



# Sonoma Bay Community

## Newsletter

December 2012

### Office Hours

Monday thru Friday  
9 AM to 5 PM  
Wednesday  
11 AM to 7 PM

### Property Management

Niambi Emanuel  
Emanuel Management Services,  
LLC.

[sonomabay@yahoo.com](mailto:sonomabay@yahoo.com)

P (561) 623-5786

F (561) 623-5787

[www.sonomabaycommunity.com](http://www.sonomabaycommunity.com)

All Complaint Calls to the  
Security Officers and Sonoma  
Bay Office are Anonymous!



### Holiday Decorations

The Homeowners' Association  
not only approves but  
appreciates all residents who  
decorate their home for the  
holidays. The decorations will  
add to the holiday spirit and  
will be enjoyed by all residents



Dear Residents:

The Board of Directors would like to wish the homeowners and residents of Sonoma Bay a very happy and healthy holiday season!

To insure the health and safety of all of our residents, I would like to ask each and every one of you to be more diligent and follow some of the following suggestions:

#### Always be Aware of your Surroundings

1. Before getting in and out of your car be aware of your surroundings. Look for people who don't seem to be in the right place. Chances are pretty good that your instincts are correct and you should be cautious and follow those feelings. Keep your cars locked at all times, even when you are in them.
2. Walk the community often. Sit in the back of your unit and take notice of any pedestrian traffic. Drive the entire community each time you enter or leave the community. After a while, you will notice the oddities that may occur. Report any or all observations to the guardhouse. Let's not take any chances. Better to make a mistake than be sorry later. Gatehouse telephone: (561) 856-6400.

#### Turn on Outside Lights

3. Keep your front and back lights on during the holidays. A thief does not like to be lit up in the dark.

#### Secure All Windows and Doors

4. Store your Christmas gifts in a safe place away from windows. Secure your glass sliding door with a second locking system to prevent lifting the slider from the track.

I certainly do not want to put fear in anyone's mind but we have not had a criminal break-in for a very long time and we would like to be overly cautious rather than careless. Enjoy the Season and be Safe.

### Meet and Greet

#### Community Forum

Date: December 6, 2012

Time: 7 PM

Location: Sonoma Bay  
Clubhouse



The Meet and Greet is an opportunity for all adult residents to meet at a social gathering at the Clubhouse. It is an excellent time to share your ideas for a better community in a forum-style setting. We would also encourage residents to share their job skills by bringing business cards and flyers to network with those in attendance.

Many residents in Sonoma have need of services and may be willing to pay for the services at a fair price. It would be wonderful to build a network of skills that can be placed in the newsletter for all to browse.

#### Agenda

Refreshments served at 7:00PM

Open Forum starts at 7:30PM

**NO CHILDREN, ADULTS ONLY!**



Obtain a Pet registration form at [www.sonomabaycommunity.com](http://www.sonomabaycommunity.com) or our HOA Office in the Clubhouse.  
Email Picture of Pet to: [sonomabay@yahoo.com](mailto:sonomabay@yahoo.com)

## Pet

- **Dog Poop!**
- **Unregistered/Unapproved Pets!**
- **Pet Care!**

The Board of Directors wants to stress the above concerns to Sonoma Bay residents again. All residents have attended the Orientation before move in and lease renewals. It is very imperative that the Rules & Regulations of the Community are followed especially the Pet Rules.

1. All pets must be approved by the Association! No aggressive breeds or pets that weight over 35lbs at maturity.
2. Dogs **Must** be kept on a leash at all times when walking the grounds of Sonoma Bay.

3. Your Pet may eliminate waste either near the Pet Waste Station or directly behind your unit. The waste must be picked up **immediately** and disposed of properly.

If you cannot follow the Pet Rules, fines will be assessed to the owner of the property for each violation! The violation will be determined by the Fining Committee but no less than \$100 per occurrence. The Palm Beach County fine is no less than \$250 per occurrence

## Exterior Antennas

**NO** exterior antennas, satellite dishes (Direct TV) or similar equipment shall be permitted in Sonoma Bay. All resident must use Hotwire Communications. Hotwire Communications is your cable/internet/phone service provider. You may reach their customer service at (855) 244-1051.

**Disclosure: Residents who currently have Satellite dishes will be able to continue with their prospective companies. Any resident who moves out of the community or to another address within the community will have the satellite dish removed.**

## Shutters

**OCCUPIED UNITS** cannot have shutters up except during a hurricane. All units must have access to the outside in case of emergency. Anyone receiving a violation warning must remove the shutters within 3 days. If not removed, you will receive a second notice informing the owner that at the next fining committee meeting, they will be charged \$100 per day up to \$1,000.

Please do not put your family at risk. Safety comes first!

## Bar Code Deactivation

All bar codes to a particular address that is in violation of the Rules & Regulations of the Community will have their bar codes deactivated until the issue is resolved.

Tenants whose lease has not been renewed by the HOA must vacate the property within 30 days of the letter

noticing the non-renewal. After the 30-day notice, the car will be towed.

**Owners who are 60 days delinquent in paying their HOA Fees will have their bar codes deactivated. Tenants whose owners are delinquent will also have their bar codes deactivated.**



**Happy  
Holidays**