

*Green Cove Resort 1*  
*December Newsletter*



### **Happy Holidays!**

The Board of Directors, bookkeeper Sara Hanselman, and property manager Gary Newman wish you a Happy Holiday Season and the very best in the upcoming New Year!

### **Snow Plowing and Winter Weather Reminder**

To help ensure that each approach is clean, please park your cars under the carport. Our service will plow when snow reaches 2 inches deep and will salt if it's icy. **Please make sure your heat is set at a minimum temperature of 55 degrees throughout the late Fall, Winter, and early Spring seasons.** The heat must remain on and maintenance will have to enter your unit if the heat sensor located in the carport area indicates that your heat is turned off. If you have a water shut-off valve in your outside closet, please turn your water off. Please do your part! Water pipes freezing cost us all a great deal of money and inconvenience!

### **Become Involved**

Please email the committee chairpersons listed below to get involved. Help our community to continue positive change! Landscape/Beautification Committee Chair: Rick Hill at [Rhil8147@gmail.com](mailto:Rhil8147@gmail.com); Social Committee Chair: Frank Aglioti at [franklisa4@sbcglobal.net](mailto:franklisa4@sbcglobal.net); and Welcome Committee Chair Glenda Owens at [glendaowens@howardhanna.com](mailto:glendaowens@howardhanna.com).

## Save The Date

Our next summer season may seem far away, but plans are being made and committee members are working to make 2022 an enjoyable experience at Green Cove. Please mark your calendar for the dates below:

**Saturday, May 28th 9:00 am-3:00 pm:** Yard Sale in the Pavilion (details TBA)

**Saturday, May 28th 5:00 pm:** Meet and Greet for new owners (All owners welcome!)

**Friday, June 3rd 5:00 pm-7:00 pm:** Food Truck Friday (Food truck purchases and games at the Pavilion)

**Saturday, June 11th 4:00 pm:** Annual Meeting with Potluck Dinner following the meeting  
**\*We depend on all of you for the success of our meeting! Please make every attempt to attend or send in your vote by proxy.**

**Friday, July 1st 5:00 pm-7:00 pm:** Food Truck Friday (Food truck purchases and games at the Pavilion)

**Monday, July 4th Time TBA:** Golf Cart and Dog Parade (Get those decorations ready!)

**Friday, August 5th 5:00 pm-7:00 pm:** Food Truck Friday (Food truck purchases and games at the Pavilion)

**Friday, September 2nd 5:00 pm-7:00 pm:** Food Truck Friday (Food truck purchases and games at the Pavilion)

**Date in October for end of Season Party TBA**

## Rental Policy

A reminder that we must all consistently follow the rental policy listed in our Declaration of Ownership. Units are not to be rented for less than a consecutive 7 day period and the owner pays \$1.00 per day to Green Cove Resort 1 to help cover additional maintenance and utility costs created by rentals. Please refer to Article 4, Section R. Thank you to all those who have already complied!

## Assessment Increase Effective January 1st

Through careful deliberation, your Board of Directors has determined that assessments must be raised 6.65 % per parcel value. Here is a breakdown of what this will mean for each owner:

Par 1 (1 bedroom): \$10.00 per month increase to equal a total of \$480.00 per quarter

Par 1.5 (1.5 bedrooms): \$15.00 per month increase to equal a total of \$720.00 per quarter

Par 2 (2 bedrooms): \$20.00 per month increase to equal a total of \$960.00 per quarter

Par 2.5 (2.5 bedrooms): \$25.00 per month increase to equal a total of \$1,200.00 per quarter

## Website and Email Address

Please check out our website at [greencoversort1.net](http://greencoversort1.net) Every effort will be made to keep the website updated with important information. All correspondence should be sent to our email address, which is [greencoversortone@gmail.com](mailto:greencoversortone@gmail.com)