



# Sonoma Bay Community

## Newsletter

February 2013



**Office Hours**  
Monday thru Fri day  
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

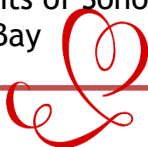
[www.sonomabaycommunity.com](http://www.sonomabaycommunity.com)

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



*Get In Shape, Lose Weight  
with LA Fitness Offer*

Enclosed please find an offer to join LA Fitness with a very low monthly fee. Give it a try with a 3-day pass offer. This is a special rate given to the Residents of Sonoma Bay



## New Garbage Toters from All the Garage Units!

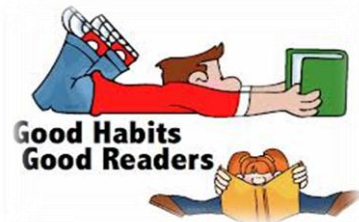
The Board of Directors and the Property Manager have been working with Waste Management to alleviate the Garbage issue in Sonoma Bay. Garbage Toters will be given to all garage units provided the resident signs a release stating that they will abide by the Rules and Regulations regarding the use of the Toter. Complete the form included in this newsletter and return it to Niambi Emanuel, Property Manager and you will receive a Toter with your address on it.

### NON-GARAGE UNITS

The non-garage units cannot have a garbage can because there is nowhere to store it. The residents of the non-garage units will continue to use the dumpsters. Sonoma Bay is taking a "NO TOLERANCE" to those who not follow the following rules:

1. All trash must be put in garbage bags and tied closed to insure the contents remains in the bag. Put the garbage into the dumpsters. Garbage that falls out to the ground because resident did not secure the bag properly or leaves trash outside of the dumpsters will be charged a fee of 100.00 for cleanup.
2. Do not send children to take out the trash if they cannot lift the lid of the trash container or if they are not tall enough to get the trash bag inside of the dumpster.
3. Bulk pick up is every Thursday. If you have bulk items you wish to get rid of please call Waste Management at **561-547-4000**. You will need to call by Tuesday morning to schedule a Thursday pick up. Just let them know the location of the dumpster you will be placing the items by. Do not put these items out until Wednesday night. Place items outside against the dumpster wall; do not block the front doors. Anyone placing Bulk trash out other than Wednesday will be fined \$100.

If you see trash on the ground, pick it up and properly dispose it in the dumpster. Take pride in your community and do your part to keep Sonoma Bay looking good! We like to give special thanks to those residents who takes ownership & pride in helping to keep Sonoma Bay dumpsters clean!



### AFTER SCHOOL READING PROGRAM

The Board of Directors is looking for a teacher living in Sonoma Bay to help start an after school reading program for grades 1 thru 6. If we don't have someone interested then we would look for a teacher outside of the community. We have lots of young children who are in need of this service and it's time for Sonoma to begin the process of helping those who live here. Please send your resume to Niambi Emanuel, Property Manager [sonomabay@yahoo.com](mailto:sonomabay@yahoo.com) so that we may interview candidates for the position. Initially, Sonoma Bay will pay for salary and supplies necessary to perform this service and then parents will pay a nominal fee to cover the salary of the teacher.

Parents and Volunteers: Please send an email to [sonomabay@yahoo.com](mailto:sonomabay@yahoo.com) Subject: After School Reading Program. Include your contact information with the child name, age and grade level.



## *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.

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

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)

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.

## *Exterior Antennas*

## *Shutters*



### **SCREEN DOCTOR**

Is your screen in need of repair? Call The Screen Doctor at (561) 622-0004  
[info@screendocotor.com](mailto:info@screendocotor.com)

**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.

**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.



## *Painting on Oleander Terrace*

**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.**

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



Please remember to move your car so that the painters can do their job.

## *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.

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

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

**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.**

