



Southwind
Lakes

CURRENTS


SPRING 2019

★★★★★★★★★★
SWL BOARD MEETING
Wednesday June 26 at 7 PM
Southwinds Golf Course
★★★★★★★★★★

SWL WEBSITE + FACEBOOK PAGE

Southwind Lakes HOA will now use social and other electronic media to communicate to homeowners. This will be more efficient, more timely, and save the association (all of us!) money.

www.swlhoa.com is the official SWL website. It contains our Documents, Forms and important information about our community.

 [Southwind Lakes HOA](#) is our official Facebook site, where you can get meeting announcements, up to date reminders, important community alerts and, of course, allow you to watch our Board Meeting on "Live."

NOTE: neither site is monitored for comments

SPREAD THE "E" WORD !

PLEASE encourage reluctant neighbors to email Beth Eriksson, our SAM manager, at beth@superiormgmt.net. The more email addresses she has, the more effective and promptly she can communicate to all SWL homeowners

ASAP. We currently have approximately 60% of homeowner email addresses on file; only they will get these newsletters and alerts.

IMPORTANT: SAM ensures that our contact info will ONLY be used for HOA business and never shared nor sold .

PUBLIC SAFETY

We have a NEW DEPUTY SHERIFF: TIM GRAHAM

You can stop by and meet Tim at all Board Meetings, or wave him over as he passes by. He'd like to meet you!

IMPORTANT!: *Discontinue use of the contract deputy cell phone (212-4289)*

If you have a non-emergency public safety issue or question: call the PBSO non-emergency phone line: (561) 688-3400

Our contract deputy, or any deputy in our area, will be alerted.

ADVICE FROM OUR CONTRACT DEPUTY SHERIFF

- PLEASE KEEP YOUR PORCH LIGHT ON AT NIGHT.
- Do NOT PARK ON -nor block- THE SIDEWALK: you can get a ticket.
- STOP AT COMMUNITY STOP SIGNS: you can get a ticket.
- Drive with caution on our streets; many curves and intersections impede vision of children playing, bicyclists, strollers and oncoming vehicles.
- Install alarms: monitored or audible. Surveillance cameras also help.
- Put a light timer on when you are away.
- DON'T LEAVE CHILDREN UNSUPERVISED OUTSIDE.
- BE VIGILANT: watch your neighborhood and report suspicious activity.
- SECURE VALUABLES: list and take photos of them.
- LOCK all house and car doors- especially garage and rear sliding doors.

For an emergency, call 9-1-1.

An emergency is any serious situation where a law enforcement officer, fire fighter, or emergency medical help is needed right away.

AND: if you SEE something: SAY something- and not just on Social Media !

SWL HOA INFO

Monthly Board Meetings are open to all Homeowners and usually held the last Wednesday of each month at 7 pm.

For exact dates, meetings are posted one week previous on our official Facebook page: [Southwind Lakes HOA](#)

Signs are also posted on the Kimberly and New England medians 48 hours before meetings.

Architectural Review Committee

Meets 6:30 pm; BEFORE Board Meetings. Homeowners may submit applications for painting or modifying the outside of homes and/or discuss proposed work.

New Homeowners

Please stop by at 6:30pm- before any Board Meeting, to meet your neighbors. Introduce yourself!

Quarterly assessments: \$170

Due the 1st day of Jan., Apr., Jul. and Oct. It is considered late the last day of those months.

NEW: LATE FEE WILL BE INCREASED TO \$25

starting the 3rd Quarter: July 2019

YOUR BOARD OF DIRECTORS

Anita McCauley, President
Eric Piekos: Vice President
Patty Bowen: Secretary
Sally Kauffman: Treasurer
Larry Christopher: Director
Email: Board@swlhoa.com

Superior Association Management

20283 State Rd 7 Suite 219
Boca Raton FL 33498
(561) 293-3612

Our "SAM" Manager: Beth Eriksson
beth@superiormgmt.net

Go to www.swlhoa.com for more info about Southwind Lakes and our HOA!!

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Making changes to the exterior of your house or yard?

**You MUST get ARC approval
BEFORE commencing work**

Including: Adding a room or structural modification
Painting the exterior (even if the same color)
Screening a porch - Creating a sun room
Modifying a pool/deck – Major landscaping change
Installing a new/replacement driveway/fence/roof, etc.

