



# THE COVE NEWS

[www.newportcovedelray.com](http://www.newportcovedelray.com)

Community Newsletter

Sept 2022

Editor: Anjni Rabadia | Proofed by: Phyllis Nardone

## FROM THE DESK OF THE PRESIDENT, DR. LAUREN B. JONES

### *Hello Newport Cove Residents!*

The Board of Directors have been working diligently on HOA matters which have been shared at our monthly BOD meetings and via the minutes posted in the clubhouse. Most recently, the BOD approved updated rules and regulations that will be placed on our website and a copy in a binder in the clubhouse once the revisions are completed. They will also be added to the 2023 directory that is published in March-April. Please be sure to review and read these.

Our new property manager, Jason at Gulfstream, has been doing a terrific job responding to and addressing the needs of the residents, along with Victory Accounting. Going through a change in a management company is not an easy task for anyone but I have only heard positive feedback on both. Communication has greatly improved, and the financials are being looked at thoroughly. I would ask you to be patient as this transition continues.

Every homeowner was sent out key pieces of information regarding the change in payment of the quarterly HOA payments and special assessments. It is each homeowner's responsibility to check their payments and ensure they are coming out properly based on how you pay. Each quarterly payment is due on the first of the quarter. If you have elected to pay your special assessment quarterly or monthly, the due date is the first. If you receive a late notice and have evidence your payment was withdrawn before the grace period of the 15<sup>th</sup>, please notify Victory to investigate this. If you are late, there is a late fee and interest that will be charged.

If you have questions regarding HOA matters, your first call is to the property manager. If you have questions about landscaping, your first call is to Clean and Green.

Starting September 1, 2022, Gulfstream will be inspecting the community and issuing notices accordingly. If you receive a notice, please resolve the issue to avoid additional notices or fees and/or legal action.

Finally, please note that if you call/email the management company regarding a matter that is not urgent, please have realistic expectations that your communication will be responded to within 48-72 hours. Please be respectful in your communication to members of Gulfstream, Victory Accounting, and to the BODs.

### *Community Updates*

**Tennis Court Update:** Permits have been secured and we are waiting for the scheduled start date. Construction will begin next week and no parking will be allowed until further notice for safety reasons. If you need to park on the street, please park on the odd side and do not block driveways or mailboxes

**New Signage:** New signage was approved for the community by the BOD.

**New Paint Colors:** We enlisted a professional company at no charge to come out and put a new color scheme together which has been completed. We are waiting on the booklets to be made and presented to the ACB and BOD. There will be more colors to select from.

They are also providing color options for the front wall and exterior clubhouses which the board has already approved to be painted.

**Pool: There are new pool rules regarding food and beverage, pool attire, and other items. Please be sure to review them on the website once published.**

### *Welcome*

On behalf of the Board of Directors, I would like to welcome all our new residents to the community!

If you have any questions, please visit our website at [www.newportcovedelray.com](http://www.newportcovedelray.com) where there is information regarding our governing documents, rules and regulations, forms, the latest Cove newsletter, and a contact request form.



**Please join our Facebook page:**

**Newport Cove Delray Beach** to keep up to date on the happenings in the community and to meet your neighbors. Opt into the community email to ensure you are getting all the news! You can also join Phyllis Footnotes!

Please look out for a member of our welcome committee to connect with you.

### ACB UPDATES

The ACB meets every other Thursday at 630pm. The next meeting is on Sept 8, 2022 at 630pm for any questions you may have about your projects.

**Trees/Landscaping: Any tree removals must be approved by the ACB and a permit may be required by the county.**

**NEXT BOARD MEETING  
October 10, 2022 at 7pm via zoom**

### CERTIFICATE OF PARKING RESOLUTION:

This resolution is for prospective enforcement of article 3, section 12.2, of the declaration and grandfathering in of owners related to the maintaining, storing, or parking more than three (3) motor vehicles on any lot. A copy of this resolution can be found on the website or requested from Benchmark. Newport Cove has limited parking and common areas such as the sidewalks, swells, even side of the road etc. are not approved areas for parking.

It is important that you understand where you can and cannot park to avoid notices being sent or fines. If you do not have a copy of the governing documents or rules, these can be found on our website. Depending on your lot, your driveway may or may not be able to accommodate 3 cars, especially if you live on the main street which has sidewalks.

If you do live on a lot with a sidewalk, please remember that from the top of the sidewalk to the street is all common property and is not allowed to be parked on. I have 3 vehicles and my driveway can hold two and one is kept in my garage.

If you are currently not using your garage, this may need to be a new option for you. Blocking a sidewalk is a code violation and you can get fined.

**GARAGE DOORS** When your garage is not being used, please keep it shut.

When individuals are walking the neighborhood or new prospective buyers are looking at our community, open garage doors that are not in use can detract from the community.

