

RANCH COLONY

COUNTRY LIVING THE WAY YOU WANT IT

Trunk or Treat!!



October 31st being held at Cypress Park

A great community get together for kids and adults! Halloween party at the park, a safe and fun evening for everyone to share. Bring the children in their favorite costume, and please decorate the trunk of your vehicle and bring candy to pass out. The party will feature a DJ, food and refreshments, a Bounce house, Face painting and Games!

Holiday Tour



'Tis the season to be jolly! We are hopeful to organize a tour of homes benefiting local charities and giving Ranch Colony residents an opportunity to fellowship and enjoy the season together on December 12, 2009. If you have any interest in offering your home to display your decorations and to meet more of your neighbors, please contact barbaramgilbert@yahoo.com or kpalmer@wfpcc.com by November 1st, 2009.

Land Tax Relief

CONSERVATION LAND TAX RELIEF

Pursuant to the Florida Constitution and Statutes, a tax exemption is available for perpetual conservation land and reduced tax assessment rate of \$100 per acre may be available for non perpetual conservation land, such as wetlands and buffer zones. I have been communicating with Martin County and Florida Dept. of Revenue and will obtain the application form when it is available, and I will obtain more details regarding the specific requirements that must be met before the March 1, 2010 deadline. The Issue will be discussed at the annual meeting and I will pass additional information along when I receive it. - **Deborah Bain**

Cypress Park Improvements



Cypress Park received new picnic furniture on September 28th! Two benches and two picnic tables made of recycled plastic; it is now available for your use.

OCTOBER 2009

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Ranch Colony Recipes

A recipe from Hank Rosenblatt:

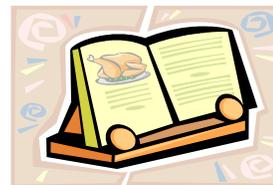
When I was a little boy living in New York City in the 40's and 50's, there was a wondrous chain of restaurants called Horn and Hardart's Automats. They were a cafeteria but, in addition, along one wall they had a bank of little glass doors with knobs and coin slots. Each glass door had an individual serving of food in it. You put coins in the slot, turned the knob, open the door and took your food. This was modern magic for me. My favorite was Macaroni and Cheese which cost 10 cents and always was hot and fresh.

By the 70's the restaurant had all become McDonalds and the magic disappeared, along with the great food. I enjoy cooking and I often get cook books as gifts. One of the cook books I was given was the New York Cook Book which had the original recipe

for Horn and Hardart's Macaroni and Cheese. You can prepare it a day ahead, refrigerate it and put it in the oven 45 minutes before you want to serve it. It also reheats well if you have any leftovers. Since my family and friends enjoyed it so much I thought I would share it with you in our community News Letter.

Automat Baked Macaroni & Cheese

4 tablespoon butter
3 ½ tablespoon all purpose flour
3 ¼ cups milk
Dash of White Pepper
Dash of Cayenne Pepper
2 Cups Shredded Cheddar Cheese
½ pound elbow macaroni fully cooked and drained
½ cup well drained chopped, canned tomatoes
1 teaspoon sugar



Directions

- 1) Preheat oven to 350 and grease a 2 quart baking dish.
- 2) Melt the butter in a saucepan over medium-low heat. Whisk in flour, and then add milk, salt and both peppers. Stir until mixture thickens and is smooth, add cheese and stir until it melts and is fully mixed.
- 3) Combine the macaroni and cheese sauce and then add tomatoes and sugar.
- 4) Pour it into the greased baking dish and cook for 30 to 40 minutes until crust browns.

Trash Collection



One of the functions of the management company is to tour the property on a periodic basis and observe any deviations from the rules and regulations of the community. RCPOA would like to remind all residents to follow the trash collection schedule (see end section of the newsletter), 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 directions. Please contain the refuse properly, putting garbage in bags and bundling remnants of building materials according to Waste Management guidelines. Waste Management needs to be advised by the homeowner of any large amounts of landscape debris that needs to be picked up (see notes under Friendly Reminders for more information). Homeowners that leave

garbage items curbside for more than one full week will receive a reminder letter with a time frame for removal. Once the time frame has expired, and if the situation still exists, the Association will have it removed and bill back the owner for the expenses. Contractors performing work for owners must remove their own debris and not leave it for general pick up.

