

## “Cliff Notes” for Las Casitas Homeowners

Welcome to Las Casitas.

This overview is intended to provide answers to questions you may have regarding accepted procedures for Las Casitas Homeowners, our HOA, and a guideline to approvals, procedures, and interpretations of our bylaws. It references such things as:

- Landscaping and suggested plant selections
- Fencing
- Patios and pools
- Sidewalks
- Color and material conformity
- Open space encroachment
- Additional driveways and walkways
- Security cameras
- Exterior doors and windows and all Exterior renovations

The majority of HOAs, if not all of them, do not provide the complete list of services Las Casitas provides. This can actually save you money and provide a broad spectrum of maintenance and materials many other developments either don't provide or charge an additional assessments for.

These include:

1) Quarterly Master Association Dues of the Polo Club or POA which is assessed to each Home Owners Association (HOA). This cost per unit is built into your quarterly HOA dues our association pays to the POA directly.

This POA assessment includes the following:

Maintenance of all roadways, security entrance gates, constant security surveillance within the gates and checkpoints, gate house units and personnel, all general street lighting and seasonal Christmas lighting, landscaping, maintenance, tree trimming, sprinkler system and many other miscellaneous items provided to all residents in the Polo Club.

This also includes the recent purchase and maintenance of our new Dunes Preserve Green Area and new Dog Park. This is currently a new addition provided to all Polo Club residents and their dogs for recreation usage.

## What Your Las Casitas HOA Provides

1) The HOA pays for all liability coverage on the outside of the units. Also covered is basic structure and material costs from the roof above and exterior wall stucco through to the outside of the sheet rock walls. The sheet rock walls and all from there to the inside, become the owners' responsibility and everything else under roof.

This reduces your overall insurance premium so all you only need to insure is the partial structure and all interior contents. However, entire interior liability coverage will be a part of the owners' responsibility and automatically paired with the overall policy an owner would buy.

The insurance the owner needs typically would be for all contents and full replacement of everything starting from the sheet rock in. This includes flooring, cabinets, plumbing, lighting, etc.

### 2) Landscaping:

a) Basic Landscaping and maintenance including regular grass mowing and shrub trimming front and back yard. Should any exotic or high maintenance plants be added by the owner (or present already if it is a new purchase) it is the owner's responsibility to be sure it is maintained. (For example, Confederate Jasmine espaliers will not be maintained with our basic lawn service) and you will need to arrange with your own landscaping maintenance company should you have more than the basic landscaping that needs to be maintained.)

b) Mulching of front yard beds at the beginning of each season.

c) Replacement of dead foundation shrubs and dead large palms or trees.

d) Palm tree and shrubbery pruning twice a year. This includes pruning for hurricane season.

e) Minimal fertilizer and weed control.

f) Rear Yard maintenance of everything inside the fence line is typically the owners responsibility although we do provide basic maintenance of the lawn and shrubs if of a "generic" nature and located inside the fence line.

### 3) All roof repairs and full replacements

### 4) Exterior painting of each unit once every five years

### 5) Carpentry and maintenance of exterior walls and trim

6) Pressure spraying of driveways, carports, front porch, and front walkways at least once a year.

7) Asphalt sealing for driveways and walkways prior to the season.

8) Pressure spraying of roof at least once a year depending on humidity and the roof fungus factor.

9) Security system monitoring for every individual units' windows and doors. We also provide a new control pad at no cost to you at your entry door, if yours has been outdated and is the original security pad provided many years ago. However each owner is responsible for replacing all window and door contacts and motion detectors should you want them or wish to replace existing contacts or add motion detectors. Updating of any system other than the old keypad replacement, is the owners responsibility. You can also provide remote wifi monitoring if desired. This could be the contractor we use and have under contract for the basic service.

You can get an updated Security System Control Pad by calling Triton and requesting the phone number for our current security system provider. You then call them and set up an appointment for them to come out and evaluate your system and replace your pad if, you have the older original version.

10) Pest control for exterior yard in addition to termite and rat control for exterior. Once a year interior pest control - the owner must make an appointment directly with our pest control contractor. You can email Kerrie @

[kdeily@tritoncam.com](mailto:kdeily@tritoncam.com)

*Her phone number is: (561) 250-6565*

11) Fountains, fountain lighting & maintenance

12) Sprinkler system maintenance

13) Maintenance of all common areas

14) Maintenance and or replacement of rear privacy wall structures

15) Hurricane cleanup

16) Pond maintenance

17) Gutter cleanup annually when pressure spraying the roof

## GENERAL INFORMATION

- Water drainage correction problems for individual units are done by Owners.

