

# Rainberry Lake Homes

Newsletter - Spring 2024

## HOA Board of Directors

- Angela Dovner, President
- Steven Rosenblit, Vice President
- Rabia Godwin, Treasurer
- Charlotte Feinstein, Secretary
- Cecilia Altonaga, Director
- Shelby Frenette, Director
- Jay Goldberg, Director

Website:

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

HOA Board of Directors will not respond to public posts made on social media.

For grievances, please log into the Management company portal and post on my community. This allows all notices to be seen and responded to by Management and/or the HOA Board of Directors.

For work at your home that needs to be addressed, please complete a work order through the portal.

HOA Board meetings are held on the 1<sup>st</sup> Wednesday of each month at the main pool @ 7:00 p.m., weather permitting.

JMA Management  
Mr. Jean Adolphe, Property Manager.

561-440-7854

[Jean@JMManagement.net](mailto:Jean@JMManagement.net)

Website:

<https://jmamanagement.net>



We are excited to announce the successful completion of our recent HOA Annual Meeting and Board of Directors election that took place March 13th. With your participation and support, you have elected a dedicated team of individuals who are committed to serving our community and guiding the community toward a bright and prosperous future.

We would like to express our gratitude to Paula, Jim and Jocelyn for their dedication and commitment to our community.

Here are some highlights from the election process:

**Community Engagement:** We saw an impressive turnout of residents participating in the election, demonstrating our community's strong commitment to shaping its future. Forty-two homeowners came to the meeting and an additional 57 ballots were either mailed to the management company or Homeowners dropped off their ballot in person that evening.

**Diverse Representation:** The newly elected Board of Directors comprises individuals from diverse backgrounds and experiences, ensuring a broad range of perspectives and ideas are represented in our decision-making process.

"Wisdom is  
power,  
community is  
strength and  
positive  
attitude is  
everything."  
~anonymous

**Transparency and Fairness:** The election process was conducted with the utmost transparency and fairness, allowing all candidates equal opportunity to present their platforms and engage with residents.

**Unity and Collaboration:** As we move forward with our newly elected Board of Directors, we are united in our shared vision of building a stronger, more vibrant community. Together, we will work collaboratively to address challenges, seize opportunities, and enhance the quality of life for all residents.

**Gratitude:** We extend our heartfelt thanks to all candidates who put themselves forward for election, as well as to every resident who participated in the voting process. Your engagement and enthusiasm are essential to the success of our community.

Looking ahead, we are excited about the possibilities that lie before us and the positive impact we can make together.

If you have any questions, suggestions, or ideas for our new Board of Directors, we encourage you to reach out and share your thoughts. Homeowners should not rely on social media pages pertaining to Rainberry Lake HOA for information. The HOA is not an admin for these forums. We hope that by coming to us directly and not relying on these forums for HOA information, it will stop the dishonesty and deception that we have seen in the community.

Once again, thank you for your participation and support. Together, let's continue to make Rainberry Lake Community a place we are proud to call home.

**The Board of Directors**

## Speeding

The posted speed for the community is **25 mph**. We are an active community of runners, walkers, cyclist, dog walkers and some golf carts.

Over the past two years we have seen a big influx of families that have moved into our community with small children. As we have asked before, **PLEASE DO NOT SPEED THRU THE COMMUNITY.**

In addition, please make sure to **STOP** at the **STOP** signs.

## Calling Ahead to the Guard - *Taken from the Villas of Rainberry Lake January 2024 Newsletter*

Some Rainberry Lake residents continue to call ahead to tell the guard they are expecting a guest or delivery sometime in the future. We urge residents *NOT* to do this and instead let the guard call when the visitor arrives. There are several reasons for this:

1. Calling ahead ties the guard up on the phone while other visitors wait for his attention.
2. When any visitor arrives, the guard must consult a multi-page list of residents called-in instructions, hastily written by him or a different guard.
3. The guard cannot confirm the identity of the caller. Anyone can call the guard claiming to be a resident and bypassing security.
4. Deliveries, especially perishable items, may be left at the wrong address if the resident is unaware of the imminent arrival.
5. There are approximately 1200 driving-age residents living in Rainberry Lake and on a typical day, ~1,000 vehicles may pass through the gates. The guard is not likely to remember you or your call.

