

SARATOGA BAY

NEIGHBORHOOD NEWS

November 2021



Welcome

We would like to welcome all new residents to the Saratoga Bay Community. Please check out our website at saratogabay.com. There you will find important and helpful information about our community.

What's new?

- 01** Community website updates for community members.
- 02** Oh Rats! Prevent rats from taking up residence in your home.
- 03** Holiday Decorations bring a festive feeling to our community.



Saratoga
Bay

Community Website

www.saratogabay.com



Our beautiful and informative website contains almost everything homeowners need to know about the Saratoga Bay Community. There you will find our "Neighborhood News", Newsletters, Meeting schedules, Volunteer Opportunities, Board Member Contact Information, Forms and Documents and Resident Only Section which contains the Meeting Minutes once they are accepted by the Board.

The **INFORMATION BOOKLET** which is under the Forms and Documents Tab is a booklet which contains important and necessary information such as City of WPB Phone Numbers, Front Gate Directions, Garbage and Recycle information and much more. Please take some time to read through this booklet.

Complaints and Concerns

Per our Rules and Regulations, if you have a complaint or concern regarding the management of the Association property, or regarding the actions of other lot owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining lot owner. You may do this by using the "Contact Us" Tab on the Community Website. This will send an email to every Board Member. If you prefer, you may send a signed, written letter to the HOA's mailing address of P.O. Box 220656, West Palm Beach, FL 33422.

General Questions

Residents may always contact Board Members using the "Contact Us Tab" on the website but if you prefer to send an email you can do so by sending an email to saratogabayhoa@gmail.com and it will be appropriately handled.

Oh Rats!

Nancy Sarkisian



From my own personal experience, rats can become an overwhelming problem if homeowners do not take the necessary precautions to prevent them from taking up residence in your attic, walls or home. Fortunately, for me, the rats were contained to just the attic. Over the past 3 months, approximately 32 rats have been trapped and removed from my attic, additional rats have died in my walls after fumigation! These rats were a combination of roof rats and sewer rats.

In working with professionals, the next step was to find the locations that the rats were entering. An inspection was performed and all possible openings in the roof and open roof vent pipes and gutter downspouts were covered with screen. Then a plumber had to be called in to perform a "smoke test" to determine if there were any open sewer vents in the walls or attic. An open sewer pipe was discovered in the wall outside of the bathroom. It was completely repaired so no more rats can enter. ALL the contaminated insulation needs to be removed, the attic will be deodorized and sanitized and new insulation will be placed in the entire attic. Believe me this has been a complete nightmare!

In order to help prevent this from happening to anyone else, here are some suggestions:

- First and foremost, contact a professional at the first sound or sight of rats in your ceilings or walls or inside your home!
- Install "chew proof screening" over all pipes and vents on the roof as well as gutter downspouts.
- Block or seal all gaps or holes, especially in the peaks of roof.
- Trim all trees that have branches that overhang roofs.
- Seal all gaps around indoor plumbing, sinks, washing machine, etc.
- Repair or block any open or broken plumbing pipes or vents in attic.

Front Gate

All gates have been repaired, are up to code and are working properly. However, at times, there seems to be an "OPERATOR" issue while using the call box to enter the community. If you enter the wrong code, you MUST be patient and wait a few seconds before trying again. If you consistently enter incorrect numbers, the electronics "jam" and the gate will not open.

Remember for security reasons, the Resident Code changes every quarter. You will find that code at the bottom of your Quarterly Bill and in the Resident Only Section of the website. Also, it is highly recommended that residents use the Call Box Directory for their guests. According to the Call Log, this is rarely happening and the codes are being consistently given out. The less people that have the codes, the more secure our community will be.



Foxes

These gray foxes have recently been seen in the community. Healthy foxes are typically skittish and will not pose a threat to humans or pets unless sick or protecting babies. Please do not encourage them to get close by leaving any type of food out for them to access. Also, if they show any signs of sickness such as foaming at the mouth, staggering or aggressiveness, please inform the Board.

Saratoga Bay Neighborhood Holiday Party

Watch your email for more information!

Irrigation

The Association is now using Image Irrigation for our irrigation needs. If you would like to use them for at your own expense for the area behind your fence, please contact Mike from Image directly at 561-313-9544. The cost for him to check your system is \$40.00, any repairs will be an additional charge.

Please report all irrigation issues in your front yard or on community property by sending an email to saratogabayhoa@gmail.com



Current Surrounding HOA Fees and Amenities

Saratoga Bay

HOA \$416.67 Month

- Mowing, Trimming, Blowing, Edging, Fertilization/Pest, Replacement of Shrubs, Maintaining Trees on Personal Property
- Water, Sewer, Trash
- High Speed Internet and Cable Tv
- Alarm Monitoring
- Roof Cleaning, Driveway and Sidewalk Cleaning Every 2 Years

Bear Island

HOA \$400 Month

- 24/7 Manned Gate
- Management Company
- Mowing, Trimming, Edging, Lawn care
- Water, Sewer, Trash
- Homeowners Pay themselves to Replace Sod, Trees, Shrubs, Clean Roofs and Driveways

Bear Lake Villas

HOA \$533 Month

- 24/7 Manned Gate
- Lawn Care
- Water, Sewer, Trash
- Cable TV

Saratoga Pointe

HOA \$210 Month

- Lawn Care
- Cable
- Trash
- Not Gated

Classics at Bear Lakes

HOA \$250 Month

- Unmanned Gate
- Basic Landscaping to Common Areas

Garbage Cart Placement and Holiday Pickup Schedule

Please remember to place your garbage carts at the base of your driveway(not on the grass) for pickup. Garbage carts can be place no earlier than 5pm on the day before services are rendered and must be retrieved by 5pm the following day.