- Gutter installation is done by Owners.

- Roofs: No one should ever be on the roofs. The maintenance and cleaning is the sole responsibility of the HOA.

- Landscaping is designed to be consistent throughout the neighborhood. We're not requiring everything look the same, we're just trying to select plants that will thrive in this climate and are easily maintained.

- For structural painting and lighting changes the contact person should be Kerrie Mooney-Deily at Triton. She can either answer questions or refer them to the ARC (Architectural Review Committee) for approval.

**Applications must be made to the HOA for all exterior renovations and changes to the exterior of your unit which includes replacement of windows and doors, landscaping, walkways, patios, and pool alterations.**

- HOA Maintenance also includes:

-Power washing of carport, walkway, parts, front porch, and inside of carport.

- The HOA also seals the driveway once a year prior to the start of season, along with pedestrian walkways.

- The roof is typically cleaned once a year and sometimes more, depending on our weather.

- The HOA is responsible for sealing the asphalt and street walkway throughout Las Casitas once a year before season begins.

## LEAKS AND WATER DAMAGE

All owners need to be vigilant regarding leaks and water damage coming from the outside in. That means walls and roofs. Should damages occur we cover them related to exterior walls and roofs but they need to be reported and not

allowed to expand damage wise. Owners need to have their unit checked on during the off season to be sure problems are corrected and damage does not expand due to no occupancy.

#### GOLF CARTS

Pertaining to the security gate section. All Golf Carts must be registered and permitted to use in the Polo club you can go to one of the entrance gates to make an application. There is a \$50 fee for the permit.

#### PARKING:

Basically, there is no “on street parking” permitted when driveways and unit guest spaces are accessible. We realize driveway space for guests is limited.

Regarding on street parking, there is no parking on the grass. There is a request by the Polo Club Association (POA) that should there be multiple car parking on the street necessary, they ask all cars park on one side of the street so that there’s full passage in one lane without dodging cars and creating a safety hazard on our many narrow roadways.

#### PETS

There are multiple pet stations throughout the club and dog park providing pick-up bags and waste disposal.

#### FRONT DOORS

We need to know IF you are changing your front door and side lights. It is necessary that all doors visible or facing the street retain the integrity of our Las Casitas design. They must use the multiple panel design and be same color as all the others in the development. Should your unit face a different direction and is not visible, we permit changes to be made. This is only allowed after you make application and get approval. The approval process starts with application to Triton Management and they will confirm with ARC (Architectural Review Committee).

#### WINDOWS AND DOORS

Approval is required for any changes to what is existing. We are fairly lenient on design if it’s not visible from the street. No window opening size can be altered. All windows facing the front and visible from the front must have grids or mullions in the style conforming to all existing units. This is the only place you must have grids.

## GARBAGE CAN PLACEMENT FOR PICKUP

If possible, we request that all garbage cans be placed at the street after 6:30 in the afternoon the evening before the pick up and removed the next day. Our pick up days are Saturdays and Wednesdays. Bulky items and garbage on Wednesday. Garbage and recycling on Saturdays.

## FENCING

Any fencing being replaced must be submitted to the ARC for approval. Typically there is no movement in the location of the fences as they are all ready pretty much in the proper locations. If you have any changes we must know about it and they must be approved prior to replacement. All fences must be similar to the metal fences we use, but can be in the colors of bronze or white. Hedges on the outside of this fence is required everywhere.

If you have any questions or wish to submit application for changes please contact:

*The Las Casitas HOA Management Company:*

*Triton Property Management*

*Our contact person there is Kerrie Mooney Deily.  
Her e-mail address is:*

*[kdeily@tritoncam.com](mailto:kdeily@tritoncam.com)*

*Her phone number is: (561) 250-6565*

We have a specific website for all Las Casitas Homeowners which provides information. You can obtain maps, application forms, and all things related to our HOA there.

Our web address is:

*[lascasitaspalmbeachpolo.com](http://lascasitaspalmbeachpolo.com)*