Keeping the garage door shut also deters criminal activity.

**MAILBOXES** need to be in compliance with the community and postal service guidelines. They should be free from any bushes that may hinder the delivery of your mail. This is becoming a huge issue in the community.

Mailboxes are low to the ground, dirty, falling apart, etc. Please don't wait to get a notice or end up at a tribunal over your mailbox. The poor conditions of some of the mailboxes detract from the beauty of the community.

**Please don't wait to get a notice to keep your mailbox within the USPS standards!**

**TRASH CANS** We continue to get complaints about trash cans being left outside of the garage which is a detraction from the beauty of the community.

Neighbors do not want to see or smell a neighbor's trash. Please be considerate and ensure you are adhering to the trash/recycling/bulk pickup days and timelines to put your trash out and to place it back into your garage.

**Do not place pet waste in your neighbor's trash cans.**

**LANDSCAPING ADDITIONS OR REPLACEMENTS** must be approved by the ACB. If you have been found to have planted prohibited trees, you will receive notice to remove them, or the HOA will have them removed at the owner's expense.

Also, some lots have overgrown trees/palms encroaching upon your neighbor's home. Recently an inspection took place and those that have inquired about having their trees removed/cut back will receive communication on the cost.

Please respect your neighbor's property and conduct a monthly survey of your lot and correct these issues. This also applies to overgrowth that is hanging over a property line. If we all just take care of our lots on a consistent basis, notices would decrease significantly.

**Please don't wait to get a notice to keep your lot in good condition!**

**ALLIANCE OF DELRAY Zoom Meeting August 2, 2022**  
~ By Phyllis Nardone

The meeting opened with an announcement from Lori Vinikoor that there is a battle going on regarding the use of the agricultural reserve land and everyone must be alert to some of the changes being asked for.

The Sheriff's department announced a new Suicide Hotline, 988, that everyone should be aware of.

Karen Brill of the school board was proud to announce that Palm Beach County schools continue to be A rated.

There was then discussion regarding planned transportation changes which would widen our roadways to include bike lanes. Any changes will take time and money. Atlantic Avenue and Lyons Road will be expanded and Flavor Pict will be extended.

New traffic lights are planned along Atlantic Avenue and the time is being adjusted on all lights.

The next meeting will be the first Weds. Of September in the Civic Center.

The Alliance Mature Driver Course for Insurance Credit is being given Oct. 20, 2022 at 9AM at the Civic Center on Jog Rd. You must register by calling 561-715-1530. The cost is \$10.

**GULFSTREAM MANAGEMENT**

As your Community Association Manager, we are committed to assisting you in any way that we can through several communication channels including the above email address and contact number. We launched a new HOA Messenger that will allow the HOA to communicate with all members of the Association. You can join us at [hoamessenger.com](http://hoamessenger.com).

**COMMITTEE**

Committee members are needed in the following areas:

- Maintenance - Decorating - Welcome

Please send in your interest via the website at [www.newportcovedelray.com](http://www.newportcovedelray.com)

**ADVERTISE ON OUR WEBSITE**

Many of you may not be aware but you can advertise on our website your personal business for a discounted rate.

If you have a business or service you would like to advertise, please send your request via the website for more information.

[WWW.NEWPORTCOVEDELRAY.COM](http://WWW.NEWPORTCOVEDELRAY.COM)

**WELCOME TO NEWPORT COVE** *By Phyllis Nardone*

As a new resident of Newport Cove you have become a part of our family. Newport Cove is a friendly, supportive community and we want to welcome you as our new neighbor.

It is unfortunate that in this time of Covid 19 we are unable to greet you in person with a box of cookies and a warm smile, however a member of our welcome committee will be calling you to drop by and give you a welcome packet containing information about our community.

Should you not be contacted please feel free to contact us, I can be reached at: 561-699-1190 or by e mail at [pnardone@bellsouth.net](mailto:pnardone@bellsouth.net).

**THE COVE NEWSLETTER DISTRIBUTION**

I would like to thank Nancy Birke who delivers our Cove on the North, Mrs. Doris Pawlak who delivers on the South! If you are interested in helping, please let Phyllis Nardone know.

If you would like to have yours electronically sent, please send an email to [presidenthoanewportcove@gmail.com](mailto:presidenthoanewportcove@gmail.com)

Please remember that the notice of BOD meeting, agendas & meeting minutes are posted in the clubhouse by the gym.



**HAVE A COMMUNITY QUESTION?**

Please send an email via our website at [www.newportcovedelray.com](http://www.newportcovedelray.com)

This is the fastest way to get a response or to locate resources.