For your convenience we have included the collection schedule for the upcoming holiday.

Thanksgiving Day: November 25, 2021

- Residential garbage will resume your next scheduled service day beginning November 29, 2021.
- Recycling will resume on December 02, 2021.
- Bulk/Yard and Commercial Divisions are 1 day behind regular schedule.

Christmas Day: December 25, 2021

- Residential garbage will resume your next scheduled service day beginning December 29, 2021.
- Recycling will resume on January 01, 2022
- Bulk/Yard and Commercial Divisions will resume your next scheduled service day.

New Year's Day: January 1, 2022

- Residential garbage will resume on your next scheduled service day beginning January 5, 2022.
- Recycling services are on regular schedule.
- Commercial pickups will resume on your next scheduled service day.

Our Community



We all like to say that we live in a beautiful, maintained community. In order to keep it that way, we all need to do our part. Please do not litter and pick up any garbage that may be left behind after pick up day. If you see trash from vendors, landscapers, etc, please report that to Board Members.

We constantly ask that you NOT place branches or clippings in the street until Wednesday, which is the day before it is picked up by the City of West Palm beach. This is happening everywhere, more commonly in the cul de sacs of our community.

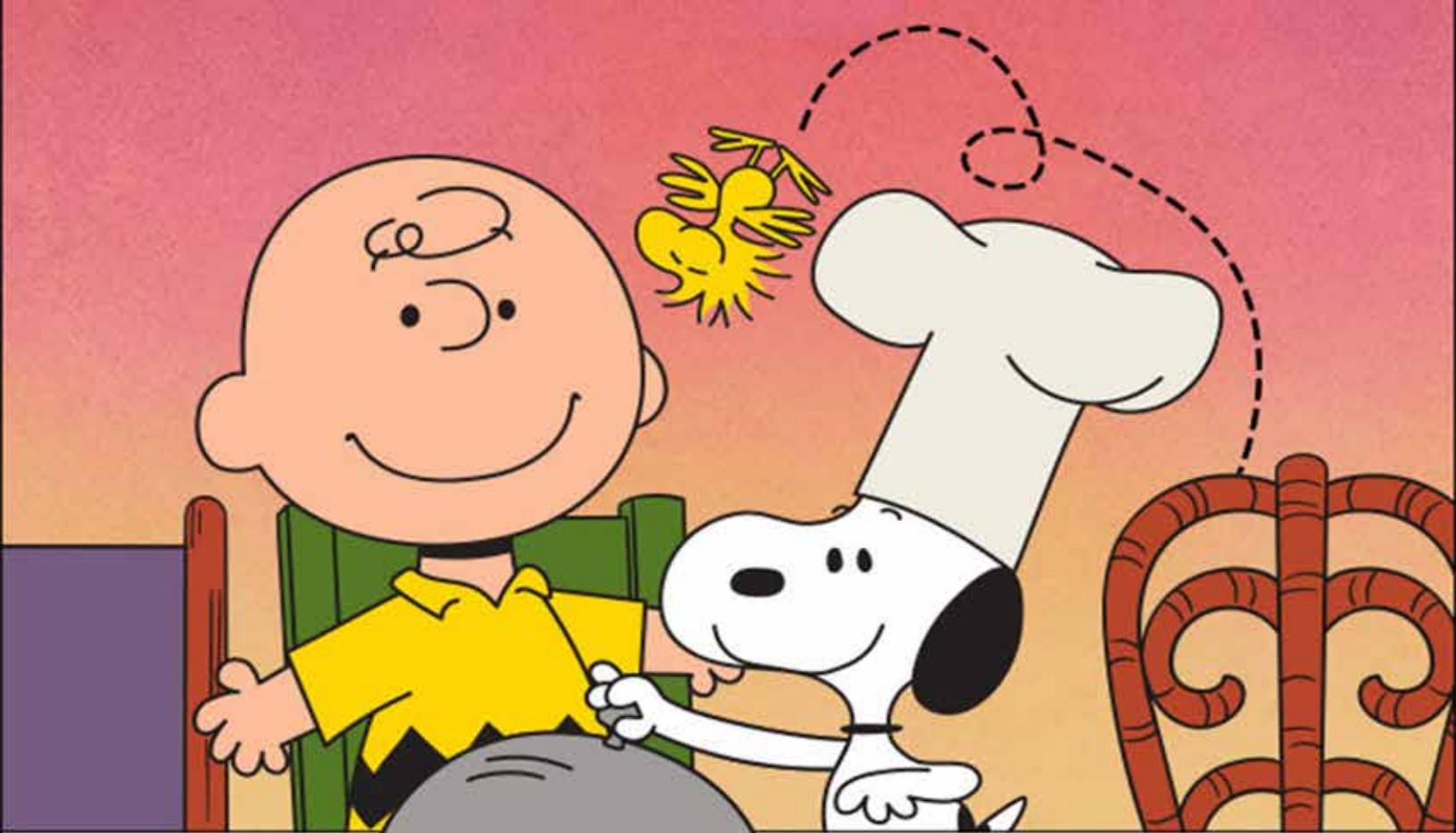


Volunteers Needed

We are always looking for volunteers for various committees, please check our website under "Volunteer Opportunities" for more information.

Inspirational Words





HAPPY
THANKSGIVING

