

GRAND PALMS COMMUNITY ASSOCIATION

Welcome to Grand Palms!

Dave Barry
President
The Enclave

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Vice President
Santa Barbara

Maria Quintana
2nd Vice President
The Courtyards

Richard Elliott
Secretary
Encino HOA

John Murnane
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Cypress Pointe

Cibelli Ricarte
Bel Aire

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/lease of 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 download the online Gate system at www.Gateaccess.net to add your guests and to maintain your guest list. The instructions on how to navigate the gate access website can be found on the homepage of.....

Grand Palms website at 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

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.

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

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 agiannetto@miamimanagement.com or gpc4@att.net

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

Grand Palms Monthly Maintenance Assessments are due on the first of the month in the amount of **\$238.00**

Payments not received on time are assessed a **late fee of \$25** per month on the 15th 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 with 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 YOUR PROPERTY
MANAGER RE YOUR SUB-DIVISION MATTERS.**

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 about 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 **check and/or money order** payable to Grand Palms. **No cash will be accepted.** **Payment can be at the time you receive your decal.**

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 agiannetto@miamimanagement.com or
Mary Gobel at gpc4@att.net

Congratulations on your new home!