Entrance Policy ~ In an effort to keep maintain the access control in the community, we would like to remind our homeowners that visitors that are operating a vehicle must present a valid drivers license in order to gain entry to the community. Placement on the guest list is not sufficient for a driver to gain entry, they must also present to security a valid drivers license. Please have all of your visitors comply with this request. For those that cannot comply, they may park just south of the entrance to the community provided there is space, and the homeowner may pick them up at the gate and bring them into the community. Anyone without a valid driver's license will not granted access to drive in the community.

MMI View On-Line Services ~ You should have received a letter outlining the directions to access your account online. Please contact Darcel Dookwah at 561-686-7818 ext 207 or email her at DDookwah@miamimanagement.com if you have not received that letter and she would be able to provide you with a copy for your records.

Website

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

For Sale and Lease Signs

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.

Friendly Reminders and Updates

Management Company

MMI of the Palm Beaches Inc., located at 1201 US Highway One, Suite 330, North Palm Beach, FL 33408. Our Property Manager is Gina Cotto, she can be reached at 561-686-7818 ext 202 or by email at Gcotto@miamimanagement.com . Gina will be working with the Board on ongoing maintenance of the community, compliance of homeowners with community documents, and miscellaneous projects. Please contact her with any questions or comments!

Bulletin Board Use

Please do not tape or fasten anything to the Bulletin Board, Mail Boxes or Mail Box Structure. It will be removed and discarded. Please fax or email

information to the Property Manager, to post to the bulletin board. Posts will be reviewed for proper content prior to posting. "Proper Content" is left to the discretion of the management. We trust you are enjoying the new Mail Boxes, Structure and Bulletin Board; they belong to you. Let's all preserve them so they service our community for many years to come.

Culvert Maintenance

Just a reminder to residents that the maintenance of the culverts on your property is a homeowner responsibility. Your culverts should be checked on a routine basis to be sure that they are free and clear. This will allow them to do their job when there is a major

rain event that could produce flooding.

Swale Maintenance

RCPOA maintains the mowing of the swales which run along the perimeter of RCPOA properties. Homeowners have the responsibility of keeping them neat and clean, removing miscellaneous garbage, leftover landscape debris, and the replacement of sod that has been destroyed. Swales located between properties are the responsibility of homeowners on either side to maintain for drainage.

HELPFUL NUMBERS



Emergency-----911
 Martin City Sheriff----772-220-7000
 Guardhouse-----561-744-2673
 Code Enforcement----561-233-5500
 Animal Control-----561-233-1200
 Bell South-----1-866-620-6000
 Waste Mgmt-----772-546-7700
 Water (Seacoast) ----- 561-627-2900
 FP&L-----561-697-8000

You may contact any of 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.

HELPFUL REMINDERS



Trash Pick-Up: Monday & Thursday



Vegetation Pick-Up: Wednesday



Recycle Pick-Up: Thursday



Special Pick-Up: (772-546-7700)

No Collection Service on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day. When Collection Day is a Holiday, the Contractor shall collect on the next scheduled Collection Day.

The following material will NOT be removed by Waste Management: Whole trees; tree sections larger than 6 inches in diameter or 5 feet in length or more than 50 pounds; vegetation from land clearing or land development; hay used for animal bedding; organic material, such as loose garbage; manure is classified as toxic waste and will not be removed, even if bagged; framing material; plastic bags that are mixed with vegetation trash; vegetation that is mixed with plastic bags; land clearing debris.

Again, contractors must remove their own debris and not place it for general collection.

Trash Collection

YARD TRASH—REGULAR: Vegetative matter, including tree and shrub trimmings, grass clippings, pine needles, leaves, palm fronds or small tree branches. This is collected twice per week on the same days as regularly scheduled garbage pickup. 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., piled at the roadside. These piles of yard trash are reported to Waste Management by the garbage truck drivers on regular pickup days. Waste Management will then dispatch a truck to collect the trash. The trash is to be picked up within one week of being reported. A maximum of 20 cubic yards of bulky trash per week will be collected from each residence.

BULKY WASTE (OTHER THAN YARD TRASH): This waste consists of metal objects, scrap metal, washing machines, refrigerators, etc. This bulky waste is reported to Nichols management by the garbage truck drivers on regular pickup days. The resident may also notify Waste Management (772-546-7700) that such material has been placed at roadside for pickup. The waste material is to be picked up within 5 days of management notification by either their drivers or the resident, whichever occurs first. Scrap metal must not be mixed with other yard waste.