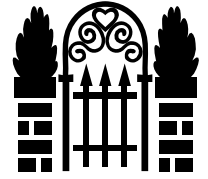


NorthFork Advisor



July 2009

A Word from the President: It has been a while since we last published the Northfork Advisor and I would like to start the process of publishing it at least quarterly. I believe it is important to keep you informed of what your Board is doing and what we have planned. The Board, the ARB and the Landscape Committee volunteers work hard and all involved put in many long hours but we do it because we value our community and our service to you. At times, improvements may not be coming as quickly as you would like to see them but we do follow a very deliberate process of drafting proposals and soliciting bids for work from many quality contractors. We work diligently to improve our community without additional out-of-pocket costs to the members of the community. We are very much aware of the economic hardships many people are experiencing and have no desire to exacerbate an already crippling financial situation. In closing, we welcome your help, your ideas and recommendations on ways to improve and protect our community.

Dan Guisinger

Neighborhood Safety Alert: Recently we have experienced several break-ins of unlocked automobiles parked in driveways at night. In some instances, the Jupiter Police made arrests and retrieved items taken. As a reminder, please lock your cars at night, close your garage doors and secure your homes at all times. If you have any theft not already reported or find something that may have been stolen, please contact the **Jupiter Police Dept. at 746-6201** (non-emergency line). If you see something in progress or suspicious, call the emergency 911 number. Detective Zaragosa is working with residents on this issue, has already recovered several items, and located some of the people responsible.

Recent Improvements: Your Northfork Board has been hard at work to improve the entrance appearance to our community. You may have noticed that new paver sidewalks have been installed at both entrances and we have started the Phase II landscaping at both entrances, which is scheduled for completion this month. We recently over-hauled and replaced the lighting in both of the pool fountains and are planning to repair the lighting and make common the spray

patterns on both large lake fountains. If the neighborhood appears a little brighter at night it's because we replaced all the globes in the street lamps since many were cracked and yellowed by the sun.

Upcoming projects include finalizing the Phase III landscaping plans to re-landscape all the cul-de-sacs followed by planning the Phase IV landscaping which will address both sides of Northfork Drive. Once we complete the landscaping at our entrances, we plan to repair the landscape lighting along Northfork Drive. Your landscape committee is working with the landscape architect in an effort to arrive at plans that will regenerate these areas over a period of time so as to avoid any special assessments this year.

We are also working with the Town of Jupiter to add another deep well to irrigate the plantings along the Island Way Wall, which will also add another re-charge system to our lakes. The well and landscaping along the Island Way wall is being funded by the Town of Jupiter through a \$20k bond the original developer placed with the Town when Northfork deeded the property for the Island Way road several years ago. Northfork will have a partial expense to provide electrical power service to the well pump.

Yard Waste: Please remember to place your yard waste out the night before your scheduled garbage pickup. These days are Tuesdays and Fridays. Also, if you have a lawn service, please request that they either haul away your yard waste or abide by our rules. There have been many occurrences where yard waste has been placed in our roadways after the scheduled pickup and left to stand there for days until the next pickup day, which is unsightly. In addition, your yard waste should be placed either in your yard or at the end of your driveway and not in the roadway. Yard waste in the roads creates a hazard for both vehicle & pedestrian traffic and is not permitted per our rules.

Sidewalk & Road Repair: With regard to sidewalk and road repairs, these are common areas that the Association is mandated to maintain and repair. Many sidewalks are lifted by our oak trees, roads and road drainage curbs are damaged and are a continuous source of maintenance, repair and cost to the

Association. We are in the process of repairing these areas however, in some locations, the damage is severe enough that the Board is reviewing options with the Town of Jupiter and affected residents to remove select sidewalks and oak trees.

Cable Contract Renewal: Our existing cable contract with Comcast is up for renewal in January 2010 and we have been told by experts that an increase in our monthly rate is likely. During the next few months, your Northfork Board will be negotiating with Comcast and other cable carriers (AT&T, Direct TV, Dish TV, etc.) per our By-Laws to ensure we get the best possible deal for our residents.

Mosquito Control: With the rainy season now here, we are being overwhelmed with mosquitos. It is important to keep all standing water outside removed. Some of our swales have rainwater accumulating. If you have a blower to clean the driveway, try using that to blow the water out of the gutters near your home. It is a simple way to help move the water over the humps caused by tree roots, etc. A phone call to the **Palm Beach County mosquito control** group will help (**746-5134**). They will respond, but we need several residents to call them before they will come out.

Northfork Financial Report: The 2008 Financial Report is now available for homeowner review. A copy of the report maybe obtained from Bristol Management.

HURRICANE PREPAREDNESS

It is everyone's hope that this year we will once again be spared any violent tropical storms or hurricanes. However, wishing won't make it so and it is the responsibility of each homeowner to be prepared for such events.

Hurricane Shutters: According to the Northfork Rules and Regulations, no hurricane shutters, panels, plywood, etc. shall be closed on any entryway or window prior to a "hurricane watch." All shutters, panels, plywood, etc. are to be removed no later than seven (7) days after the hurricane event has passed.

Generators: Use of generators are permitted during a power outage, however, note that any permanent generator installations require ARB Committee approval.

Tree Trimming – Within the few weeks, Only Trees will be in the Northfork community to prune the Association oak trees inside our gates along the roadway per the ANSI 300 standard approved by the Town of Jupiter. **Sam Anesca of Only Trees, phone number 747-8050** is offering special group rates to all homeowners in Northfork who would like to have trees

on their private property pruned in July. To arrange for private tree pruning and to obtain a quote, please contact Only Trees directly. Only Trees will also post this information at our gates once the pruning process starts.

Entrance Gates: At the time that a hurricane watch has been publicly announced, the entrance gates will be opened and remain open until such time as the storm event has passed.

ADT Security Contact: The ADT Security contact person for connecting/disconnecting and general customer service questions is Tarsha Cowart. Please call her at 561-712-5320 or email her at tcowart@adt.com.

2009 Architectural Review Board

Alix Troast, Jill Portales & Wally Stevens
Mark Slifkin-BOD Liaison

Reminder, any changes to the exterior of your home, including landscaping, requires ARB approval before the project starts. ARB forms are available on the Northfork web page at:

<http://www.bristolmanagement.com/northfork/Forms/forms.htm>

2009 Board of Directors:

President	Dan Guisinger
VP	Anthony Cardillo
Treasurer	Dan Perez
Secretary	Tom McElroy
Director	Gary Troast
Director	Mark Slifkin
Director	John Wood

Bristol Management Contacts: For other information, please contact the Property Manager, Carolynne Casale or her assistant, Debbie Erez at Bristol Management at: 575-3551, Fax: 575-5423. Carolynne Casale can also be reached via email at: carolynne@bristolmanagement.com

Bristol Management is located at:
1930 Commerce Lane, Ste1, Jupiter, FL 33458