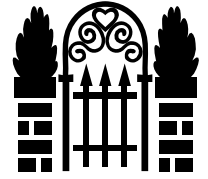


# NorthFork Advisor



**November 2008**

## Annual Meeting

Please mark your calendars for **December 10<sup>th</sup> at 7:00pm for the Northfork POA Annual Meeting** to be held at the Temple Beth Am on Central Blvd. in Jupiter.

Volunteers are needed for the ARB, Landscaping, Social and Security Committees. New ARB Committee Members are: Alix Troast and Jill Portales.

## Noncompliance Issues-Legal Fees & Mediation Hearings:

The association has spent a significant amount of money on legal fees and mediation hearings to resolve violations of the Covenants, Rules & Regulations and ARB Guidelines this past year. It is unfair that the apathy of the few are costing the majority of homeowners expensive legal fees and mediation costs that can range from \$750 to \$2,000 per occurrence.

Please note that in the process of attempting to resolve all noncompliance issues in the community, if the case is sent to the attorney for resolution, all legal fees will be billed directly to the homeowner in violation.

The board is once again submitting an amendment to the Covenants to allow fining to those who do not comply with the rules of the Association. **We urge all members to vote "Yes" to this amendment.** This will place the onus of resolution on the individual owner, rather than the entire community.

**Resale/Lease Application:** According to our Covenants, the Association requires notification from a homeowner when they are either selling or leasing their units. Over the years, this policy has not been adequately adhered to and we are now facing delinquencies of quarterly assessments from unit owners who are leasing their units, meaning they are receiving compensation but the association dues are not

being paid. This means that every other homeowner has to make up for this discrepancy in the form of a "bad debt expense" which would be added to the quarterly assessment expense account. To avoid this situation, the board is promulgating this rule that requires all resales and leases to be processed with the attached application. No approvals or estoppels will be processed without the accompanying application notification form submitted to Bristol Management. This form will be available on the Northfork POA web page.

**Comcast Channel Changes:** Effective October 14<sup>th</sup>, the following channels have changed on the Comcast network:

<u>Network</u>	<u>Old Channel</u>	<u>New Channel</u>
HGTV	70	26
Food	71	29
Comedy Central	73	39*
Style	26	118*
EWTN	72	243*
Shop NBC	39	280*
HBO3	29	304**

\*Requires Comcast Digital Box or cable card.

\*\*Requires subscription to digital HBO

For information on Comcast High Speed Internet or new Comcast Digital Voice, contact: Robert Siebeneck, Comcast Personal Care Consultant at: 561-876-3262 or [Robert\\_siebeneck@cable.comcast.com](mailto:Robert_siebeneck@cable.comcast.com).

**My Safe Florida Home:** Save on homeowner's insurance with free wind inspections for Jupiter residents. Call: 741-2278 or go to the Town of Jupiter website at: [www.jupiter.fl.us](http://www.jupiter.fl.us).

**ADT Security Contact:** The new ADT Security contact person for connecting/disconnecting and general customer service questions is Tarsha Cowart. Please call her at: 561-712-5461 or email her at: [tcowart@adt.com](mailto:tcowart@adt.com).