

Poinciana Place Town Homes

The Most Desirable Community Within Poinciana

Poinciana Place Town Homes (PPTH) is part of the Poinciana Country Club Community (PCC) situated in Lake Worth, Florida. PCC contains a total of 1,345 residential units within 13 associations. Every unit owner has access to all the facilities, amenities, and activities at the clubhouse. These include but are not limited to a community swimming pool, tennis courts, handball court, game rooms, library, weekly movies, a public 18-hole golf course, and Mel's Way Bistro, a restaurant/nightclub that is open to the public. Some areas of the clubhouse require a key card for access. Key cards may be obtained at the Activities Office situated on the ground floor of the clubhouse to the right side after entry for a one-time, non-refundable cost of \$5.00 each. You need to bring identification proving that you are a Poinciana resident. PCC publishes a monthly newsletter which is delivered to your mailbox and contains community information and notices. Some of this information is also available on the Channel 63 online at www.poinciana.club.

PPTH is an age-restricted (55 and over) community and is comprised of 64 two- and three-bedroom homes. The homes are all one-story units situated in 11 buildings. There are nine buildings containing six units each and two buildings containing five units each. The property was constructed in 1981 and 1982. Each unit has a one-car, built-in garage. The buildings are of concrete block ground floor construction from the slab to about eight feet in height after which the remainder is wood frame. PPTH has its own heated swimming pool and bath house. There is a community pool with bath house available to all residents. The open-air shower on the side of the bath house offers both hot and cold water for the comfort of our residents. Our community bulletin board is situated on the front wall of the bath house. Association public notices and other information are posted there as well as on our web site at www.pptha.org.

PPTH is an HOA (Association), not a condominium. There is a five-member board of directors elected to three-year, staggered terms. Presently, we have an energetic and dedicated Board of Directors comprised entirely of professionals that work tirelessly to achieve the highest quality lifestyle at the lowest possible, predictable cost while maximizing property values. The Board ordinarily meets monthly on the second Tuesday of each month. Board meetings are closed to the public but open to all members (owners of units; other occupants are not members) of the Association. Owners are invited to speak for up to three minutes on matters being considered by the Board when recognized by the chair. Owners are invited to submit topics for the meeting agenda to be considered by the Board via the Association web site at www.pptha.org. PPTH's Annual Meeting for the election of directors to fill the office of any director whose term is expiring is held in December.

The Association is responsible for all landscape maintenance and the repair or replacement of the finished exterior surfaces of our buildings excluding windows, front and rear entry doors, and garage doors. Roofs are defined as the roof as originally constructed (that excludes any roof extensions added to the front or rear of the units, typically flat roofs, and roof penetrations for skylights, solar tubes, and solar panels) above and including the plywood sheathing which is situated over the roof trusses. Skylights, solar tubes, and solar panels are not part of the original construction and are the sole responsibility of the homeowners. Roof leaks around roof penetrations for skylights, solar tubes, or solar panels are the responsibility of the homeowner. Owners must get approval from the Board before anyone (including the owner) enters upon the roof for any reason. While the Association is responsible for maintenance of the roofs, as defined, it is not responsible for any damages that may occur below the plywood in the attic or the living space provided that the Association has acted responsibly. Damages because of a failure to file a timely report to Property Management of any roof leak or other condition that the Association is responsible to correct are the responsibility of the owner. Accordingly, it behooves our owners to arrange for periodic inspections of their homes while they are away and to provide a means for management to obtain access during any periods of absence, so water leaks and other potential failures do not go unnoticed and result in collateral damage.

The Association has an insurance policy that covers us for damages to our buildings due to typically covered perils. This includes the walls (in and out) and the roof. The fixtures (kitchen and bathroom cabinets, light fixtures, medicine cabinets, etc.) HVAC system, and water heater are excluded. Contents (furniture, personal possessions, clothing, appliances, jewelry, TVs, radios, clocks, etc.) and living expenses during reconstruction are also excluded. The current policy and the certificate of insurance are available on our web site. It behooves owners to have their own homeowner's insurance policy on Form HO6 to cover the contents and other incidental costs that would be incurred in the event of a loss plus any liability for damages to adjacent units resulting from a problem in your unit that the Association is not responsible for.

The Association provides digital cable service through Comcast/Xfinity including HBO, Xfinity X1, and internet. Telephone service is also available through Comcast for phone service over the internet and through a variety of wired service providers.

The Association is charged with the responsibility of insuring that our community remains desirable, safe, and attractive at a reasonable cost in addition to the responsibility for most exterior maintenance. Accordingly, the unit owner must obtain prior written approval for all changes to the exterior of the owner's unit including landscaping. The owner must make application to the Architectural Review Committee (ARC) in advance of making changes. Our landscape is not static. It is a living, growing, ever-changing part of our community. Landscape items which were installed with approval can grow to threaten our buildings or become a nuisance. As a result, the Association reserves the right to remove any landscape item that is judged, in the sole discretion of the Association, to be a potential hazard or nuisance. The Association is not obligated to replace any items that it removes unless required by Palm Beach County regulations.

Storm shutters should only be deployed when a storm warning or watch has been issued and should be opened or removed within seven days of the warning or watch being cancelled. Leaving storm shutters closed suggests to criminals that the unit is vacant and an easy target for crime. It also hinders visual access to the unit which could result in appeals for help from someone within going unnoticed and detracts from the general appearance of the neighborhood.

Off-street parking within our community is severely limited. No work vehicles may be parked within the community except for vehicles that are operated by service personnel performing service while the vehicles are present. No work vehicles may ever be parked overnight within the community. A work vehicle is any vehicle that contains visible tools or equipment or has signs advertising any business or service. Cargo vans without full-size windows and seating behind the driver's seat are also designated as work vehicles. No recreational vehicles, or trailers may be parked in the community. Under no circumstances may any vehicle be parked upon the roadway overnight and vehicles may never be parked on the grass. Illegally parked vehicles may be towed after statutory notice is provided. Owners cannot have more than one vehicle for each licensed driver residing within their unit. Owners are encouraged to utilize their driveway and garage for parking their vehicles whenever possible.

Several of our units are located along canals which tend to bring rodents to the community. The Association is not responsible for any trapping or baiting of rodents to control the population. The Association is responsible to exclude access to the interior of the dwellings provided that any voids permitting access by rodents is timely reported to the Association. The Association is not responsible for any extermination services should rodents gain access to the dwelling. It is the responsibility of the owner to exclude access via any air conditioning lines or other building envelope penetrations under control of the owner.

Garbage and recycling pickup are provided by Palm Beach County Solid Waste Authority (www.swa.org/ 561-697-2700). Owners may place their refuse out the evening before the pick-up days which are Wednesdays (trash and recycling) and Saturdays (trash only). Owners are required to use the garbage cans provided by the Solid Waste Authority rather than placing trash out in plastic bags to help prevent wildlife from scattering the trash in the neighborhood.

Public water is provided by Palm Beach County Water Utility Utilities Department (<http://discover.pbcgov.org/waterutilities/> 561-740-4600) and electricity is provided by Florida Power and Light (www.fpl.com/ 561-686-7750)

What makes us the most desirable community in Poinciana? We are the closest thing to single-family homes with the care-free maintenance style of a condominium and our monthly maintenance assessments are well below the average for HOAs in Palm Beach County. Where else do you have your own front and rear yards, a garage with driveway, ample ground floor living space with no one above or below you while being part of a vibrant, active-adult community with low monthly overhead that includes almost all your exterior maintenance.

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