

TOWNHOUSES AT JACARANDA SENTINAL

8201 NW 8th Street, Plantation, FL 33324

4th Quarter Edition

ATTENTION ALL UNIT OWNERS

As of August 1st, 2012 Townhouses at Jacaranda will be sending out the newsletter quarterly. Frequent updates will still be available on our website at www.townhousesatjacaranda.net

You can also update your contact info online to ensure we have the most current information on file.

IT'S BUDGET TIME

The Finance Committee has been meeting during the months of September and October to discuss the upcoming Budget for 2013. All unit owners who are interested in becoming a part of the Committee please contact the office.

PLEASE NOTE – THERE WILL BE A 8% INCREASE IN NEXT YEAR'S INSURANCE RATE WHICH WILL AFFECT YOUR MONTHLY MAINTENANCE.

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Halloween Party



Join us for a ghoulish-good time at
Townhouses at Jacaranda

When: Saturday, October 27th

Where: Clubhouse

Time: 1pm - 4pm

Wear your Halloween costumes
Best dressed wins a prize



Homeowners Insurance

Are you covered?

Please be advised that it is important for unit owners to invest in a homeowner's insurance policy. Having this policy will cover any interior damage. For example: a leaky roof, fire damage, or any damage caused by plumbing issues. Owning a house is a big investment and usually represents a bulk of savings for the owner. If your personal items were to be destroyed, how would you replace them? Simply contact the insurance agent and he will be able to provide that for you.



It is important that you advise your agent that you reside in townhouses governed by a condo law – NOT a single family home. There is a big difference. Please find the time to invest in protecting yourself the right way.

The HO6 homeowners' insurance policy is designed to provide coverage which is not covered by the master policy of the condo/townhouse association. For example, if water leaks out of an apartment and damages another apartment, an HO6 policy will protect the owners of the units.

Parking has been strictly enforced through the community. In order to avoid your vehicle being stickered or towed, please make sure that you park in DESIGNATED parking areas only – You cannot park on the swale, in the fire lane or in NO PARKING zones.

Towing Company Info:

All County Towing

520 Northwest 7th Street Fort Lauderdale, FL 33311-7334 (954) 564-0486

Open Daily 12am-11:30pm



UNIT FOR SALE

3 bedroom 2 ½ bathroom for sale. Please contact the office for additional information.

UNIT FOR RENT

3 bedroom 2 ½ bathroom for rent. Please contact the office for additional information.

Please secure your units, as there has been reported an increased number of break-ins in the City of Plantation. With Halloween and the holiday season rapidly approaching we ask that you take the necessary precautions to stay safe:

1. Invest in a reliable alarm system for your unit
2. Make sure that all gates, doors, sliding doors and windows are secured at all times.
3. Make sure that all outside lights are on at night. Keep the area well lit!
4. Report street light outages to the Association immediately.

Below are some additional Halloween safety tips:

- Go only to well-lit houses and remain on porches or front steps rather than entering houses.
- Travel in small groups and accompanied by an adult.
- Bring treats home before eating them so parents can inspect them first.
- Use flashlights, stay on sidewalks and avoid crossing yards.
- Wear bright, reflective and flame retardant clothing.
- Use face painting instead of masks. Masks can obstruct a child's view.



As the holidays are approaching and our children are making their Christmas/Hanukah lists let's take a moment and think about how many unfortunate children are in our society or even in our own community with those dreams of having a new toy to open on Christmas morning. We will be accepting new unwrapped toy donations for a major children's foundation. Donations will start from now through December. Our small effort can make a child's dream come true.

We will also be holding a food drive this year. Let's give a little in this time of year where giving and being thankful is so important. We will have a drop box set up in the office starting November 1st.

Foods to donate:

1. Canned goods
2. Boxed foods
3. Dry beans
4. Beverages
5. Gift cards to local grocery stores

****Anything that you are able to give will be greatly appreciated****



PLEASE REMEMBER...

As per our rules and regulations:



- Pets must be kept on a leash at all times. No pets are to be left outdoors unattended.
- Pet owners must carry the proper utensils and take the necessary responsibility to clean up after their pets.
- No pet shall be allowed to create a continuing nuisance.
- Dog walks are provided along Cleary Blvd. on the south side of the hedges and along Lauderdale West Drive on the west side of the hedges. ONLY these designated areas are to be used.

There have been some recent vandalizations throughout the community by some of the younger residents.

Parents, for the safety of your children, we ask that you assure that your kids play in a safe area and engage only in activities that do not endanger themselves, damage or threaten to damage personal or community property, or constitute a threat or nuisance to others. The townhouses at Jacaranda cannot assume responsibility for personal injuries and/or property damages caused by inappropriate activities in unsuitable areas.