FIRST go to www.swlhoa.com, or:

[Click here for an Architectural Review Form](#)

In a rush? Bring your completed form in person to the ARC,
a half hour BEFORE every board meeting.

They MAY be able to give you verbal approval immediately,
or discuss alternatives and provide additional direction.


RECREATION AREA & POOL RENOVATION

All in all, progress is going swimmingly! 😊

We're splashing through the design (using our Pool
Committees recommendations!) and are on track to an
exciting new recreation area: new pool, fresh basketball
and tennis courts, and a beautiful green space!

Once we approve the revised design, which we anticipate
to have soon, it will be submitted to PBC for permitting.
After we get the green light, we'll secure our vendors and
get ready to break ground. Our intention is to keep up the
pace and *ensure no further delays.*

Updates will be announced at our monthly Board Meetings,
on our community website: www.swlhoa.com, on

["Southwind Lakes HOA"](#)  [@swlhoa](#)
and soon: email blasts!

POOL CLOSURES

Our pool is "shocked" once a week during which it
closes all day Monday- and reopens Tuesday morning.

Any changes to this schedule, or other pool closures,
are noted at the entrance to the pool and on our Facebook

site: [Southwind Lakes HOA](#)  [@swlhoa](#)

POOL (& COMMON AREA) GUIDELINES:

- 1) Pool hours: Dawn to Dusk.
- 2) **A replacement key is \$15. Pay ONLY by CHECK! ***
Contact Beth: beth@superiormgmt.net.
- 3) **NO PETS in Tot Lot or Pool area.**
- 4) NO ALCOHOLIC BEVERAGES in the pool area.
- 5) Return pool furniture back to where it was.
- 6) All areas must be left clean –all food & paper goods
must be placed in trash containers.
- 7) No glass bottles or containers allowed in pool area.
- 8) Keep the gate locked at all times and use your key.
- 9) Pick up after pets.
- 10) Homeowners are responsible for their guests.

Thank you for your cooperation in abiding by these rules.

HOA RESPONSIBILITIES

Southwind Lakes (SWL) is a Homeowners Association.

When you purchased your property, you should have
received- and **agreed to abide by-** Bylaws, rules and
regulations. If you do not have a copy, go to our official
website: www.swlhoa.com, or [click here to access SWL
Governing Documents](#). Every homeowner in SWL is
responsible for keeping their homes in compliance with our
community standards, as well as County Code.
([Click here to access PBC Common Code Violations](#))

VIOLATION LETTERS

When a homeowner, or renter ignores our rules,
the owner will receive a Violation Letter.

Please address the issue as soon as possible, BUT:
IF you have a problem doing so, contact Beth Eriksson, our
manager: beth@superiormgmt.net or (561) 293-3612.

HINT: A simple conversation might allay concerns on
both sides... don't procrastinate: email or call!

FINES

However, if a homeowner ignores a Violation letter(s), by
Florida Statute, and our documents, they can be fined.

Fines can be \$100/day- up to a max of \$1000.

They are sent to collections 10 days after non-payment.
NOTE: *The HOA is not in the business of making money,
rather it ensures OUR property values are maintained.*

AND: It costs much less to contact management to ask for a
reasonable extension than it does to pay an attorney!

GRIEVANCE COMMITTEE

While we STRONGLY urge homeowners to cure their
violations BEFORE it gets to this stage (or contact
Management ASAP to work out a time table to do so),
we hope they realize this Committee is their last resort,
and may, or may not, provide relief.

After Management sends a 2nd, then a FINAL letter
(notifying the homeowner that a FINE is being imposed):
IF the homeowner still feels it is unfair or incorrect,
they can come before the Grievance Committee to
request their individual situation be reviewed,
to determine whether the fine is fair or not.

In some cases, they MAY be able to work out a
compromise, but since this is the FINAL attempt to get the
homeowner to bring their property up to community
standards, they should understand relief is not a 'given'.

We can't stress this enough –
IF YOU NEED MORE TIME TO CURE YOUR VIOLATION:
DO NOT DISREGARD YOUR VIOLATION LETTER!

