

RANCH COLONY

COUNTRY LIVING THE WAY YOU WANT IT

APRIL 2010
Volume 1, Issue 1

Assessments Due

Quarterly assessment payments were due on April 1st. If you have any questions please contact Gina Cotto at 561-686-7818 ext 202

Welcome

The Board of Directors would like to take this opportunity to welcome all new homeowners to Ranch Colony.

Be a good neighbor

Every person operating a motor vehicle shall use reasonable care when approaching or passing a person riding or leading an animal upon a roadway or shoulder thereof and shall not intentionally startle or injure such animal.

Florida Statute 316.0825

Trail System Update

Equestrian homeowners in Ranch Colony now have trail access for their riding pleasure to the Cypress Creek Management Area which is to the east of Mack Dairy Road and south of the bridge/ Tailwinds Road. Please call MMI for access information.

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Homeowners on Ranch Acres Circle

Just a friendly reminder that a few of the homeowners on this road have common swales that run the length of their property between their neighbor and them. The maintenance of this swale is an equal responsibility between those homeowners, and the maintenance needs to be done at least annually to keep them clear. They are an important part of the water management system in keeping properties from flooding during rainy season or hurricane events. If you have any questions regarding this, please contact Gina Cotto of MMI of the Palm Beaches at 561-686-7818 ext 202.

Newsletter

We welcome articles for the newsletter. Should there be a milestone in your life, let us know. Please submit to Gina Cotto at 1201 US Highway One Suite 330, North Palm Beach, FL 33408. Or via email gcotto@miamimanagement.com

Community Reminders



As residents in an Association, there are rules and regulations governing the community. The set of Documents you were given at closing or upon signing a lease agreement clearly outline the rules and regulations governing your community. The following are some of the common violations encountered on a regular basis:

Trash:

RCPOA would like to remind all residents to follow the trash collection schedule and to be courteous to your neighbors by not putting out trash on the weekends, or leaving it out curbside especially over the weekend. If it has not been picked up on the scheduled day please call Waste Management for direction.

Yard Trash/ Regular:

Vegetative matter, including tree and shrub trimmings, grass clippings, pine needles, leaves, palm fronds or small tree branches. This yard trash is to be placed alongside garbage cans and must be in garbage cans, paper bags, plastic bags, or tied in bundles which weigh 50 pounds or less.

Yard Trash/ Bulky:

Large pieces or quantities of vegetative and wood matter, which exceed the weight or size of "yard trash-regular." This is loose yard trash, clippings, etc. These piles of yard trash should be reported by the homeowner to Waste Management in advance of scheduled vegetation pick up days.

Bulky Waste:

This waste consist of metal objects, scrap metal, washing machines, refrigerators, etc. Residents should notify Waste Management

(772-546-7700) that such material has been placed at roadside for pickup. Scrap metal must not be mixed with other yard waste.

Trash Pick-Up: Monday & Thursday



Vegetation Pick-Up: Wednesday



Recycle Pick-Up: Thursday



Special Pick-Up: 772-546-7700



Landscape Debris and Refuse

Please remember to tidy up after any landscape debris has been picked up by Waste Management. Often left behind are miscellaneous branches, leaves, etc that the clam truck could not pick up. Also needing to be managed is the area the debris sat on; often the debris kills the grass and leaves a large dirt area, which is very unattractive. Resodding of this area may be needed periodically. Call Waste Management for any large pickups, this expedites its removal. Also please remember to clean up refuse that is loose in the swale of your home. I often see refuse in the swales- bottles, wrappers, etc- that are often the result of refuse put out the night before in plastic bags instead of tamper proof cans. It is an unwelcome sight for such a beautiful community. Your neighbors will thank you!

Fanciful Fruit Pizza



INGREDIENTS

- 1 roll (16.5 oz) Pillsbury® refrigerated sugar cookies
- 1 package (8 oz) cream cheese, softened
- 1/3 cup sugar
- 1/2 teaspoon vanilla
- 1 cup fresh or canned peach slices, drained, cut into thinner slices
- 1 cup halved or quartered fresh strawberries
- 1 cup fresh or frozen blueberries
- 1/2 cup apple jelly

DIRECTIONS

- 1 Heat oven to 350°F. Grease 12-inch pizza pan or
• spray with cooking spray. In pan, break up cookie dough; press dough evenly in bottom of pan to form crust.
- 2 Bake 16 to 20 minutes or until golden brown.
• Cool completely, about 30 minutes.
- 3 In small bowl, beat cream cheese, sugar and
• vanilla with electric mixer on medium speed until fluffy. Spread mixture over cooled crust. Arrange fruit over cream cheese.
- 4 Stir jelly until smooth; spoon or brush over fruit.
• Refrigerate until chilled, at least 1 hour. Cut into wedges or squares. Store in refrigerator.

Website

If you haven't seen the Ranch Colony Property Owners Association website, please visit www.ranchcolonypoa.com It is full of information and will give you access to community documents and forms.

Bulletin Board Use

Please do not tape or fasten anything to the Bulletin Board, Mail Boxes or Mail Box structure. If you do, it will be removed and discarded. Please fax or email information to the Property Manager to post to the bulletin board. Post will be reviewed for proper content prior to posting.

Signage



Please advise the association of any property transfers, as per the RCPOA documents. Also there is a guideline for signage, and the Association can recommend a company that is familiar with what is required. Forms and information can be found by calling the management company or on the Association website.

Helpful Numbers

Emergency-	911
Martin County Sheriff-	772-220-7000
Guardhouse-	561-744-2673
Code Enforcement-	561-233-5500
Animal Control-	561-233-1200
Bell South-	866-620-6000
Waste Management-	772-546-7700
FPL-	561-697-8000

Your Board of Directors

President-	Warren Aplin
V. President-	Ted Weise
Treas/ Sec-	Deborah Bain
Director-	Hank Rosenblatt
	Sharon Nikolas
	Cathrine Phal
	Byron Russell

You may contact your Board Members by addressing your letter as follows:

**RCPOA Board of Directors
c/o MMI of the Palm Beaches
1201 US Highway One Suite 330
North Palm Beach, FL 33408**

Your mail will be forwarded to the Board!!

Your Property Manager is Gina Cotto, LCAM

To contact us call 561-686-7818 extension 202
or email gcotto@miamimanagement.com

MMI is located at:

1201 US Highway One Suite 330
North Palm Beach, FL 33408

Many of your questions may be answered by calling Gina's administrative assistant, Darcel Dookwah at extension 207 or e-mail her at ddookwah@miamimanagement.com