimize its maintenance expenses by observing a few simple considerations.

- Take trash to dumpster do not leave near your door. If the bags get torn the trash blows around the community.
- Clean up after yourself. Debris left on the common areas require special maintenance, and that can mean additional costs. Do not leave your cigarette butts on walls or thrown on the common areas. Not only does it require clean up it is a health hazard.
- Do not place large items outside the dumpster without contacting management for the cost.
- Observe the rules. Association rules are not arbitrary or frivolous. They have been carefully developed to keep property values up and insurance rates down.





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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. The Board is in the final stages of completing the Boat Slip/Marina Policy. All vessels will be required to be registered with Management. If you have a boat slip and you are interested in renting please let us know we will be keeping a hand out list for inquires. You will need to include information we can hand to those interested in renting a slip. We will not handle rentals of slips.