**Reach out to Beth at SAM
to work out a reasonable extension.**
Help ensure ALL property values continue to increase.
**...and many thanks to our fellow homeowners who
volunteered for this critical committee.**

***NOTE: Plans to replace the Pool Key with Electronic Fobs are still in the future. Contact Beth/SAM to buy a key: cost is \$15**

If You Live In Palm Beach County Florida: *You Need To Know This 'Stuff!'*

PALM BEACH COUNTY: IMPORTANT NUMBERS:

Animal Care & Control(561) 233-1200
 Consumer Affairs(561) 712-6600
FPL Power Outages.....(800) 468-8243
 Health Department.....(561) 274-3188
 Master Gardener Hotline.....(561) 233-1750
PBC Clerk (tickets/licenses).....(561) 355-2996
PBC Emergency Operations.....(561) 712-6400
 Report Mosquito infestations.....(561) 642-8775
 Senior Services.....(561) 355-4700
 Solid Waste Authority(561) 640-4000
Replace Recycle Bins: 866-NEW-BINS/(866) 639-2467
Sunshine Line AKA: "Call before you Dig"811
 VETERANS Affairs.....(561) 355-4761
 For info on PBC services, call 211 or (561) 355-4314
 or go to <http://discover.pbcgov.org/Pages/Departments.aspx>

SOLID WASTE AUTHORITY: TRASH PICK UP

Garbage and Bulk: Monday & Thursday
Recycling - Thursday
Yard Waste - Monday

MON + THURS: Trash -must be in cans or sealed bags.
MON + THURS: Bulk *- No more than 50 lbs -max
MONDAY: Yard Waste < than 6' long; < than 6 cu.yds.
THURSDAY: RECYCLING...as follows

YELLOW BIN: paper, junk mail, cartons;
 CARDBOARD BOXES MUST BE FLATTENED
BLUE BIN: plastic bottles, soda cans, clean food cans, glass;

NO STYROFOAM: NO BAGS; NO Aluminum Foil
Trash cans may be put out the night before pickup
BUT must be put away by the end of the pickup day.

**Do Not Mix Yard Waste with
 Trash Or Construction Debris!**

*******IMPORTANT*******

New SWA rules start Oct 1st: see page 5

NEW CURBS - & PAVING!!!

PBC Roads Dept announced that THREE of our medians, (see below): the two on New England, and the westernmost one on Kimberly, will be "curbed" in the next year. **AND Kimberly Blvd will be resurfaced.**

SCHOOL SUPPLY TAX HOLIDAY: August 2-6

Items include clothes, notebooks, backpacks and shoes.
 There will be cost limits on certain items.



*ABOVE: 2 New England medians are getting curbs;
 RIGHT: Kimberly's western-most median also getting a curb*



New law: NO TEXTING while DRIVING!

Texting while driving will soon be a "primary"/ticket-able traffic offense. It will start with warnings Oct 1st, then ramp up to tickets and fines starting Jan 1, 2020.

For now, police can only cite a 'texter'

IF they are pulled over for something else.

This new law makes it a PRIMARY offense, meaning they can pull you over if they see you on your phone. (No doubt they will spot a car swerving into their lane,

going way below the speed limit ☹)

SOLID WASTE AUTHORITY HAZARDOUS WASTE FACILITY ON 441

Do not put Hazardous Waste in regular trash!
Bring it to the SWA facility on 441, N of Atlantic Ave.

It is FREE to drop off hazardous waste, including:
 oil, gas, solvents, pool chemicals, batteries,
 ELECTRONICS (PCs, monitors, TVs, DVRs),
 oil based paint, pesticides, CFL bulbs, Propane, etc.

The very helpful staff will also offer any paint,
 NEW recycle bins or other items they have: FREE!

Monday -Friday: 7AM -5PM

Saturday (Self service): 7AM - 3PM Sunday: Closed

PALM BEACH COUNTY WATERING RESTRICTIONS

Per South Florida Water Management District
3 times a week watering schedule. *

Do NOT water lawn between 10 a.m. - 4 p.m.

Odd # homes: Mon., Wed. +/or Saturdays

Even # homes: Tues., Thurs. +/or Sundays

*HINT: IN RAINY SEASON-- **TURN OFF SPRINKLERS!**

SWL PHOTO CONTEST:

Take a photo showing the "Best of Southwind Lakes."

