



ISLAND VILLAGE NEWS

SEPTEMBER 2016

BOARD of ADMINISTRATION

Mary Hoehn	President	A206
Dennis Tishken	Vice President	D129
Mary Touris	Secretary	E135
Jim Thomas	Treasurer	C122

ONSITE OFFICE PHONE: 452-4124

MANAGEMENT / FINANCIALS

Kathy Watts

Dragon Property Management
Community Association Management
PO Box 542876

Merritt Island, FL 32954-2876

**Office: 321-338-2588 Fax: 321-574-4155

E-Mail: office@dragonpm.com

www.dragonpm.com

Business Hours: Mon-Thurs 9am-5pm
Friday 9am-12pm

EMERGENCY VS NON-EMERGENCY:

Call our property management company, Dragon Property at 338-2588, the onsite office phone at 452-4124 or contact Jim Thomas or Dennis Tishken for non-emergency maintenance issues. If it is a **'true emergency'** and cannot wait until the next business day, then a Board member or Management should be called. If your issue is inside your unit, for example: AC unit dripping, clogged toilet, shower leaking, water heater.....it is YOUR responsibility to call a plumber or the appropriate vendor. It is NOT the Board or Management's responsibility to inspect and call a vendor for you.

REMINDERS

Dogs are not allowed on the association property at any time!



INFORMATIONAL WEBSITE

- Dragon Property Management provides a web page for Island Village on its website
- notices

CERTIFICATE OF INSURANCE

If you or your mortgage holder needs a Certificate of Insurance, contact **Ranew Insurance Agency at 321-722-2338** and follow the directions given. A Certificate of Insurance will be faxed to:



www.dragonpm.com

On the Island Village page, you have available

- minutes of past meetings
- photos
- past newsletters

you or the mortgage holder.

RECREATION ROOM

The Recreation Room is available for your personal use; there is a \$10.00 fee. To schedule, check the availability of the date (the calendar on the bulletin board), fill out the form (on the bookcase in the Recreation Room), deposit check/money with form in the office door slot. Easy!

WATER USAGE:

The costs for water/sewer are included in your monthly assessment. Please be aware that the water is for the resident's use only.

ANNUAL MEETING

The annual meeting is scheduled for December 5, 2016 at 7pm.



UNUSED MEDICINE

Residents of Brevard County can dispose of unused medicines at the Sheriff Office in Merritt Island.

POOL USE

It seems like summer, with the pool water becoming usable. It is great to see so many using our pool. HOWEVER, we do have POOL RULES FOR EVERYONE to observe. The pool fenced area closes at dusk.

We have an UNSUPERVISED POOL.

YOU ARE THE LIFEGUARD FOR YOU VISITORS!

Supervision, is the first and most crucial layer of protection, this means someone is always actively watching when a child is in the pool or around the lake.

The First Layer of Safety around the water is:

SUPERVISION

RESIDENT PHONE LIST

If you do NOT wish your phone number listed, please contact management and it will be removed from the owner's list but will stay on the listing given to Board members.

SOCIAL COMMITTEE

Kudos to the social committee for arranging all the gatherings. The committee puts in a lot of time and it's appreciated by all!

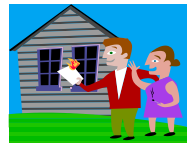
SAVE MONEY-VACANT UNITS

It is imperative that the air conditioning be kept on even though a unit is not occupied in order to prevent mold from establishing a foothold. Any owner refusing to do so will be held responsible for any damage, not only to their own unit, but to those units around them. Damage to your unit can be extremely costly as well. **NOTICE: IT IS YOUR RESPONSIBILITY TO HAVE SOMEONE INSPECT YOUR UNIT PERIODICALLY. THE ASSOCIATION IS NOT RESPONSIBLE TO DO IT FOR YOU.**



TENANTS

It is a requirement of the Association that we are made aware of new tenants before they move in. A "Renter Profile" may be obtained on the website or management will be happy to send you a copy. PLEASE help management and neighbors know who is living in your unit.



KEYS

Per your Governing Documents, all owners are required to give a copy of their unit key to the association to be used in case of an emergency. If access is required in an emergency, the fire department has been known to **BREAK DOWN THE DOOR!** Locking yourself out of your unit is not considered an emergency.



SELLING/RENTING YOUR UNIT?

If you are thinking of selling your unit there are several things to bear in mind. We are STILL a 55-and-older community. This means, there has to be at least ONE (1) resident that is 55 years of age in the unit. All other residents MUST be at least eighteen (18) years of age. Selling or renting your unit, you must inform the Realtor or prospective occupant of this fact prior to signing a contract or lease. Occupant profile and age verification forms need to be completed, also. Our manager, Kathy, has volunteered to keep a listing of the units for sale and for rent. The list will be posted on the rec room door. Anyone with information is to contact management at the email address at office@dragonpm.com.



CAR TALK

Parking Assigned parking spaces is part of the "limited common element". It is yours to use. However, the Unassigned spaced are available to visitors and owners with two vehicles. Please use them with consideration for others by not monopolizing them.

Caution- When parking, do not let the front end of the car extend over the curb. The walkways need to be clear of obstruction for safety reasons.

Speed- Please observe the stop sign as you enter our complex, and **speed limit is 10 MPH**

Brown House- All vehicles parked in the Brown House lot need to have a current tag and be in road-ready condition.

BALCONIES/PATIOS

These are not considered rooms added to your unit, you can enclose them with vinyl windows, with prior permission, that are consistent style of the condominium for protection from the elements, use porch furniture, have plants and flowers. In other words, it is not a bedroom, an extra place to put an appliance or TV.

STORAGE AREA

The association will not be responsible for any items stored in the fenced storage area and in the building. All items in the building must be stored in waterproof containers and/or wrapped and labeled with who it belongs to. If they are not stored properly, they will be disposed of. All vehicles must be registered. Contact a Board member or Management for the registration form.

WATER HEATERS

Water heaters - water heater must be inspected and replaced if old. If there is a leak due to an old water heater, the owner will be negligent and responsible for any and all damage incurred.

PATIO SCREENS

It is the responsibility of the unit owner to replace ripped or worn screens. If you need assistance, please call management for numbers of those who can replace the patio screens for you.

DOLLAR WEEDS

Pearce Power Spraying has started the treatment to eradicate the Dollar Weeds soon. If the vendor is spraying or the grass is still damp due to the

treatment, please stay off the grass until it's dry. It will take numerous treatments to accomplish the task.

PLUMBING

Even though the common pipes are the associations responsibility to repair, if an owner allows items such as grease, refurbishing items to be cleaned, paper towels, wipes, kitty litter, etc to be put in either kitchen and/or bathroom pipes then the owner is negligent and is responsible for the repair even if the clog settles in the common pipe. In order to keep the monthly fees reasonable, the owners/renters/guests must take responsibility for keeping items out of the drains. Also, please do not use over the counter drain cleaning products as they usually contain an acid and will damage the pipes. Your cooperation is greatly appreciated with this.