**Reminders:**

**Pet Safety**

It is very important that all pet owners be diligent as it relates to their pet’s safety and for other pets and owners around them. Please ensure the following:

- Do not leave your pet unattended in your enclosed front door area, if you have one, or leave doors open without your dog being kept tethered.
- Safety measures are put in place to prevent animals from leaving the residence untethered. For example, gates or kennels can protect your animal from leaving their home environment when doors are left open by guests or workers in the home.
- Dual tethering while on walks, to ensure if one leash breaks, you have a backup in place.
- Always keep your full attention on your pet by putting your phone in your pocket and by avoiding distracting activities. Animals can get excited when they see other animals, trucks, or people, and you should be very prepared to manage the animal if this should occur, to avoid any unleashed activity.
- Please keep your distance from other pets while out with your pet/s. This will ensure there is no unexpected reactions. Muzzle your dog if they tend to be reactive as this will keep your dog safe as well as others.
- Ask before petting! Please be respectful of the pet owners walking their pets as some owners may prefer a hands-off approach. The owner knows their pet best!

**Need Extra Car Stickers or Fobs?**

- Complete the Car Sticker Form located in the Clubhouse and attach a \$10 check made out to Newport Cove. **(Three max per household per registered owner)**
- Complete the Fob Form located in the Clubhouse and attach a \$50 check- Residents only
- The silver drop box to place your request and check in, is labeled on the wall.
- Rob Montero, Director, will coordinate the distribution of both fobs and stickers. She can be reached via our website at [www.newportcovedelray.com](http://www.newportcovedelray.com).

**JOYCE PAYNE BOOK CLUB**

*Phyllis B. Nardone*

The next meeting of the Joyce Payne Book Discussion Group will be on Sept 21 when we will discuss The Seven Husbands of Evelyn Hugo. We meet at 12 noon in the small clubhouse:



**Sept. 21** The Seven Husbands Of Evelyn Hugo by, Taylor Jenkins

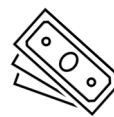
**Nov. 9** The Personal Librarian by, Marie Benedict

**Jan. 4** The Orphan Train by, Christine Baker Kline

**Everyone is welcome to read the book and join our discussion. We are now meeting in the small clubhouse at noon.**

**POOL HOURS**

Are dusk to dawn



**NEWPORT COVE  
7/31/2022 FINANCIALS**

**ASSETS**

Assets	\$193,320.32
Reserves	780,874.98
Other Assets	123,914.99

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**Total Assets** **1,098,110.29**

**LIABILITIES**

Liabilities	\$311,067.37
Reserves	780,874.98
Equity	6,167.94

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**Total Liabilities** **1,098,110.29**

**As of 7/31/22**

<b>Aged Receivables:</b>	<b>\$27,529.</b>
<b>MTD Net Income:</b>	<b>(\$3,019.)</b>
<b>YTD Net Income:</b>	<b>(\$33,811.)</b>

## GENERAL RULES & REGULATIONS MONTHLY HIGHLIGHTS

*(For a full list of rules, please review your phone directory and/or documents)*

### Gate Code:

Please note that our gate code should **never** be given out to a third party via publication, social media, or on the security call box. Violations shall be subject to a fine of \$100 per day up to the maximum amount imposed by Florida Statute in the amount of \$1000 upon proper notice and hearing as prescribed by Florida Statute.

### Parking

- **Vehicles are prohibited from parking on any roadway between the hours of 2:00 am and 6:00 am.**
- Please adhere to the parking rules and regulations of the community. These were put in place to ensure the safety of our residents and access for emergency vehicle and passing cars.
- Keep the sidewalks clear at all times and do not block with your vehicle. Violations have been going out as this has become an issue within the community. **Please remember that from the sidewalks to the streets is common property and these areas should not be used on a permanent basis for parking, as this is not permitted in our documents. Vehicles parked in this area can cause a hazard to drivers proceeding on the roadways. Only 3 vehicles are approved per home in our documents. It is expected that your garage is used for one of the three vehicles.**
- Vehicles should park **only** on the odd side of the street without blocking driveways, mailboxes, or impeding waste management activities.
- **No vehicle should ever be parked on the grass for any reason as this will damage the lawns.**
- **Please do not park directly behind a driveway as this can be a hazard.**
- **Please do not drive on the wrong side of the road or block roads or cul-de-sacs**
- **DO NOT PARK ANY MOTORIZED VEHICLE IN THE MIDDLE OF THE STREET!**
- **Towing for unauthorized vehicles in is effect. Sign is at the front gates.**

### Trash

We have noticed an increase in residents putting out lawn clippings, trees, and bush cuttings after the pick-up time on Monday and leaving it there thinking waste management will pick it up on Thursday which they will not. The rules are below:

