

Twin Villas Homeowners Association

Frequently Asked Questions 2022

How is the Twin Villa Association organized?

Twin Villa Homeowners Association is a sub-association in Jensen Beach Country Club. The Twin Villa Association falls under the Declaration or Covenants, Conditions and Restrictions for the Jensen Beach Country Club Homeowners Association along with the supplemental Declaration for Twin Villa Homeowners Association.

The Twin Villas Homeowners Association has 5 elected Directors on its Board. Each term is for two years from date of election. The current (2022) Twin Villa HOA Board of Directors are

President	Dorothy Weyer	772-485-6586 dotweyer@hotmail.com
Vice President	Robert Binford	772-361-9460 robert.binford@comcast.net
Secretary/Treasurer	Marty Purdy	860-391-9972 martypurdy@live.com
Director	Liz Perry	508-259-4854 dlizperry@gmail.com
Director	Dottie McAleer	772-232-2985 dmcaleer58@gmail.com

How are the maintenance fees collected?

Each owner will receive a maintenance fee bill from Jensen Beach Country Club and Twin Villa Neighborhood. The bills are a courtesy. Failure to receive a bill does not excuse owners from making the required maintenance fee payment. Maintenance fees are billed quarterly for payments due the 1st day of January, April, July, and October, and considered late on the 15th of the months noted. Payments not received by the 15th of the noted months are subject to late fees. Accounts not paid in full within 45 days of the due date are sent to the Associations attorney for collection. Any and all costs incurred are the unit owner's responsibility.

The 2022 quarterly maintenance fee for Twin Villas Neighborhood is \$295.00. This maintenance fee amount is determined each year at the Twin Villa HOA Annual Budget Meeting based on that years annual budget. Twin Villa payments are sent to Paterson Accounting Services, 3316 NE Sugarhill Avenue, Jensen Beach, FL 34957

Please note, your payment for Jensen Beach Country Club (JBCC) is mailed to Coastal Property Management in Tampa. You receive a separate bill and mailing info each quarter. The 2022 quarterly maintenance fee for JBCC HOA for the Twin Villas Neighborhood is \$614.39.

What does the Twin Villa maintenance fee pay for?

The maintenance fee for Twin Villa Neighborhood include but are not limited to the following:

- Maintenance of turf, trees and shrubs: Mowing, edging, weeding, fertilization, disease and pest control, and Sable Palm tree trimming. Oaks are trimmed every other year

and/or on an as needed basis. Trimming of trees are those trees initially installed by the developer.

- Irrigation system standard maintenance. Broken pipes are excluded.
- Liability Insurance and Director and Officers Insurance.
- Reserve funds for exterior building painting and roof cleaning.
- Annual mulch application when approved by the board. The Board in 2020 discontinued annual mulch application. Homeowners are responsible for mulch application as per the JBCC HOA guidelines. Any exterior hardscape additions are required to be submitted to the AMC committee for approval (see link on next page), as well as exterior sculpture and fountains.

What is the Twin Villa Association's responsibility for each unit?

- The Association has the maintenance obligation for the turf, shrubs, irrigation and tree trimming. However, the Association does not have replacement obligation.
- The Association has the obligation to paint the exterior of the units.
- The Association has the cleaning obligation of the roofs of the homes. However, in the event of any casualty or fire, it is the owner's responsibility to repair and/or replace the roof. This includes broken tiles from errant golf balls or any other act of nature, i.e. lightning strikes, etc.

What type of insurance must each owner carry?

Each owner must obtain and maintain adequate insurance for the unit. The insurance must be sufficient for necessary repairs or reconstruction work and must cover the costs to demolish a damaged unit and rebuild it.

How can I get copies of the Declarations, Articles and By-laws?

You can download the documents by logging into Martin County Clerk of the Court.

<http://or.martincleark.com> From the home page, tap the NAME icon, type in Twin Villa in the name box, hit submit.

Who was the builder for the Twin Villa units and when was the Association turned over to the owners?

Bay Colony-Gateway, Inc. DBA: WCI Properties was the builder. The Association was formed in December 1999 (domestic non-profit), and was turned over to the owners from WCI on July 16, 2001. Amendment 1 (12/3/2012) increased the number of Board Directors from 3 to 5. Amendment 2 (4/22/2014) changed the roof responsibility for repairs/replacement from Twin Villa Association to Owner responsibility.

What are my voting rights in the homeowner's association?

The members of the association (each owner) shall be entitled to cast one vote for each unit owned. Our Twin Villa neighborhood consists of 50 ownership units (25 attached villas).

What restrictions exist on my right of use of my unit?

Use restrictions are in the Declaration of Covenants, Conditions and Restrictions of Jensen Beach Country Club Association, Inc. as well as the Articles of Incorporation, By-laws and Rules and Regulations of Jensen Beach Country Club Association and the Twin Villa Neighborhood Supplemental Declaration of Restrictions and Covenants. These documents can be found at <http://or.martinclerk.com> . JBCC restrictions apply to all homeowners.

How can I find out more information about JBCC HOA?

