



VILLA TOWERS NEWS

SUMMER - FALL EDITION

SEPTEMBER 2014

A Whole Lot of Work Going On!



Several areas of Villa Towers have been improved, repaired, reviewed to ensure our building is maintained, safe and beautiful. A list of projects completed during the spring and summer follows and, since a picture paints a thousands words, lots of photos from our resident photographers too:

BUILDING EXTERIOR:

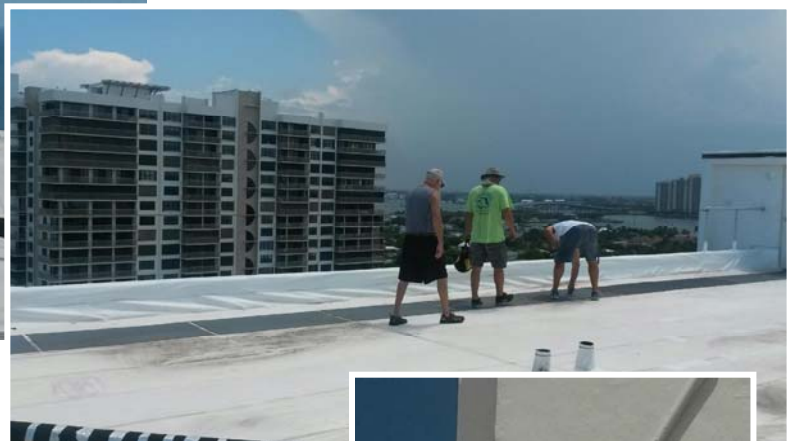
1. Completed roof repairs: Roof access door upgraded with new security safety key control device and "high wind" protection device. Repaired roof stairwell light.
2. Welding repairs completed on north main entrance canopy frame. This frame was also sanded and painted, as well as the canopy frame on west door.
3. Fence by front entrance sanded and painted.
4. Air conditioning unit in exercise room replaced.



Roof Repair

SECURITY:

1. New lock installed on security gate to prevent tampering and changed broken loop detector board on gate arm.
2. The annual Fire Alarm test was performed with contractor and volunteers.



3. New door closers installed on west exit door (by bike room). Key locks were serviced and/or replaced on roof access door, exercise room door and pool /lobby entrance door.
4. Hurricane shutter test performed on ground floor windows and doors, laundry room windows. New screws inserted, shutters trimmed to fit correctly, and wood covers cut and fitted. All shutters labeled for appropriate location to be used. This was necessary, since these had not been tested for a period of time. Some equipment was not functional.



Continued ...



Painting
Stairs, Fences
& the Pool



5. Tool room cleaned out and reorganized. Paint identification book installed and "MSDS" binder installed for safety purposes. Electrician installed "quad power" outlet box.
6. Fourteen fire hose doors secured with latches.
7. Revised and distributed Hurricane Plan.
8. Key closet organized (for board use) and file bins placed on mobile dollies. In the event of a hurricane, they can be easily moved to safety.
9. Conducted a tour and inspection of building and a few units to identify concrete issues with an engineering consultant. A number of areas of loose, overhead concrete were identified in the building's common area. As these represented serious "Life Safety" issues, immediate action was taken and a contractor was hired to remove the loose concrete. Further repairs will be done during the remainder of 2014-2015.

GROUNDS:

1. Emergency repairs to irrigation backflow apparatus and a shut off handle installed. New security chain installed to the backflow system wheels.
2. New digital timer system installed to maximize irrigation system and control water flow. Forty-nine pop-up heads, rotor heads and fittings replaced. Greentone Irrigation was selected as our vendor.
3. Installed, painted and labeled two new car stops.
4. Cleaned out sewer stacks.
5. Installed red turtle-safe lights in bollards on perimeter of property.



POOL/BEACH:

1. Wall vents in owner's storage area (by the pool) were removed, dry wall and painting done to prevent loss of air conditioning into storage area.
2. Preventive maintenance inspection performed on domestic water pump station and necessary repairs done.

New Air Conditioner for Exercise Room

Continued ...



3. Combustible materials removed from pump room.
4. Removed inappropriate latex paint from upper interior of pool and painted with correct paint.
5. Pool equipment room reorganized and stored chemicals identified with appropriate "red labels." MSDS binder installed for pool chemicals.
6. MSDS book installed in Janitors closet/Fire Control room for hazardous chemicals.
7. New beach cleaning services vendor was selected reducing our annual expenses by half.

These are just a few of the projects completed, thus far, in addition to routine maintenance of our building and grounds. ✨

Bike Room Facelift

The renovation of our bike room was spearheaded by **Bob Yetran**, who dedicated his time and materials, and built two bike stands to accommodate more bikes. Many volunteers helped with painting, installing a new tile floor, and organizing the shelves—and, of course, arranging all the bikes in our orderly new room. Thanks to all!

Volunteers: Bob & Jackie Yetran, Tom & Annette Holt, Tom Bernat, Barbara & Bob Hellmuth, Terry Rogers, Sue Perrett, Susan Hoffman, Cathy & Tom Newman, Luke Allgauer, and Kent Lemmon.



