

GRAND PALMS COMMUNITY ASSOCIATION

Welcome to Grand Palms!

Bill Fleming
President
La Costa

Hugo Klein
Vice-President
Las Verdes Condo

David Barry
Treasurer
Enclave

Maria Quintana
Secretary
The Courtyards

Simone Knight
Bel Aire

John Murnane
Cypress Pointe

Richard Elliott
Encino

Jim Mercer
Grove Place

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Grove Estates

Gail Delgaudio
The Laurels

Rodrigo
Zambrano
Las Verdes
Townhomes

Don Dreyer
The Grove

Todd Templin
Santa Barbara

James Morales
San Paolo

Tammie Rohal
Wilshire

Congratulations of 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 **954-861-0393** 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. 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 in 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 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.

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.

Please note that Blue Stream is our Cable & Internet Provider. Please enter this link to your browser to make an appointment with a representative for installation. <https://mybluestream.info/grandpalmsregistration>

901 SABAL PALM DRIVE • PEMBROKE PINES, FLORIDA • 33027

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

e-mail - GPCA2@ATT.NET OR 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 *and or Grand Palms app.* 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 or 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 **\$226.00.** 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 be delivered. Checks/money Order are to be made out to ***“Grand Palms Community Association”***

Payments can be made as follows:

At the Grand Palms Management office drop box prior to the 15th (no need to seal envelope) or payments may be sent 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. Lastly you have the option to set up with your own bank.

Your **Grand Palms Account Number is- 3571-**_____

YOUR SUBDIVISION IS _____

ACCOUNT NUMBER - _____

Contact information for your Property manager is on our web-site 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 forms are available for you on the grand palms website.

Grand Palms Community Association Board of Directors' meetings are held on Zoom until further notice. Meeting dates are 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 we can only accept checks or money orders payable to Grand Palms. **No cash will be accepted.** Checks to be dropped off in the drop box.

Start receiving community news and valuable updates by downloading **GRAND PALMS MOBILE APP TODAY!** (Know what's going on in your community).

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 directly to the management office Andrea Giannetto at gpca2@att.net or Mary Gobel at gpca4@att.net

Congratulations on your new home!