The easiest way to find all information pertaining to Jensen Beach Country Club is through the JBCC HOA website found at www.JBCCHOA.com

The website contains all the information and news pertaining to our JBCC community. If it's your first time signing up to the website, after selecting Member Login/Sign Up on the home page, select the blue-colored text, Sign-up, and then enter your email and a password. Once you are granted access, you will Login using that email and password.

On the website you can find governing documents, Board meeting documents, committees, Board member contacts, budget, submission forms, vendor services, FAQ's, policies, amenities (pools, club house, tennis, social), security gates, use restrictions, newsletters, cable/internet and ADT security information, sale and lease policies, plus a lot more.

The JBCC HOA Board usually schedules monthly meetings with all members of the community invited to attend. You will receive an email notice when these are held. Due to Covid, the meetings have been via the ZOOM platform. In 2022, in-person meetings may resume.

Our onsite property manager is Craig Adolfson, and he is located at the JBCC clubhouse on Pin Oak, on weekdays. He can be reached via email or phone. craig@cpmfl.com , 772-692-4877. Craig is employed by Coastal Property Management in Stuart, www.cpmfl.com .

Following are the links to the Summary of Use Restrictions and FAQ's from the JBCC HOA website. For the latest version of all documents, please view directly on the website.

web link: [Use Restrictions | JBCC HOA 2021](#)

web link: [FAQs | JBCC HOA 2021](#)

Who are the vendors that service our Twin Villa Neighborhood and what are they responsible for?

Annual Contracts for 2022 include:

Landscaping: Tony's Landscaping Service : Mowing weekly April - October, 3x/month March and November, and every other week Dec thru February. Shrub and hedge trimming every other month. Fire ant control as needed. Weed control monthly.

If you would like additional services, i.e. shrub removal, new plantings, sod, mulch, please contact Tony directly for a price, 772-370-0265. Or use the vendor of your choice.

Irrigation: Controlled Irrigation: Every other month wet check of system. Feb, April, Jun, Aug, Oct, Dec. If you are aware of any issues with your irrigation system, i.e. sprinkler head not working correctly, inform Dorothy Weyer (772-485-6586), and she will coordinate with Controlled Irrigation for service.

Fertilization and Pest Control: Native Green Pest Control and Fertilization, LLC. Service includes every other month inspection and treatment of ornamentals (fertilize, insect and disease control). For turf, every other month fertilization and weed control 3x/year. And every other month perimeter treatments to create a barrier against insect entry. If you require additional services contact Native Green or the vendor of your choice.

All vendors hired by Twin Villa HOA are required to have the appropriate licenses and insurance.

Other services:

Roof cleaning was performed in April 2021 by local vendor Wash Pro. The next roof cleaning will be in approximately 3 to 5 years depending upon condition.

Tree Trimming: Oaks were trimmed in 2020. They are scheduled for trimming again in 2022 - 2023.

Exterior painting was completed in May 2017 by local vendor Brush and Roll. The next exterior painting will be in approximately 8-9 years from 2017, i.e. 2025-2026 depending upon conditions.

Driveways were power washed, sanded, and sealed in January 2019 by Magic Bubbles. While the Twin Villa HOA is under no obligation for driveway cleaning, the Board assessed the reserve funds, and requested bids from three vendors for 2022. Clean and Seal Pros LLC was selected and the driveway cleaning, sanding, and sealing is scheduled for April 2022. If reserve funds allow, driveway cleaning and sealing is performed every 4-5 years.

What about Trash and Recycle?

Trash is picked up on Tuesday and Friday. Covered trash containers can be placed at the edge of your driveway no earlier than 6pm before trash pick up day.

Recycle is picked up on Friday. Please use the Martin County Waste Management recycling cart. It should be placed a minimum of 3 feet away from your covered trash container, for ease of pick up.

Yard Debris pickup day is Wednesday. Place on the edge of your property, not in the street.

Trash, recycle, yard debris, and bulky are handled by Waste Management. 772-546-7700
www.martin.fl.us/TrashCollection

What about Pet's?

As per the JBCC HOA Use Restrictions – Household pets (dogs, cats) shall at all times whenever they are outside be confined on a leash held by a responsible person. Owners must refrain from letting their pets use other homeowners property to relieve themselves. All fecal or waste matter must be picked up and disposed of properly in the pet owner's garbage.

Also, no pets are to run unleashed on the golf course.

What about wildlife?

We are fortunate to live in a beautiful natural preserve area. As such, we experience many birds, mammals, and reptiles in our area. All native wildlife is legally protected, and will leave you alone if you leave them alone. If you have any wildlife questions, Marty Purdy would be happy to address (email or text), or she can direct you to someone who can help answer your question.

Please note, it is against federal law to feed wildlife. This includes feeding the squirrels and birds. Feeders are prohibited per JBCC restrictions and covenants. This is for the animals well-being, as well as not attracting unwanted critters, i.e. mice and other rodents. Thank you for your compliance.

OUT OF DATE VERSION DO NOT DISTRIBUTE