

Ranch Colony

October 2010

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Welcome

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

Assessment Due

Quarterly assessment payments are due October 1, 2010. If you have any questions please contact Gina Cotto at 561-686-7818 ext 202.

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

A Letter from Ted Weise

Dear Ranch Colony Homeowners,

My name is Ted Weise and I live in Ranch Colony. As a representative for the Ranch Colony Four Party Maintenance Association, I met with Mr. Seitz, of Florida Fish and Wildlife, representatives of SFWMD and Martin County to review the pending opening of the Nine Gems and Cullpepper Ranch Properties for public use including quota hunts. The quota hunts will limit the number of hunters to 50 individuals and one guest. This will be the same number of hunters which have been hunting on the entire Hungryland WEA parcel for several years. The properties bordering our community to the North and West will be ADDITIVE to the Hungryland WEA parcel and will simply increase the existing 12,000 + acres. NO increase in the number of total hunters will occur as a result of the 2,500 acres consisting of Nine Gems and Cullpepper Ranch being added. With the elimination of the use of rifles for hunting, the safety is substantially increased while the effective distance of the archery, muzzle loaded guns and shotguns are significantly reduced.

As a community, we can also be comforted knowing that the presence of Wildlife Management personnel and enforcement of these properties will be a major positive vs. the unmanaged area in the past.

Please attend the "stakeholders" meeting on Monday October 11th at 6pm at the Fish and Wildlife Regional Headquarters; located at 8535 Northlake Blvd. should you have any questions or concerns about the opening of these areas to the public.

Ted Weise

Pizza Mummies

Ingredients

- English Muffins
- Pizza Sauce
- Black Olives
- Scallions
- Red Peppers
- Cheese Sticks



Instructions

1. Heat oven to 350. For each mummy, spread a tablespoon of pizza sauce onto half of an English muffin.
2. Set olive slices in place for eyes and add round slices of green onion or bits of red green pepper for pupils.
3. Lay strips of cheese across the muffin for the mummies wrappings.
4. Bake for about 10 minutes or until the cheese is melted and the muffin is toasty.

Newsletter

We welcome articles for the newsletter. How would you like a classified section in the newsletter along with an item for sale section? We will accept recipes and pictures of the community; there are a lot of things we can say about this great place. Call Fran Rosenblatt at 561-748-6842 or email her at franrosenblatt@aol.com with your response.

Community Reminders

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.

Elections:

Please be advised elections are coming up soon and if anyone is interested in running for the Board please submit your name to management when you receive your annual notices.

Landscape Debris and Swales

Please remember to tidy up after any landscape debris that 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. Re-sodding 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! Homeowners on Ranch Acres Circle- Those of you who share a swale in between your neighbor and you- The maintenance of this Swale is an equal responsibility between the adjoining homeowners, and 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 the 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.

Also just a reminder that the culvert pipes for your property are to be maintained by you. It is important to keep them in good condition and clear for the best possible drainage to occur. RCPOA is not responsible for the swale grading, culvert maintenance or efficiency of drainage.

Maintaining Community Standards

The Board and the ACC continues to survey and monitor the appearance of our homes and when necessary to send polite letters requesting corrective action. The response to these requests has been positive for the most part, although some owners have needed one or more less polite requests. In addition your Board intends to review and upgrade our Rules and Regulations and consider the use of legal action.

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 shrubs 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.

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.

Fire Station #14

The new Fire Station on 12015 W. Indiantown Road has opened. Just a reminder to contact your insurance company as this location is so close to Ranch Colony it may enable you to be eligible for a lower rate on your fire insurance.

Volunteers for Committees

- Architectural Review Board
- Beautification and Social
- Welcome
- Website and Newsletter
- Historical

Please contact Gina Cotto at
GCotto@miamimanagement.com
if you are interested in joining a committee

Website

www.ranchcolonypoa.com

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

Hurricane Preparations

Your Family Plan:

Assemble a Disaster Supply Kit for your Home:

- First Aid Kit and essential medications
- Canned food and can opener
- At least three gallons of water per person
- Protective clothing, rainwear, and bedding or sleeping bags
- Battery-powered radio, flashlight, and extra batteries
- Special items for infants, elderly, disabled family members and pets
- Written instructions on how to turn off electricity, gas and water if authorities advise you to do so.
- Install shutters or check shutters to ensure they are operable
- Identify a safe room in your house. Large interior closets, hallways, bathrooms, or stairwells make good safe rooms.
- Fill all vehicles with gas and park them in garage or close to the side of your house.
- Just a reminder that the culvert pipes for your property are to be maintained by you. It is important to keep them in good condition and clear for the best possible drainage to occur. RCPOA is not responsible for the swale grading, culvert maintenance or efficiency of drainage

Evacuating Plan:

- Decide ahead of time where to go if you are told to evacuate
- Keep handy the telephone numbers of these places as well as a road map.
- Stay tuned to the local news for evacuation instructions
- Make sure to take important items with you when evacuating

During the Storm:

- Stay inside until the hurricane passes
- Stay tuned to the local news for updates
- Turn off circuit breakers if the power goes out.
- Keep windows closed
- If your house begin to sustain damage move to the safe room

- Use the phone for urgent calls only

After the Storm:

- Use extreme caution
- If your house is damaged move carefully to get out. Do not return until inspected by officials
- Always supervise children
- Do not drink the tap water until officials announce it is safe
- Avoid driving if possible because of debris and road blockage
- If power is out for an extended period, FEMA will set up relief stations to provide free ice, water and other necessary items.

Holiday Collection Schedule

Regular Schedule is Tuesday and Friday. If the holiday falls on either of these days your pick up would be the next day Wednesday and Saturday.

Your Board of Directors

**President-
V. President-
Treasurer/ Sec-
Directors-**

**Warren Aplin
Ted Weise
Deborah Bain
Hank Rosenblatt
Sharon Nikolas
Cathrine Phal
Byron Russell**

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

**RCPOA Board of Directors
c/o MMI of the Palm Beaches, Inc.
1201 US Highway 1 Suite 330
North Palm Beach, FL 33408
Phone: 561-686-7818
Fax: 561-686-7284**

Your mail will be forwarded to the Board!!

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 Mgmt-----772-546-7700
Water (Seacoast) -----561-627-2900
FP&L-----561-697-8000
Fire Station-----561-616-7000**

Management Company

Your Property Manager is Gina Cotto, L.C.A.M.

To contact her call 561-686-7818 extension 202 or

email GCotto@miamimanagement.com

MMI is located at:

MMI of the Palm Beaches, Inc.

1201 US Highway One Suite 330

North Palm Beach, Florida, 33408

Many of your questions may be answered by calling
Gina's administrative assistant, Darcel Dookwah at
extension 207 or email her at

DDookwah@miamimanagement.com

Emergency

In case of Emergency please call MMI at 561-686-7818. Follow the voicemail directions and you will be routed to an Emergency Number.

For “Medical and Fire” Emergencies please call 911

Trunk or Treat



Halloween party at the park, a safe and fun evening for everyone to share. Bring the children in their favorite costume for the Third Annual Trunk or Treat!

Place: Cypress Park off of Colony Way

Date: Sunday, October 31, 2010

Time: 5:00 p.m. to 9:00 p.m.

Activities: DJ, Games, Bounce House, Haunted Woods/Maze, Hay Ride.

Please arrive before 4:30 p.m. to the park and set up your trunk before the kids arrive. Bring a covered dish to share and your favorite beverages. Food will be provided for the children. Volunteers are needed for set up and clean up.