- Lawn clippings, trees, and bush cuttings are picked up **Monday only**. If you have put items out after the pick-up (which can begin as early as 7am), you are expected to remove them until the following Monday. If not, a violation notice will be sent out.
- Remember; if you are having a significant amount of landscaping trash, it is not guaranteed that it will be picked up if it is not placed per the guidelines. Please ensure your contractor knows the guidelines or will take it away the same day. Leaving lawn clippings on the grass will kill it.
- Garbage and recycling containers may not be put out earlier than 6pm the evening before collection.
- All collection containers must be removed as soon as possible after collection day.
- Please keep trash and trash cans off the grass as this can impede our lawn service and damage our grass.
- If you have questions about your waste management services, please refer to the waste management website for specifics.
- **FINES WILL BE IMPOSED! Know the rules.**

## SPECIAL REMINDERS

### Clean & Green

- Please remember to put a reflector by your mailbox or in your beds if you wish to not have beds or trees cut. I confirmed with Clean & Green that if a reflector is on the property, they will only cut the grass, nothing else. Cuttings usually take place around the 15<sup>th</sup> of the month, weather permitting.
- Please continue to send landscaping and irrigation concerns to Clean & Green at 561-482-1000 and a work order will be open. **Clean & Green has requested that we do not approach the workers for any reason to avoid miscommunications**
- The South ficus trees are still being cut to 12ft by Emerald Point and it appears they are about 25% done. Please understand they are utilizing the property to pull the limbs out and are cleaning up after each day of work. This is to correct a code violation so please be understanding as this may take weeks to complete.

# September

## Happy Birthday!

- 1 – DANELA RIVERA , STEPHANIE PAUL
- 2 – IRMA GREIF, KENNETH ROBERTS
- 3 – DANIEL KOSHY, HELENA EHRILICH
- 4 – E. BENN MICHELETTI
- 5 – ROSANNE JOHNSON
- 6 – SANDRA GONZLEZ, DALLAN VECCHIO
- 7 – MARC RICHARD JOUBERT
- 8 – MARCIA VARIO, RAMON RODRIQUEZ
- 9 – NICOLLE WAETJEN, ALEXIS DINIZO, SETH JACOBSEN  
WILLIE TYLER
- 10 – MARILYN GASTFRIEND
- 12 – KYARA SANTOME, JOHN RACCOLIN, RICHARD JOHNSON
- 13 – GERALD GREENBERG
- 14 – EVA CORRIDON, RAFAELA LIMA, NICHOLA VIVIRITO
- 15 – JOYCE COLANGELO, ELAINE ROSEN
- 16 – HOWARD BRIMAN, ANN YUDMAN, EILENE BAYER,  
MARY KAY McMANUS
- 18 – CAROL KOHEN, MARGAUX ZUCKER, DIANA WHITEMAN
- 19 – STANLEY HUGHS
- 21 – LINAISE FLEURILUS
- 22 – KIM DAILEY, RAUL HERNANDEZ

- 23 – HELENE GLADSTEIN
- 24 – VICKI BERMAN, MARJORIE BOTWEN,  
CHRISTOPHER LAME, NATHANIEL DIMINICK
- 26 – JUDY EPSTEIN, JAMES DANAY, SARA HERHANDEZ,  
CORTNEY LaPORTA, JAMES CABAN, VASHANNA,  
MOORER, ARTURO REYES
- 29 – TY PODOLAK
- 28 – SOPHIA PERLAZA, TANECIA POWELL
- 30 – MARIA CUCARESE, NASHON WILLIAMS, LAUREN JONES

## Happy Anniversary!

- 2 – JAMES AND DIANE CABA
- 10 - BERMAN, MIRIAM & LOUIS
- 13 – NANCY & DANIEL PICKERING, LINA & RICHARD FITZ
- 17 – BLANCHE & DICK LeFERRIERE
- 18 – HELENE & LARRY SALAT
- 21 – GLORIA & FERNANDO VIGLIONE
- 24 – ALEXANDRA & ANTHONY CHIARELLI
- 26 – EMMA & RAYMOND PAGANO
- 28 – ANGIE & FRANK ANGELILLI
- 30 – ELAINE & MARTIN TENCER

### REGISTRY CHANGES As of August 2022

#### Delete:

Howard Briman, Deceased,  
Jeffrey Botwen, Deceased  
David Stern, Deceased

#### Corrections:

Phyllis Nardone, telephone number should be 561-699-1190  
Noah Fields, board member, telephone number should be 561-499-3519  
Diane Bogner, phone number should be 561-350-4017, her husband should be added, Neil Filowitz, 561-951-9780  
Doris & Richard Pawlak, the telephone number should be 561-531-1378

Note: If there are any further corrections or additions, please contact Phyllis Nardone at 699-1190.