

# GRAND PALMS COMMUNITY ASSOCIATION

## Welcome to Grand Palms!

Dave Barry  
President  
The Enclave

Todd Templin  
Santa Barbara

Maria Quintana  
Treasurer  
The Courtyards

Richard Elliott  
Encino HOA

Cibelli Ricarte  
Bel Aire

John Murnane  
Cypress Pointe

Jim Mercer  
Grove Place

Mike Rich  
Grove Estates

Ernie Garcia  
LaCosta  
Association, Inc.

Carmen Sotelo  
Las Verdes Condo

Gail Delgaudio  
The Laurels

Michael  
Meyman  
Las Verdes  
Townhomes

Don Dreyer  
The Grove

James Morales  
San Paolo

Symen Morales  
Wilshire

Congratulations on the purchase on your new home in Grand Palms. The purpose of this letter is to make sure that you are receiving the proper information with regards to the homeowner association services and assessments.

Please call **Gena Barthel** at **954-551-4596** the Grand Palms Account Representative for **ADT**. ADT provides the alarm monitoring service and maintenance of the alarm systems in the homes in Grand Palms. A technician will come to your home and install the updated equipment. Please contact City of Pembroke Pines to register alarm.

Management has entered your personal information into the **Gatehouse Entry System**. Your Personal Identification Number or "**PIN**" is \_\_\_\_ and used in the voicemail system. You may leave voicemail messages for the Security Officer concerning expected guests at **954 435 3569**. The voicemail message stays in the system until the Security Officer removes it after your expected guest enters. If you should need to contact the Rover on duty, please call **305-429-3797**. **In case of an emergency please call 911.**

We encourage you to use the online system at [www.Gateaccess.net](http://www.Gateaccess.net) to add your guests to the guest list. The instructions on how to navigate the gate access website can be found on the homepage of our Grand Palms website at [www.GrandPalmshoa.com](http://www.GrandPalmshoa.com).

**The system will ask:**

**Community Code- GP**

**Username- Your primary phone number no dashes \_\_\_\_\_**

**Pin/Password number issued \_\_\_\_\_**

**Fast Pass is available by downloading [www.gateaccess.net](http://www.gateaccess.net)**

**You can text your visitors to help with the long lines. Please advise your guests when using the Fast Pass to use the Reader at the Front gate as well as the back gate. Hold the phone under the reader.**

**Please note that Blue Stream is our Cable & Internet Provider.**

**Please call Blue Stream at 954-282-6579 to set up.**

901 SABAL PALM DRIVE • PEMBROKE PINES, FLORIDA • 33027

PHONE: (954) 431-2835 • FAX: (954) 431-2832

e-mail – [GPCA2@ATT.NET](mailto:GPCA2@ATT.NET) OR [GPCA4@ATT.NET](mailto:GPCA4@ATT.NET)

**Grand Palms Community channel is 901.**

If you should need copies of your Community Documents, they are available to download on our website. [www.Grandpalmshoa.com](http://www.Grandpalmshoa.com)  
There are separate documents for each Neighborhood Association.

Once closing takes place please email your deed, primary phone number for gate entry, copies of your vehicle registration, approval from sub-division if applied directly to [gpc2@att.net](mailto:gpc2@att.net) or [gpc4@att.net](mailto:gpc4@att.net)

**NO Parking in the Street- Grand Palms Declaration prohibits overnight parking in the street. ( Between 2am and 4am).**

**Monthly Maintenance Assessments** are due on the first of the month in the amount of **\$234.00.** Payments not received on time are assessed a **late fee of \$25** per month on the 15<sup>th</sup> of the month. You will be receiving coupons for payments in the mail but can take 3 to 6 weeks to deliver. Checks/money Order are to be made out to ***“Grand Palms Community Association”***

***Payments can be made as follows:***

Payments may be mailed directly to Miami Management, Inc., 14275 SW 142 Avenue, Miami, FL 33186. **Please make sure your association account number is always on the check** to ensure you are properly credited. If you are interested in setting up automatic payment, please visit our website under forms to print out an ACH application. You also have the option to set up your own bank or pay Via Credit Card at the management office, by appointment only.

Your **Grand Palms Account Number** is- **3571-**\_\_\_\_\_

YOUR SUBDIVISION IS \_\_\_\_\_

ACCOUNT NUMBER - \_\_\_\_\_

Contact information for your property manager is on our website under management.

**Trash collection** days are **Tuesdays** and **Fridays**. Trash may not be placed out for collection before 6:00 PM on Monday and Thursday. All cans must be removed from the street and hidden from view by 10:00 PM the day of collection.

**Bulk pickup is the 1st and 3rd Tuesday of each month.**

For your information, here are some helpful numbers during your transition: The City of **Pembroke Pines Utilities department** can be reached at 954-518-9060.

You may also need **FPL**, there number is 954-797-5000.

You should be aware that **any changes to the exterior of your home or lot**, which includes, but is not limited to, house painting, lighting, tree replacement and screen enclosures, **require prior Architectural Committee approval from both the Neighborhood and Grand Palms Association.** Again, these (ARC) forms are available for you on the Grand Palms website. All forms are to be submitted to your Sub-division Property Manager first (Not Grand Palms).

**Grand Palms Community Association Board of Directors' meetings** are held on Zoom and in Person at the Management Office. Meeting dates and the agenda will be posted on our website. All homeowners are welcome to attend. Contact your Neighborhood Association's management company to learn your local Association's meeting date.

**Vehicle Decals** for entry to the community gate are available by appointment. You will receive 2 free decals after the purchase of a home in Grand Palms. Additional decals are \$10.00 each and you can pay at the office with a **credit card, check and/or money order** payable to Grand Palms. **No cash will be accepted.** **Checks or credit card can me at the time you purchase your decal.**

Start receiving community news and valuable updates by downloading **GRAND PALMS MOBILE APP TODAY!**

If you have any additional questions, please feel free to call Andrea Giannetto, the Property Manager or Mary Gobel the assistant at the on-site **Grand Palms office at 954 431-2835.**

You can also e-mail us directly to the management office  
Andrea Giannetto at [gpc2@att.net](mailto:gpc2@att.net) or Mary Gobel at [gpc4@att.net](mailto:gpc4@att.net)

**Congratulations on your new home!**