Hurricane Preparedness—Reminder

With the hurricane season well under way, it is the responsibility of all owners to make sure that their apartment is secured and shuttered. This is a condo rule. If you have not already done this, you need to make arrangements for someone to shutter your unit in the event of a hurricane. You also need to make sure your shutters are in good functional condition so they can be secured.

Here are a few people available who will do this for a fee. Both have done numerous jobs for Villa Towers owners in the past.

- ◆ **Michelle Brown** 561-308-1790 mndcrumrine@comcast.net
Will secure all windows & doors in apt., providing they are functional
- ◆ **Delvyn Carter** 561-827-3725 judithcarterortego@yahoo.com
Will repair shutters if needed and make sure they are functional



A New Look for the Villa Towers Lobby

With the help of our Decorating Committee and the approval of our resident Board Members, we have a new look in our Lobby area. This was done by moving existing items around and adding items through donations of new items from the Bernats, Holts, and Newmans. The best part is that this was all done at no cost to any owners. We hope you like it.



Assessed Property Values are Rising

Assessed property values are rising, although the tax base will remain the same. Property taxes will rise about 10% for non-homesteaded properties and about 1% for homesteaded properties.



New FEMA Flood Zones Maps Show Low Risk for Villa Towers

On September 11, there was a meeting for all residents of North Palm Beach County to discuss new maps for flood zones, which will be implemented by FEMA officially in January 2016. These new maps will determine the extent of our flood insurance costs.

To our delight, we are still considered a low risk area for this purpose! This is very good news for us and should help to keep our insurance premiums at a reasonable cost. The fact that our insurance agent was there as well and heard the same news, also helps. We will keep you updated on this matter.



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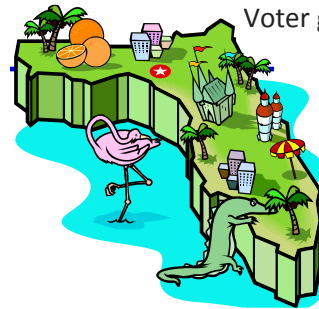
Published periodically. Submissions & comments welcome!
Maria Palumbo, Diana Bello, Cathy Newman, Cathy Gill & Sue Perrett

November 4 is Election Day

There are several important posts up for election—state and local—which will have a great effect on our communities with respect to services, taxes, and quality of life issues. Posts to be voted on include:

- ◆ Florida Governor
- ◆ U.S. Congress representative
- ◆ Florida Legislator representative
- ◆ PB County Commissioners for our district
- ◆ Florida 4th District Court judges

There are also two referendums regarding children services and the Palm Beach County School Board, which have to do with levying taxes. More information can be obtained by contacting the Supervisor of Elections at 561-656-6200 or www.pbcelections.org.



Voter guides are available from the League of Women Voters of Palm Beach, a non-partisan group, by calling 561 276-4898 or at www.lwvpsc.org.

FYI: Comcast

It has come to the Board's attention, that Comcast may be charging some owners a fee that is already included in our contract. Some owners have been charged for Digital adapter service \$1.99 each month. Our contract calls for up to 2 digital adapters for free per apartment. Please check you bills to assure you are being charged correctly.



Email address for Villa Towers
villatowers@att.net

WiFi is available in card room
Password VILLATOWERS3640

So Long, Todd Doesburg

Long time PHD owner, **Todd Doesburg** (in plaid shirt), was sent off in style with a 'good-bye' party in August. Todd is one of the original owners, purchasing his unit in the 1970s.

Best wishes, Todd!



Welcome to our new Friends

929 Tom & Mary Leng (formerly Judy Khachadourian)

Friends We've Yet to Meet

Units For Sale: PHD, 727



Trader Joe's!

The long awaited Trader Joe's grocery store has opened in Palm Beach Gardens at 2560 PGA Blvd. Open 8am to 9pm daily. www.traderjoes.com

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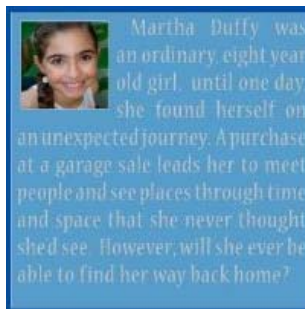
Reminder—Lobby Sign-in Book Must Be Used

All owners must ensure that their guests, renters and contractors sign in in the lobby when they enter. This helps to keep our place secure as best we can. A good number of people are on our property on occasion that no one knows and who have not signed in. As a courtesy and for everyone's safety, please remember to instruct your visitors to sign in.

Open Board Member Position

One board position remains open after a resignation in the spring, as communicated via a separate letter mailed to all owners.

Tom Newman, Board President, encourages all interested owners to contact him to learn more about this opportunity to contribute to the running of Villa Towers.



Visiting (Published!) Author

Cara Newman, author and granddaughter of Tom and Cathy Newman graciously shared her writing

experience with Villa Towers' fans. Cara recently published "Travel Bracelets," a book she wrote while living in Bangkok, Thailand. This talented,

young author has a very promising future.