Email the editor c/o Beth@superiormgmt.com

The most interesting or beautiful photo
 will be posted in the next newsletter!

You can access all newsletters at www.swlhoa.com



A Handy Guide to Life in “SWL”

The following list incorporates highlights of your association documents, PBC Code, consideration for your neighbors, and common-sense ways to make our community safe and increase SWL home values.

1. The hours of the community pool are from **Dawn till Dusk**. Specific rules and regulations governing the use of the pool and pool deck area are posted at the pool. Each owner, their family, and guests, shall be governed by these rules and regulations as amended from time to time. Please keep the gate locked at all times and use your key.
If you do not have a key, a replacement will cost \$15, payable by check; contact Beth at SAM: (561) 293-3612.
No Dogs allowed in the Pool Area - nor Tot Lot!
2. **NO SWIMMING** is permitted in the lakes and canals of Southwind Lakes. Do not use audible (gas) motors on boats.
3. All homes should have their **street address number posted** so it is easily visible from the street.
4. Official communication with the Board of Directors shall be in written form, either by email to Board@swlhoa.com or **Southwind Lakes c/o SAM** 20283 State Road 7; Suite 219 Boca Raton FL 33498 or email beth@superiormgmt.net
5. Homeowners are invited to all Board Meetings, usually the last Wed of each month at Southwinds Golf Course at 7 pm.
6. **Any changes to your home’s exterior MUST be submitted to the Architectural Review Committee (ARC) for approval BEFORE commencing.** Example: new roof, garage door, fence, addition, ALSO: when re-painting the exterior the existing color. The ARC meets at the Southwinds Golf Course Clubhouse a half hour before every Board Meeting. Stop by at 6:30 pm to ask questions or submit your request. (In some cases, you may get it approved ASAP.)
7. **Boats, trailers, campers should be kept behind the home’s setback and screened from street view** [PBC Common Code Violations](#). Do not maintain unsightly items on driveways, front lawns, in plain view from the sidewalk or street. This includes non-operational or unregistered vehicles, tools, mechanized equipment, construction materials, etc.
8. **SWL Trash + Bulk pick up is Monday + Thursday mornings.** Monday’s pickup includes Yard Waste. Thursdays is also Recycling. Residents shall store their garbage containers where they cannot be seen from the street or sidewalk. You may place garbage out after 3 pm the day before scheduled pick-ups + remove containers from the front of the property **same day of pick-up**. Hazardous waste or building debris must be brought directly to a SWA facility.
9. Driveways, roofs, sidewalks and walkways should be kept clean of debris and stains (ex: mildew, oil, refuse, etc.)
10. Residents shall keep **all hedges and shrubs no higher than 4 (FOUR) feet** in the front of the home and **8 feet on the side/rear per Palm Beach County ordinances**. Trees shall be maintained in a tidy fashion, and should not interfere with common property (such as blocking street lights, sidewalks or stop signs) nor impair the safety of SWL.
12. Residents shall not plant any tree or shrub on any swale area, nor place fixed objects (for example: sheds or docks) in County Right of Way, Lake Easements or Utility Easements without prior approval of SWL Board and/or permits from County agencies or utilities. Homeowners with plants, trees, fences or fixed objects in easements must remove them at their own expense IF the SWL Board, county agencies or utilities require access or removal.
13. Lawns should be mowed at least two times (2xs) per month from October to April or at least every tenth (10th) day from May to September. On a monthly basis, lawns should be edged around the driveway, sidewalk, roadway and entrance walks. Weeds should be controlled so that they are not obvious nor overgrown.
14. All residents shall provide supplemental irrigation to maintain their landscape in a green and tidy fashion, subject to irrigation restrictions of Palm Beach County and the South Florida Water Management District.
15. The Association’s vendors shall follow the instructions of the Board of Directors or its authorized agents. No owner has the authority to direct, instruct or supervise Association employees or contractors.

This sheet should serve as a general guideline to help maintain our community standards and your home value. It is neither a complete list nor thorough description of all SWL Bylaws and rules.

If you do not have a copy of our documents, go to www.swlhoa.com

If you have any questions, call manager Beth Eriksson at Superior Association Management: (561) 293-3612.