The guard's instructions are, when in doubt to make the call. Please do not get upset when the guard calls you.

The guard house is processing numerous guests into the community daily at the gate who ask to enter the property.

REC Board meetings are held on the 3<sup>rd</sup> Wednesday of each month, @ the pool at 7:00 p.m. weather permitting.

Jim Vedder resigned from the Recreation Board following the HOA Annual meeting.

Representatives for the Homes Association are:

- Trey Godwin
- Steven Rosenblit

## NEW CALL BOX

When the guard is off duty (after 8p.m.), your visitors must use the Callbox at the entrance which allows you the ability to open the visitors gate and allow your visitor in.

The Cellgate system was replaced with the CommuniKey system. When you receive a call from the CommuniKey system:

1. You **DO NOT** have to dial 1 to answer the call. The call can be answered just like a normal telephone call.
2. To open the Visitor's gate to admit your visitor, **YOU MUST dial 1** to open the gate - NOT 9.
3. **Calls will originate from 561-228-1896.** Please make sure that the call is not blocked by adding this number in your phone contact list and name the entry Rainberry Callbox.

## Rainberry Lake Entrance Security - by Jeff Maul

Security at the entrance to a gated community serves as a deterrent to nefarious individuals - petty thieves, vandals, trespassers, solicitors, scavengers, and unwelcome sellers of goods and services. These elements target the *low hanging fruit* and are likely to move on when they encounter the bright lights, cameras, guardhouse and gates. The Delray Police have told us that a community with a nicely maintained entrance and security features has less crime because it conveys that the residents care about their homes and will not tolerate any intrusion.

During the daytime, we have a guard. Some people have a lack of appreciation for our guards, the benefits they provide, and the challenges that must deal with regularly. Just to give an idea of what is involved:

- There are approximately 1,200 driving age adults living in Rainberry Lake
- On average, 1200 vehicles pass through the entrance gates between **8 AM and 8 PM**
- At night, an average of 35 visitors enter through our Callbox

Unlike a *Virtual Guard* remote call-center, a live guard gives his undivided attention to activity at the gate. Moreover, unlike the Virtual Guard Camera, he can see and hear everything at the entrance, so he can react to unforeseen situations.

But, residents also have role in Community Security. It is amazing how many visitors arrive between 8 pm to 8 am and seem to be completely baffled, as though they have never been to Rainberry Lake or any other gated community. Please tell your guests what to expect when they arrive at night. And If you see someone blocking the entrance, the gates, or parked in the middle of the entrance lane, please tell them they must backup and use the Callbox.

**New Callbox** - Visitors and Deliveries arriving after 8 PM must use the Callbox to contact a resident and request entry. We have recently installed a new Callbox called CommuniKey that is faster, more reliable and easier to use than the system it replaced.

Currently a visitor must enter the resident's name but in the near future, we will be assigning Directory Codes to each resident. You will then be able to give your Directory Code to an expected visitor or delivery person. This feature will simplify Callbox operation and will be especially beneficial for those residents with names that are hard to pronounce or spell.

We will also be announcing the availability of the CommuniKey phone app (software application). This feature rich app will send the resident a snapshot of their visitor and give them the option to: open the gate, speak with their visitor, or initiate a video call with the visitor.

Using the app a resident may also setup a *Redirect*, which will transfer their Callbox calls to another resident, or a *Rollover*, which will forward the calls to another resident if they do not answer.

When these features are available, we will make a general announcement.

## What Is an HOA?

Short for "homeowner's association", HOAs are implemented to ensure a safe, clean and consistent neighborhood community.

### WHAT DOES AN HOA DO?

You can think of an HOA as the hall monitor of local communities, enforcing rules to ensure safety and a sense of normalcy.



