

HILLSBORO COVE NEWSLETTER

OCTOBER 2009

FROM THE PRESIDENT

We have had a VERY hot, long summer with lots of activity, noise and dust on the property and on Hillsboro Boulevard. The disruption and inconvenience have not been without results. Our paving project is complete. The curbing that has been added gives a very finished and neat look. Concrete restoration on Eastport is moving along according to schedule. Thanks to the weather, we have not lost any days on the job. If you haven't checked our website (www.hillsborocove.com) recently, do so to see photos and a video of what has been going on. We are looking forward to our "new look" upon completion of all the projects. Hope you had a nice summer.

Lou Buscemi

FROM THE MANAGER

The daily activities in and around Hillsboro Cove are reaching a noticeable level of routine and completion. The roster of Summer Projects has included concrete restoration in Eastport, the replacement of a main underground fire pipe, the installation of three fire backflow valves, repaving, sidewalks and curb installation.

The City of Deerfield has been working to complete our Hillsboro Boulevard Street Scape on the north side, with final completion in February, 2010. The concrete restoration is on schedule. Final completion including site rehabilitation and cleanup is projected for March 2010.

Our maintenance staff will be continuing all building plumbing preventative maintenance in October. The program to flush all plumbing lines has resulted in a reduction in water emergencies this year.

Budget and insurance matters will be reviewed starting in late October in preparation for 2010. Next year promises to be a much quieter year.

Bob Lorang

RULES AND REGULATIONS

I am pleased to report that Iris, Sara and I have completed reviewing the changes proposed by Susie Miller and her committee to our Rules and Regulations booklet.

Our plan going forward is to ask you, the owners, to vote on a few of the changes now, and in three months we hope to have a few more for you to vote on. Please keep in mind that any changes that require an expenditure will have to be addressed by the Budget Committee for possible inclusion in the 2010 and/or the 2011 budget.

We implore you to VOTE. This is YOUR community, and every vote does count. Because these proposals are changes to the Rules and Regulations, a simple majority of the residents voting "YES" is needed to change the rule.

One set of changes involves the parking of residents' vehicles, such as small pick-up trucks and RVs. The proposed rule change would allow small pick-up trucks to park on our grounds. It would also allow up to only three campers/RV's, no more than 225" long, to obtain special permits to park in designated guest parking spaces.

The other set of changes involves our Pool and Clubhouse. To protect our pool, we have added a requirement that all individuals who are either incontinent or not yet toilet trained wear special swim diapers.

Because of the abundance of wildlife in our area, the Board does not think that eating around the pool is a good idea, but we are asking you, as owners, to decide whether residents can eat in the Clubhouse.

I would like to thank Ray Moore for his help in formatting the changes in the proper way.

Again, PLEASE READ THE CHANGES CAREFULLY . . . AND VOTE!!!!

Bette Ann Weinstein

ACTIVITIES

Except for the usual activities (card games, Ginny's monthly coffee, Kathy's water aerobics and Mary Ellen's stretch exercises), it has been very quiet for the past few months. Bingo with the JoAnn and Bill is scheduled to resume in October. Evva's Happy Hours will start again at the end of September. The one new activity is the dance class organized by Bobbi Maniscalco. She is hoping to have dance classes on a regular basis. Those who

participated in the first two sessions are looking forward to more. It may turn out to be a fun activity for all.

Ray Moore

LANDSCAPING

The rains have allowed everything to really turn green and grow. We have been trying to keep up with the trimming and with replanting the flowers at the entrances to the buildings. The orchids are beginning to bloom on all the trees where we placed them. Thanks to everyone who waters them and takes an interest in all our flowers.

The construction along Hillsboro Boulevard has taken a toll on both our entrances and on many of the shrubs we planted with our grant. However, with time, all will grow again. With funds from contributions, we have purchased 100 cocoplum shrubs to hide the water pipes at the entrances. We purchased them for half-price, and they will look very beautiful. They are also native plants.

DONATIONS ARE ALWAYS WELCOME!

Mary Ellen Palenchar

LIBRARY

Although summer has drawn to a close, there are still lots of light reading and good beach books available in our collection. For more serious reading try a book from our non-fiction shelves: autobiographies, biographies, insider views on large corporations and government, etc.

There are cookbooks for every level of cooking: Betty Crocker basic cooking to fine French cuisine and, oh yes, diet manuals, too. How about a beautiful coffee table tome? We have everything from the "Royal Family" to the "Grand Canyon".

There is a wide variety of categories available to you. Remember, each book represents a gift from HCC residents. Stop and Enjoy!

Pat Davis, Jeanette Kramer, Judy Martin

MARINE NEWS

Unfortunately, we had a boat sink in West Harbor. It appears that the battery went dead and the bilge pump became inoperative. The recent heavy rains were too much and the stern of the boat and the outboard motor sank. A Boat US Insurance recovery team raised the stern and pumped out the water. The boat was towed to a repair facility. The Boat US Insurance Company lists dead batteries as a major cause of all boat sinkings.

All boat owners should make sure they have an adequate operating battery charging system.

Capt. Bob Rae, Dock Master

NEW NEIGHBORS

- WH 103 – Ben Daniel/Colleen Azzara
- WH 111 – Stanley Deikel
- WH 303 – Edward & Susan Barker
- WH 306 – Dale Howard/Ruth Smith
- WH 307 – Anthony & Janice Lardani
- CH 226 – Kathleen Valentine/Georges Depuy
- CH 515 – William Christerson
- CH 624 – Gino & Michelina Racco
- EP 134 – Sally Monbleau
- EP 735 – Robert & Anita Flach
- EP 834 – Mona Duguet/Sandra Duguet/Pierre Rodrigue
- EP 844 – Monica & Tommy Riseborn
- EP 940 – John Mattimore

SAD NEWS

- Fred Rambuss – West Harbor 112 – June 17, 2009
- John McDonnell – West Harbor 214 – June 8, 2009

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HURRICANE SEASON

We are still in our Hurricane Season (June – November). Knowing what to do is your best protection. Have on hand enough supplies for at least 3 days (especially food and water). Residents should be aware that elevator service may be interrupted without warning. Check your local newspaper for hurricane suggestions. A list of floor reps is posted on the bulletin board. Call them if you have any questions.

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