

PGD Las Palmas Phase I & II Homeowners Association Board of Directors Letter

JUNE 4, 2014

Reminders:

Please contact the Property Manager to update your contact information.

With the current weather, please ensure that you take the proper precautions to prepare your unit for high winds and heavy rains such as securing the items in your lanais and your typhoon shutters. Should you have any questions or concerns, please contact the Property Manager below or the G4S Guard on Duty.

G4S Guard
898-6981

Homeowners Association Board of Directors:

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Water Blasting Roofs

As you may be aware, Advanced Management Inc. has begun prepping and water blasting several roofs as of last week. Note that any debris found on each unit requiring special disposal will be documented as they may incur an additional fee. Also note that AMI will be utilizing water from your unit to water blast your section of the roofs ONLY and will hook up to your neighboring units water when servicing their section. Please inform us if you notice water is being used from your unit on another section or any debris left behind. At this time, please ensure that your personal belongings are kept secured to ensure that they are not damaged.

Roof Coating

The HOA recently held a meeting to discuss installing roof coating on each building. At this time, the service has not been approved to be performed by the HOA as a whole, however, the Board is still looking into proposals to provide to the Association for future reference. As the board is currently in the process of water blasting the roofs, they would like to inquire if owners are looking into installing a roof coating soon to allow AMI to clean your section prior to performing the service to possibly save on cost. Please inform the Property Manager if you will be installing a coating on your roofs soon and to find out the specs for the approved coating system.

Pets in Lanai

The issue regarding pets in the lanai was once again discussed and the HOA has agreed to issue a ballot to the Homeowners to vote on whether or not they agree to allow pets in their lanai. The Ballot will be sent to all owners at a later date and will need to be sent back to the Property Manager for tally.

Common Area Usage

In response to a few reports and as a courtesy to the Homeowners Association, please be reminded that the Common Area Grounds, Pavilions, Pool, Tennis Court, and Playground are for the use of community residents and their guests. However, please ensure that all neighbors are respected in terms of the noise level as well as the usage of these common areas in that they are not damaged or vandalized and do not pose a safety hazard to surrounding units and residents. Loitering in the Common Areas, including the parking lots is strictly prohibited, especially during Quiet Hours (10:00pm to 6:00am). For those inquiring, the Board also hopes to begin the playground repairs soon. The Board would also like to remind residents to please instruct your children not to climb over the perimeter fence as it is a safety issue and may also cause damage to the fence.