Try this fall recipe by Martha Stewart. It's a great idea for Halloween parties or Thanksgiving Dinner.

Pumpkin Pot Pie



Ingredients

1. 6 sugar pumpkins or acorn squash (1 to 2 pounds each)
2. Salt and ground black pepper to taste
3. 6 tablespoon butter
4. 6 tablespoons all-purpose flour
5. 3 cups canned chicken broth
6. 8 ounces frozen mixed vegetables
7. 8 ounces chopped onions
8. 4 cups cooked chicken, cut into bite-size pieces
9. 1 tablespoon dried thyme
10. 1 tablespoon dried leaf sage
11. 2 tablespoons finely chopped fresh parsley
12. 1 refrigerated pie crust
13. 1 egg beaten with 1 tablespoon milk for egg wash

PREPARATION:

1. Preheat oven to 375°F. Slice tops off pumpkins. Remove seeds and pulp. Sprinkle insides of pumpkins with salt and pepper. Place pumpkins cut side up on a baking sheet. Cover pumpkins tightly with foil. Bake 25 to 30 minutes or just until skin is easily pierced with knife. Remove from oven. Reduce oven temperature to 350°F.
2. Melt butter in large saucepan over medium heat. Add flour and cook, stirring constantly until well blended, about 1 minute. Add broth and stir constantly until mixture is thick and bubbly, about 5 minutes. Add vegetables, onions, chicken and herbs. Add salt and pepper to taste. Remove from heat and divide mixture evenly among cooled pumpkin shells (approximately 1-1/2 cups per pumpkin).
3. Unwrap pie dough and place on lightly floured work surface. With a sharp paring knife, cut (12) 6-inch-long, 1/2-inch-wide strips, and roll dough to resemble tendrils. Cut small leaf shapes, and with back of knife, gently press lines into leaf to resemble veins.
4. Use egg wash as glue to attach dough strips, twisting gently to form coils. Attach leaves. Brush all decorations with egg wash. Return pumpkins to oven and bake about 30 minutes, or until pie dough is golden and filling is hot and bubbly.

MAINTENANCE PAYMENTS should be sent to

MOODY ACCOUNTING SERVICES
C/O Townhouses at Jacaranda
160 S. University Drive Suite E
Plantation, FL 33324



BOD MEETING DATES ARE THE FIRST MONDAY OF EVERY MONTH.

PLACE: CLUBHOUSE

TIME: 7:30PM

NOVEMBER 5TH

DECEMBER 3RD

OFFICE CLOSED

THANKSGIVING DAY

DAY AFTER THANKSGIVING

½ DAY CHRISTMAS EVE

CHRISTMAS DAY

½ DAY NEW YEAR'S EVE

NEW YEAR'S DAY

BULK TRASH PICK UP

NOVEMBER 13TH

DECEMBER 11TH

Please visit our website for additional updates at <http://www.townhousesatjacaranda.net>

Board of Directors

Wendi Hill, *President*

Mark Morgenstern, *Vice President*

Phyllis Fabara, *Treasurer*

Paulette Watson, *Secretary*

Carol Hazan, *Assistant Treasurer*

John Lovell II., *Director*

Office Staff

Elisama Pedraza, *Manager*

Jennifer Burt, *Collections Assistant*

Raquel Comrie, *Office Clerk*

Dahyana Romero, *Office Clerk*

Maintenance Staff

Misael Flores

Norrys F. Frias

Mark Masiero

Luis Ramirez

Samir Perdomo

A Message from the Treasurer

Proposed 2013 TAJ Budget

You will soon be receiving the notice for the annual Budget Meeting, (currently scheduled for Monday, November 12th), along with a copy of the Proposed Operating Budget for the Association, the Association Reserves Budget, and your building's budget. At the meeting there will be an opportunity for questions from unit owners to the Board. The Board will then decide to accept the budget as proposed or to modify it.

The "Base Monthly Maintenance" charge for all our unit owners, covering the Association's Operating and Reserves expenses, will be \$209. In addition to that amount, each building pays its property insurance premium, which has increased by about 8% for 2013, plus any other building-specific expenditures for legal fees, minor repairs or other items such as termite insurance or bee removal during 2012.

Once a new Association Budget is passed by the Board, the Reserves Meeting will be scheduled. Prior to that meeting each building will decide whether to fund reserves for future expenses or to waive reserves for 2013. You will receive a notice with further information about the Reserves vote, along with ballots and proxies. You are urged to discuss this decision with the other owner in your building.

After the Reserves Meeting, maintenance payment coupons will be sent to each unit owner, and the 2013 maintenance payments will begin as of January 1, 2013.

Phyllis Fabara, Treasurer