

# HILLSBORO COVE NEWSLETTER

OCTOBER 15, 2007

## President's Message:

As you will see in the Manager's report and the Landscaping update, the next few months and into 2008, a lot will be going on. Due to the delay in receiving the carport permits, we are a little behind in schedule. However, we now hope to move ahead quickly.

We are currently working on the 2008 budget – a budget committee meeting on October 24 and a Board Meeting on October 31 to vote on sending out the budget to unit owners. On December 3, there will be a Board Meeting to vote on funding the budget.

We are looking forward to welcoming our Snowbirds back to HCC.

Lou Buscemi

## Manager's Report:

This year has been very productive and rewarding for the many participants involved in the daily management of Hillsboro Cove. The Board Members, Manager, maintenance staff and numerous volunteers have reached a level of trust and team spirit that allows the use of everyone's special talents.

**Carports:** Carport reconstruction has begun with the first two carports starting on the west side and proceeding east. We expect the first two carports to be completed in the first week in December, with all eight completed by June 2008. Attractive 18 foot pole lighting will be installed throughout the entire site while the carports are being constructed.

**Painting:** Painting the building face of East Port will begin after Thanksgiving. We expect to include the painting of West Harbor and Center Harbor faces as well. This plan will allow future painting of all buildings in the same year and create a uniform appearance for the entire complex.

**East Port Concrete Work:** East Port catwalk repair will continue through December and catwalks will be painted in January. Restoration of the balcony side will begin in February of 2008 pending completion of all necessary permitting and contractor selection. We realize that this project must be completed and we are all committed to its completion!

**Landscape Grant:** Hillsboro Cove landscape grant project will begin soon to take advantage of the upcoming prime-planting season

**Maintenance Alert:** Please examine your water heater! The serial number will reveal its age. Most heaters show the manufacture date as the first four digits of the serial number. For example, 0497003201 was manufactured in April of 1997. This water heater is 10 years old. Most professional plumbers and property managers advise replacement of water heaters that reach this age. When you are reviewing your serial number, check all fittings and valves for evidence of corrosion or leakage. This check should be performed twice a year along with your air-conditioner service to keep condensation drains clear. Last but not least: "TURN APARTMENT MAIN WATER VALVE OFF" when you are not at home.

**Remember:** I encourage owners to call me directly for detailed information about any projects planned for the future.

Bob Lorang

## Landscaping Update

Landscaping of our property is moving along. We have added shrubs and perennials to beds in front of all buildings and at the east entrance. Of course, we cannot do permanent work near the carports until their construction is complete and all irrigation systems are working (East Port end).

The Broward Beautiful Grant calls for the planting of 59 native trees, such as Gumbo Limbo, Mastic, Live Oak, Paradise Tree, Jamaica Dogwood, Simpson Stopper, among others. These, many of which are flowering, will line our property and establish two fully treed areas – one to the east of the pool area and one behind the carport near East Port. They will provide shade and a noise barrier for our complex.

We will also plant 205 shrubs behind the ficus hedge all along Hillsboro Boulevard. These will provide a dense yet beautiful high barrier and will need no pruning. Again, many are flowering.

M. E. Palenchar