

The Board of Directors, Rick, Robert, Nelson, Chris, and Yvonne, would like to wish a safe and prosperous New Year to all!

Best news of the New Year is that we have finalized the loan with our new bank and now will engage in several projects around Royal Park.

## Projects

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2015 is going to be a very busy year at Royal Park. This week we have started some capital improvements in Royal Park that are long overdue! Two of our larger projects will be dealing with fixing the stucco cracks on the exterior facing walls and railing replacement on our buildings. Each building scheduled for projects will have contractors using various equipment in the parking areas to complete the necessary repairs. Please have patience and understanding that any construction project will have inconveniences to deal with!

Currently, Buildings 120 and 121 are the process of having the stucco cracks repaired and replacing the old expansion joints between the two buildings. Also, we are to begin replacing the railings in 120 & 121 in the next few weeks. The stucco repair should move along at a good pace at each building, however, the railings will be a time consuming project due to the existing railing removal and core drilling for each post for the new railings.

## 40 Year Inspection

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The 40 Year Inspection is in progress; currently 12 out of 22 buildings have been inspected. So far we have fared well through the inspections without any critical problems being reported from the engineer. The following items have been brought to our attention to correct:

### **Roofs:**

Several roofs needed maintenance and upkeep to bring them into proper condition. We were already working on the roofs prior to the start of the inspections so we are ahead of those items.

### **Balconies:**

The Board engaged and repaired prior to the inspection with the twenty (20) balconies that were having issues with concrete spalling. As previously noted in a prior bulletin that improper tiling or covering the concrete floor on your balcony with material such as Astroturf or other coverings are causing water damaged under the surface that seep into the concrete causing these issues. The continuing inspections will advise the board of any additional items the association will need to come into compliance with.

### **Electrical:**

The association will be replacing outside outlet covers in each building and addressing any concerns reported by the engineer.

## RP Employees

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We have a two new employees at RP. We hired a third person, Miriam, to join our existing cleaning crew, Lisa and Maria. Each cleaning crew member will be responsible for seven buildings, a pool and other cleaning activities as assigned by the office. Ricky joined our maintenance crew with Ricardo. Please welcome our new employees to RP.

# Reminders

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## **January 21<sup>st</sup>: Candidate Meet and Greet & Board Meeting**

There will be a Candidate Meet & Greet at 7p then followed by the January board meeting. Please come to meet and speak with the candidates.

## **February 2<sup>nd</sup>: Annual Meeting**

Elections will be held at the clubhouse at 7p.

## **Parking 2015 Permits:**

Residents will need to visit the association office with their vehicle registration to get their 2015 sticker. Any vehicles parked on property after January 31st without updated parking permits, expired/missing guest passes or not in compliance of RP rules will be towed at the owner's expense. Owners or Renters using guest passes will be subject to fines.

*The association office will be open January 24<sup>th</sup> from 9a – 12p to assist with residents needing 2015 parking permits. Please bring your current registration. Residents with 3 or more vehicles will need to pay by check an annual \$80.00 fee per vehicle.*

## **Dog Walks:**

Take pride in your building and RP and pick up after your pet. Do not allow your pet go to the bathroom on the walkways or walls. RP Rules state on page 10:

6. ALL pets shall be walked in such areas as designated by the Association so as to control the deposit of animal waste on the condominium property. No pet shall be walked in the flowerbeds in front of the buildings, on the sidewalks between buildings, within 25 feet of any individual's patio, by the pools, by the barbecues or by the picnic areas. Use of the medians and areas not in violation of the above listed areas are acceptable.

## **Guest Registration:**

All guests must be called into gate security prior to the guest arriving. Failure to registering your guest ahead is causing back-ups at the gate. Be respectful and considerate to the security staff performing their duties.

## **Voting**

The Ballots and Amendment have been mailed out to the owners. Please review them and submit them back to the office or at the Annual Meeting February 2nd, 2015 at 7p. The submission of the ballot is very specific so please review the instructions carefully. If you have any questions, please review [royalparkcondos.com/voting](http://royalparkcondos.com/voting), the building bullet board or contact the office at 954-739-6300 during office hours.

## **Bulk Trash**

Please dispose of your bulk trash during the hours of Monday – Friday, 8A – 5P, in the bulk trash storage area. The building trash room is not an authorized location to dispose items. Please donate furniture that is in good condition; there are several thrift stores in the area and some will pick-up items.

Construction debris, paint cans, propane tanks, and tires are not accepted in bulk trash. If you are observed leaving any of the unauthorized items in the building trash room or bulk trash area you will be fined. Thank you!