### HOW MUCH DOES AN HOA COST?

HOA fees are typically paid monthly. The amount you'll need to pay depends on the neighborhood you live in and can vary dramatically.



## Compliance of HOA Rules

Over the last couple of months there have been several notices sent out to owners pertaining to dirty roofs, dirty driveways, mailboxes, house numbers, garbage left out and pails not put away. Our management always gives more than ample time for our residents to correct any conditions to avoid being fined. We are happy that so many have complied with these requests.

The HOA Board puts a tremendous effort to keep our property current as well as appealing. Part of choosing to live in an HOA, paying dues and having a property management team is to ensure that owners investments retain and increase in value. This is a beautiful place to live and there are so many good people here that take pride in their home.

## Information about trash containers, recycling containers, bulk waste, and vegetation

Trash containers, recycling containers, bulk waste and vegetation must be stored out of site until 5:00 p.m. the day before the designated pickup. Homeowners must put all containers away at the end of the pickup day.

- Normal Household Garbage is picked up each Tuesday and Friday of the week.
- Recycling is picked up each Tuesday.
- Vegetation Removal is picked up each Friday morning, normally before 6:00 a.m.
- Bulk Waste is picked up each Friday morning, normally before 6:00 a.m.

Garbage, bulk waste, and vegetation need to be in three separate areas. Please keep bulk waste and vegetation apart from each other.

**PLEASE NOTE:** The City of Delray Code Enforcement Officer FREQUENTLY drives through our community to find infractions. If you have put out your garbage, bulk, or vegetation waste before the designated day, they will take a photograph of the items left out for removal and then schedule a special pickup which you will be billed for. Homeowners will receive the Special Collection fee on their next monthly water/garbage bill.

You may arrange a special pickup for an additional charge by calling [561-243-7203](tel:561-243-7203), ext. **7002** at any time.

Bulk Waste picked up is non-hazardous items only; refrigerators (door must be removed), carpet rolls, couches, large TV's, and lumber (cut to less than 6 ft. in length) may be put out for removal. Bulk waste items are collected once per week on a scheduled day at curbside/roadside only, and should be placed next to, but separate from your regular garbage container. Bulk should be put out for collection no earlier than 5:00 p.m. the day before. Toxic waste, paints, chemicals, or extremely large, heavy items such as, but not limited to, boulders, tree trunks, junk cars, boats, trailers, etc. will not be collected.

Garbage cans are provided free of charge. Please email [delraycontainerrequests@swsfl.com](mailto:delraycontainerrequests@swsfl.com) or you may call them at [561-202-2463](tel:561-202-2463) to obtain a new can.



Please don't turn our tennis courts into a canine playground. Let's keep the barks and balls separate.

Let's also work together to keep the area alongside the tennis court and behind the parking area clean and safe for all to enjoy.

**IF YOUR DOG  
POOPS BUT  
NOBODY IS  
WATCHING, YOU  
STILL NEED TO  
PICK IT UP.**

## Update from the HOA RECREATION BOARD

As all have seen, the bushes between the guard house and the tennis courts have been removed. We are again losing Ficus bushes to white flies. We have now sprayed three times (triple the normal) since last summer and the white flies continue to come back. The exterminator is blaming climate change saying that the temporal limitation caused by the warmer climate may affect the ability of controlling whiteflies in the future. Unfortunately, this will result in faster population growth and shorter release for them.

The REC Board will be replacing the Ficus Trees that have been taken down with Clusia. Hedges are an important part of the landscape as they have a natural beauty that will enhance the appeal of our property while being highly functional. They are usually used for privacy, blocking out an undesirable view, obstructing noise and wind and are an aesthetic solution to delimiting a property line.

Due to the enormous expense of the shrubs, we will be doing it in stages as we can. We will be planting 3-foot Clusia but have been assured that they will grow and fill in quickly. These plants have moderate to rapid growth; are tolerant of most soils and fare well in our area. Once established, the Clusia will be minimal maintenance and very drought tolerant for those hot summers.

