

The Empress Condominium

Expressions

Quarterly Newsletter

April 2019

Dear Empress Resident,

It is once again my privilege to reach out to let you know of some of the activities taking place in the Empress Community.

First concern on everyone's mind is the status of the new Comcast contract.

The contract has been executed by both Comcast and the Empress Board.

New service will begin on April 1st which is a month behind schedule. It will allow for internet access of up to 60 Mbps initially and later 100 Mbps.

You will also be receiving new equipment for HD service on three (3) devices as part of the contract.

Channel line-up is similar to what you now have. You will be receiving updates on the progress in the near future.

Thanks to our pro-active members there is now a Pickle Ball Court available for those interested in playing the game.

We have added some plantings, a new bench and separated the dog walk area from the BBQ so you can better enjoy some outdoor cooking and relaxation. A new grill has also been provided.

Some other ongoing improvements in the works include the parking lot lighting upgrade, installation of a new spa motor and the repair of the #6 kitchen stack pipe.

Special thanks to the owners in the #6 stack especially Units #406, #506 and #606 for their kind cooperation and patience while we turned the water off through the process.

Bye for now and have a wonderful and truly blessed summer.

Howard



Empress Board of Directors

**Steed Johnson
President**

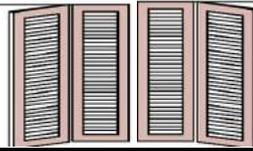
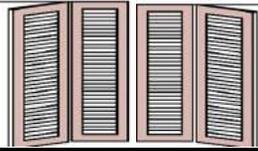
**Carl Visscher
Vice President**

**Carl Valdiserri
Secretary**

**Mike Vinyon
Treasurer**

**Bob Christianson
Director**





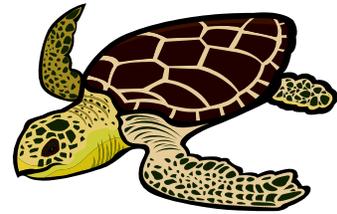
REMINDER TO ALL RESIDENTS

It is important to remember to keep your hurricane shutters either closed and locked or completely opened and locked. **If the locking device is not in place, the wind makes them rattle very loudly**, in turn creating loud unpleasant noise for your neighbors.

Your attention to this will help to ensure we keep the Empress **"neighbor friendly."**



Mermaids 2019



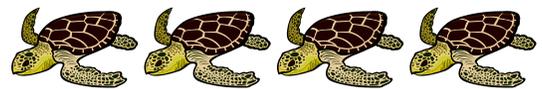
PROTECTION OF SEA TURTLE NESTING MARCH 1st – NOVEMBER 16th

**KEEP DRAPES OR VERTICALS
CLOSED AT NIGHT TO PREVENT
LIGHT FROM BEING EMITTED
ONTO THE BEACH AREA.**

***TURN OFF ALL UNNECESSARY
LIGHTS THAT ARE VISIBLE
FROM THE BEACH BY SUNSET.***

**THE LIGHTS OVER THE DUNE
WALK WILL BE TURNED OFF
DURING THIS TIME.**

**THREE LIGHTS ON THE
NORTHEAST SIDE OF THE
PARKING LOT ARE FORCED TO BE
OFF FOR TURTLE SEASON.**



New Dog Walk Area



NEW BBQ Area



Stack Pipe



IN MEMORIUM



Glen Waldrop, Unit #1202, passed away on February 2, 2019. He will be deeply missed by the Empress Family.

As a reminder to all unit owners, as stated in the Empress Amended and Restated By-Laws with regard to leasing your unit:

No leases (rentals) are permitted for less than 60 days and ALL paperwork must be submitted to the Office for approval by the Board of Directors. For a full explanation, please refer to the By-Laws No. 17.8.

SOCIAL COMMITTEE

We wish to again thank all of you who have helped to chair events and volunteered throughout the year to make our parties a success.

On January 25th we Welcomed Back everyone with a black and white décor formal dinner followed by a Super Bowl party on February 3rd between the New England Patriots and the Los Angeles Rams. The game was the lowest scoring game in Super Bowl history and wasn't decided until the 4th quarter with congratulations going out to the New England Patriots!

Another good time was our TGIF festive Valentine's Party on February 15th followed by our Men's BBQ on March 1st.

By the time this newsletter goes out we will have had our Social Committee Meeting on March 13th. Other events for March are the St. Patrick's Day party on the 16th and the Farewell Brunch on March 24th.

April winds down with the Ladies Fashion Show on April 4th, the Pizza Pizza Party on April 13th, the last Social Committee Meeting on April 24th and a TGIF on April 26th.

Until next season we wish you a great summer!

Stay Happy and Healthy!

Your Empress Social Committee

WELCOME BACK DINNER 2019



In order to maintain the 'pet friendly' environment at the Empress, we ask that pet owners review the Empress Rules & Regulations #18 as printed below:

"Each owner (regardless of the number of joint owners or occupants) may maintain one (1) household pet in his unit, to be limited to a dog or a cat, and the following requirements shall be the responsibility of the unit owner:

- (a) The pet shall be registered with the Condominium Manager and the following documents and/or certificates furnished:
 - (1) Rabies shot record and proof of registration.
 - (2) Proof that pet does not have fleas, ticks or other parasites, and that pet does not have any transmittable diseases.
 - (3) The weight of the pet shall not exceed 20 pounds.
 - (4) The unit owner shall maintain liability insurance of at least \$100,000.00 on the pet during the period of occupancy in the unit with the pet.
- (b) No pet shall be kept by unit owner that is for breeding or maintained for any commercial purpose.
- (c) No pet shall become a nuisance or annoyance to neighbors.
- (d) No pet shall be allowed in any recreation area, the boardwalk over the sand dunes or on the sand dunes adjoining the condominium property.
- (e) Pets shall be maintained on a leash not over six feet long while on condominium property with the owner.
- (f) Pets shall only be allowed to be walked by the owner from the unit to the elevator, through the lobby out the front entrance and onto the grassed area by the south wall or out the property entrance. Pets are not allowed on any other common areas of the condominium.
- (g) Owners will pick up all solid waste of their pets and dispose of such waste in appropriate receptacles.
- (h) No pets will be kept on balconies when the owner is not in the unit."

PLEASE WALK DOGS IN THE DESIGNATED AREA ALONG THE SOUTH WEST WALL OF THE PROPERTY ONLY AND USE THE DUMPSTER IN THE MAINTENANCE AREA TO DISPOSE OF WASTE.



All renovations that involve relocation or addition to existing plumbing, electrical, A/C duct work or structural aspects must submit "AS BUILT" drawings to the Empress Office depicting the final location of all altered elements along with a completed Remodeling Authorization Form, which can be obtained from Debbie in the Front Office or on the website. A copy of the Contractor's License, Proof of Insurance *AND A COPY OF ANY REQUIRED PERMIT* must also be submitted . **This form and information needs to be approved by the Board and Property Manager before beginning any work.** ***YOU ARE RESPONSIBLE FOR YOUR CONTRACTOR FOLLOWING THE EMPRESS RULES.***