

# Royal Estates Community Newsletter Spring 2011

## *President's Report March 2011*

*Neil Wallach, President*

Another year has passed and the board is preparing for the Annual Members Meeting. This meeting is held each year to give homeowners an opportunity to ask questions, make requests and hear what the board has planned for the upcoming year. The current Board of Directors will be running for another term. Those homeowners interested in participating are encouraged to attend where nominations will be called from the floor. We hope to see you on **Monday, March 28, 2011 at 7:00 p.m. in the Madison Green Residents Clubhouse.**

By now, many of you have noticed a new look throughout the community. The recent replacement of Mahogany Trees with Foxtail Palms in the swale will prevent future damage to our sidewalks, valley curbs and roads caused by an invasive root system. To promote rapid root establishment, please be sure to water at least three times per week and do not fertilize for the first month. Going forward it is the homeowner's responsibility to maintain the palms, this includes proper fertilization and watering.



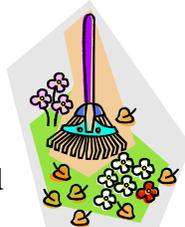
## *Before Starting Spring Projects...*

Please remember that any exterior modifications to your home must first be approved by your village ARC and then by the Master Association ARC. The Master Association has revised the rules and procedures. The revisions are available online at [madisongreen.net](http://madisongreen.net) or at the club.



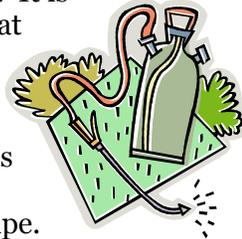
## *Spring Yard Cleanup.....*

Each owner is responsible for the upkeep of their property in an aesthetic manner which reflects the high level of expectations we enjoy as a neighborhood known for high quality homes and gardens.



This includes **diligent maintenance of our lawns** and landscaping. Please mow your lawn on a regular basis, or, if you don't have time, hire a landscape service to take care of this for you! Ask your neighbors who they use.

To promote healthy growth from the winter months, fertilization should be done no later than April and water as much as legal restrictions allow. It is recommended to water your yard either at dawn or just before nightfall. That way, the water won't evaporate before it has a chance to soak into the ground. Apply a fresh layer of mulch, mulch holds moisture very well and adds a neat, finished look to your garden and landscape.



Keep in mind if you employ the services of a lawn and landscape company to service your property, or decide to do the job yourself, it is your responsibility to clean up any debris in the roadway and swale. Debris **MAY NOT** be placed at the curb any earlier than the day before a scheduled removal. When you contract with a lawn company, please advise them they need to haul it away or schedule service the day prior to removal.

If the debris is left in the roadway for a period longer than 12 hours after the end of the maintenance, Century Management will arrange for a cleanup, and the property owner will be billed for their labor costs. We all want to enjoy a beautiful looking community, out of respect for your neighbors, please ensure that a cleanup is performed when your job is finished.

## *With Spring come butterflies...*

Planting gardens with flowers that attract butterflies is a natural way to attract these lovely creatures to your yard, garden, patio, or even window sill. Not only do brightly colored butterflies contribute aesthetically to any yard, but they are also effective crop and flower pollinators. Your butterfly garden will also attract birds and other wildlife.



### *How to Create a Butterfly Garden:*

Landscaping even the smallest areas will provide habitat for many butterfly species. You can create suitable habitat for butterflies in your yard by selecting the appropriate flowering plants. Not only will you attract beautiful butterflies, but your yard also will be filled with colorful flowers throughout spring, summer, and fall. Creating butterfly gardens is easy and fun; learn how to spice up your yard to attract butterflies. To learn more about creating a butterfly garden go to: [http://www.mygreathome.com/outdoors/garden\\_butterfly.htm](http://www.mygreathome.com/outdoors/garden_butterfly.htm)

### *Garbage Day Reminders.....*

Trash receptacles must not be placed at the curb any earlier than 6:00 p.m. the evening before a scheduled pick up and must be stored out of view from the street when not in use.



### *Community Entrance Gate(s)*

Please contact Century Management Services, Inc. at (561) 798-8477 to obtain a **gate access code** for the community entrance gate to be utilized by your vendors for access to the residence when you are not home. Please be advised, you will be required to complete the mandatory Homeowner Update Form to ensure homeowner privacy.

### *Thank You....*

A huge "thank you" and appreciation to our Royal Estates Compliance Committee members;

**Mr. Mike Chanin**  
**Mr. Tom Dinges**  
**Mr. Larry Noegel**

**for their tremendous efforts and hard work enforcing the HOA covenant guidelines.**

### *Community Website: Compliments of Madison Green...*

The Madison Green Master Association has given each Village a "**Hot Link**" on their website. You may visit [madisongreen.net](http://madisongreen.net) and click on "Village News". There will be a **hot link** for your village. Just click and see what is posted your village. If there is no hotlink, there is nothing posted. We will be posting newsletters, meeting notices and other useful information regularly.

### *Welcome New Residents...*

We have a few new residents in our community. If you see a new face, stop and say hello and introduce yourself.

### *Monthly HOA Meetings....*

Our monthly HOA meetings are conducted on the fourth Monday of the month at 7:00 pm at the clubhouse. The meetings are open to all property owners who are members of our association. The meetings last about one hour and provide an open forum for all property owners to express their views and present new ideas. We always enjoy seeing new faces at our meetings, so come and meet your neighbors and get involved in your community.

### *Our Management Company.....*

Century Management manages Royal Estates. Our property manager is Diana Fordering. Ms. Fordering can be contacted at (561) 798-8477, which is the office telephone number.

**2010-2011**

#### **The Board of Directors**

**Neil Wallach - President**  
**Dale Dorschel - V. President**  
**Mike Axelberd - Secretary/Treasurer**

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#### **Century Management Services, Inc.**

# 561-798-8477 (office)

#561-798-7488 (facsimile)

**8:30am to 5:30pm**

**Diana Fordering, LCAM**

[DianaFordering@centurymanagement.com](mailto:DianaFordering@centurymanagement.com)

**Julie Huff, Operations**

[Julie@centurymanagement.com](mailto:Julie@centurymanagement.com)

**Our Office is conveniently located just west of Madison Green on Okeechobee Blvd. in Loxahatchee.**