The northwestern tennis court has now been changed to a pickleball court configuration. The net and court dimensions are exactly to APBA specifications. We ask that all Tennis players please use the other courts to play tennis. This will allow the northwestern court to remain available for pickleball players only.

The Cellgate "unguarded hours" system has also been replaced. All resident information has been transferred to the new system. When the new system is triggered by the front callbox to call the resident, the resident must now reply by inputting the number 1 to open the gate for the visitor (in the past the system required inputting the number 9 in response to the callbox call).



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We're thrilled to announce an exciting partnership between our HOA Board and TruGreen, the nation's leading provider of professional lawn care services. As your trusted homeowner association, we're committed to enhancing the beauty and value of our community, and we believe this collaboration with TruGreen will help us achieve that goal.

Here's what you can expect from this partnership:

1. Expert Care:
2. Customized Solutions
3. Consistent Quality
4. Environmentally Conscious Practices
5. Convenient Service

We're confident that this partnership with TruGreen will have a positive impact on our community, and we're excited to see the results firsthand. Neighbors, please remember that this is a process after so much neglect over the years. The lawns are going to look bad before they start looking good and everyone needs to be patient with the process. Know that we are committed to getting the lawns healthy and green.

If you have any questions or would like more information about the services TruGreen will be providing, please don't hesitate to reach out to us.

Thank you for your continued support as we work together to make our community an even better place to call home.

## Seawalls

After so many meetings on the seawalls and so many years of misinformation as to who bears the responsibility for maintaining, repairing and/or replacing the seawalls, please find the HOA's attorneys opinion letter that was provided to the Board. Please read the letter in its entirety.



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December 21, 2023

**Sent Via E-Mail:**

Board of Directors  
c/o Jean Adolphe, Property Manager  
[jean@jmamanagement.net](mailto:jean@jmamanagement.net)

**RE: RAINBERRY LAKE OPINION REGARDING SEAWALL**

Dear Board of Directors,

Rainberry Lake Homeowners Association, Inc. (the "Association") has asked that our office opine on the liability for the seawall, and more specifically, for opinions on who does the work, who is financially liable, and how that liability is apportioned.

Per Article 4.4 of the First Amended and Restated Declaration of Restrictions and Protective Covenants (the "Declaration"), it is our opinion that the Association retains the relevant contractor(s) and does all of the seawall work. The lot owners do not perform any of this work. However, under the same section of the Declaration the seawall lot owners do bear the financial burden and are to be assessed, proportionally and collectively, for maintenance, repairs or replacements made to any portion of the seawall whether the work is adjacent to their lot or adjacent to any of the lots in Rainberry Lake. The way each such lot owner's liability is calculated is based on the seawall owners' proportional share of the entire linear footage of the seawall. So, as an example, if there is a total of 1,000 linear feet of seawall in Rainberry Lakes and an owner's lot is adjacent to 100 linear feet of seawall, then they would be responsible for 100/1000 or 1/10th of any expenses incurred by the Association with respect to any portion of the seawall that is adjacent to any the lots.

There are, however, exceptions where all the seawall lot owners will not have to share in the seawall expenses. The first exception is if the maintenance, repair or replacement work was caused by an owner's negligence or intentional acts. In that case, such owner would be 100% liable pursuant to the Declaration. The second exception concerns the cost for any work on a portion of seawall that is not part of a lot, adjacent to any lots and is not otherwise used for docking. Per the Declaration, this expense is to be shared by all owners in the Association as a common expense of everyone.

This concludes our opinion on the matter. Please let us know if you have any further questions.

Regards,

*Daniel Wasserstein*

For the Firm



Please neighbors...dog feces are not being picked up around our community and bags are being left on the streets. If you have a picture or video of this happening by your home and know the offending party, please send it to Jean Adolphe @ [Jean@JMManagement.net](mailto:Jean@JMManagement.net) so they may address the issue.

# If Your Dog Does This...



# Pick It Up!