Note: this sheet was updated May 2019, but changes can occur- at HOA, County or state level.

Keep up with changes at the various websites and agencies involved, including: [SWL documents](#); [SWA Trash Guidelines](#); [S. FL Water Management](#); [PBC Common Code Violations](#); [PBC Animal Care & Control](#)

IMPORTANT: PLEASE READ THIS ALERT FROM "SOLID WASTE AUTHORITY."

IT AFFECTS ALL SWL RESIDENTS, STARTING THIS OCTOBER. THERE IS NO CHANGE TO RECYCLING.

Palm Beach County is going Automated. Every residential curbside customer will receive a new 95 gallon Cart that will be serviced by specialized trucks equipped with Cart tipping equipment. The cart will be delivered to your home by the hauler prior to the new contract start date, most likely in the month of September. Some things you may wish to know about the Carts:

- All garbage must be placed inside the Cart to be collected.
- Garbage collection will be provided two (2) days a week.
- Customers will receive a 95 gallon Cart.
- Some residents may find they need a second Cart. Those residents will be able to purchase a second Cart at a one-time cost of \$65. The resident will not incur any additional collection or disposal charges and the hauler will be fully responsible for the repair and/or replacement of the Cart.
- Please do not use your new Cart until October 1, 2019.
- Detailed Cart and collection guidelines will be attached on your new Cart for your review.



Bulk Service will be provided one day per week and limited to no more than three (3) items.

- Bulk items include appliances, furniture and any other large household items that do not fit in your Cart.
- Bulk Service will be provided on one (1) of your regular collection days.
- Some residents may have more than three (3) items. Contact SWA Customer Service at (561) 697-2700 for an estimate to have the additional items removed.

Debris from minor home repairs (Construction and Demolition Debris ("C&D") will be limited to two (2) cubic yards per week.

- C&D will be collected on your scheduled Bulk Service day.
- C&D must be containerized (in cans or plastic bags) weighing less than fifty (50) pounds.
- Containerized C&D material exceeding two (2) cubic yards will be tagged and not removed.

YARD WASTE COLLECTION GUIDELINES

Tree branches and palm fronds should be neatly stacked in a pile that does **not exceed 6 cubic yards**
6 Cubic Yards = 18' Long x 3' Wide x 3' High (Hint: picture 3 regular refrigerators !)



Tree branches must be **cut into pieces less than six (6) feet long, and weigh less than fifty (50) pounds each.** Palm fronds can be any length.

Other yard waste: leaves, tree and hedge trimmings, pine needles, etc.
should be containerized, preferably in a garbage can or plastic bags.

The yard waste collection limit continues to be **SIX (6) CUBIC YARDS PER WEEK**, but under the **NEW** collection contract **THE HAULER WILL NO LONGER PICK UP PILES THAT EXCEED THIS LIMIT.**

Piles that exceed this size will be tagged and photographed; the information will be forwarded to SWA Customer Service.
It will then be the customer's responsibility (\$\$) to arrange for the removal of the pile:
either contact SWA Customer Service or make other arrangements to have the pile removed.

FOR MORE INFO: contact SWA Customer Service at 561-697-2700 or go to www.swa.org

SUGGESTIONS: Do not buy new trash cans this summer; after October, use your current trash cans for yard waste.
Note: the proposed 'ONE DAY a week' for BULK collection is unknown at present; we will update you.



PET CORNER

FREE OR LOW COST PET SERVICES

Palm Beach County Animal Care and Control has low cost adoptions, low cost spay/neutering, rabies and other critical vaccines AND micro-chipping.
 Vaccine Package: Canine- \$35 Feline- \$30 Rabies- \$15
 Microchips: Spayed/Neut. Feline \$5; Spayed/Neut. Dog \$10
 🐾 🐾 🐾 🐾 🐾 🐾 🐾

FREE spay/ neutering for Pit Bull and Pit Bull mixes !
 (This is not out of ‘anti-Pit sentiment’; this is because the vast majority of abandoned dogs in county kennels are Pits.)
Call 561-233 SPAY (7729) for info.

FEEDING FERAL CATS?

You have a heart, but are you inadvertently harming them and their offspring?
 One breeding feline can result in 200 kittens in a few years.
 PBC Animal Care offers **FREE FERAL CAT NEUTERING**, Call (561)-233-1200.

PBC Animal Care & Control is a “kill” shelter; getting a pet from them means you save a life.

ADOPT! (it’s a SNAP!)

To view adoptable animals at the shelter, go to www.pbcgov.com/SNAP or stop by: it’s in WPB, on Belvedere Rd, just west of the turnpike, east of 441
 Mon-Fri: 1-6 pm; Sat 10 am-5pm; Sun 11 am- 4 pm.

REQUEST --- FROM YOUR NEIGHBORS:

KEEP DOGS ON LEASHES & pick up after them: PLEASE!

Do NOT leave food or water outside for ferals or pets:

Deadly Bufo Toads, raccoons and other rabies carriers are attracted to water + FREE FOOD!

WHOSE DOG IS THIS?

Occasionally dogs and cats escape their homes and yards. Older ones, especially, get confused and distracted.

To get them back sooner, thus reduce the potential for them getting hit by a car, or attacked by another animal,

show them how much you love them:

PLEASE get them an ID tag with your name and cell #

Microchips and Social Media posts are great, but this gets them back to their home- & safety - *quicker*.

HOW TO HELP WILDLIFE:

"If you care, leave them there!"

But- if you are certain they need help- first call one of these:

LOCAL WILDLIFE REHABILITATION FACILITIES

Sawgrass Nature Center (Coral Springs) (954) 752-9453
 South Florida Wildlife Center (Ft. Lauderdale) (954) 524-4302
 Central FL Wildlife Center (Palm Beach County) (561) 635-8477

NUISANCE ANIMALS: PBC Animal Care (561) 276-1344

PBC Stray/Injured Pick Up (561) 233-1200 x 0

FLORIDA FISH AND WILDLIFE: [FWC Wildlife resources](http://www.fwc.com)

SAVE MONEY & HAVE FUN THIS SUMMER !!

MOVIES ON THE CHEAP: TUESDAYS!

Check out Shadowood, Cinemark, and Frank Theaters – ALL DAY TUESDAYS: \$6 -or less! (Not IMAX, etc)

Get a **SUMMER SAVINGS PASS** for unlimited visits to [Museum of Discovery and Science*](http://www.museumofdiscoveryandscience.com) [Lion Country Safari](http://www.lioncountry.com), [Zoo Miami](http://www.zoofl.com) and [Miami Seaquarium](http://www.miamiseaquarium.com)
 Go as many times as you want to each -before Sept 30.
 -for less than the cost of going to **all 4** just once!
 Click here: Summersavingspass.com/ for info
Adults \$60 Kids (3-12) \$50
 * MODS has a special Super Hero exhibit till Sept 2nd!!

Get your ‘culture fix’: FREE

Norton Museum in West Palm Beach just reopened after a multimillion-dollar refurbishment.
Museum admission is FREE on Fridays & Saturdays!
 Hint: It’s open Fridays till 10 pm!

Saturday is Kid’s Night at LIME Mexican Restaurant

Every Saturday 5:30-8 pm, through September, their location in Shadowood will have Balloon Artists, Arts & Crafts, Music & Games for kids.

Law regarding SAVING KIDS- and PETS! from HOT CAR DEATHS!

Over 800 children have died in hot cars since 1998 (52 last year, and 9 *so far* this year.)

A 2016 Florida law provides “immunity from civil liability for damage to a vehicle related to the rescue of a person or domestic animal”. To be absolved of wrongdoing, the person breaking into the locked vehicle must:

1. Check to make sure the vehicle is actually locked
2. Have a reasonable belief...that entering into the vehicle is necessary because the vulnerable person or domestic animal is in imminent danger
3. **Call 911** either before or immediately after breaking into the vehicle
4. Use only the necessary amount of force to break in
5. Remain with the person, child, or animal until first-responders arrive on the scene”



IF YOU CAN HEAR THUNDER, YOU CAN GET HIT BY LIGHTNING!

--Avoid open areas, and tall objects, like isolated trees, towers or poles.

--Stay away from metal conductors such as wires or fences. (Metal does not attract lightning, but lightning can travel long distances through it.)

If you have any comments – or suggestions – about the newsletter, email the editor c/o Beth@superiormgmt.com