

# PALM WORTH NEWSLETTER

As another season wraps up I want to take a moment to thank the volunteer Board members and committee members for all of the hours they put in at Palm Worth while they are here as well as when they go home.

## WINDOWS and SHUTTERS

The interior balcony structures of the units are limited common areas. Palm Worth is responsible for conducting thorough annual cleaning, lubricating, and maintaining of the porch windows. Dennis Cass will start the window maintenance beginning May 1<sup>st</sup>. He will be addressing any issues he finds along the way. *The unit owner is responsible for routine maintenance of the windows on the sunporch during the year.* In order to maintain the standard of living you have come to appreciate at Palm Worth, it is important to maintain the exterior areas of your apartment as well as the interior. This includes washing of the exterior windows and maintaining of your hurricane shutters.

## INFORMATION FOR SNOWBIRDS



FPL recommends setting your air conditioning system to 80 degrees for detached homes and townhouses and 77 degrees for condos and apartments. These measures control the relative humidity (RH) in your vacant home by providing dehumidification to help prevent mold growth.

### Other ways to save while you are away

1. Save more by turning off the circuit breakers to the water heater and refrigerator. Make sure the refrigerator is clean and you have a way to keep the door open while you are gone.
2. Unplug electronics to save money and protect them from lightning strikes during the rainy season. Remember, if it feels warm to the touch when it is plugged in, then it is consuming energy -- even when you are not using it.
3. If you have cable or a satellite for your TV: When the TV is off, put your hand on the box that tunes the channels. If you feel any heat, keep it unplugged until you need it again when you return.

## REMINDERS

\*Palm Worth House Rules require that when leaving your apartment for more than one (1) week, the main water valve must be turned off.

\*Please remember to let management know if you will be having any family members or guests your apartment while you are gone. All guests must be signed in to guest registry. Non immediate family members are considered a gratuitous loan and must be approved by the Board at least 14 days in advance of expected visit.

\*All front door mats should be placed inside before you leave  
\* Covering your toilet bowl with plastic wrap will help with evaporation.

\*Palm Worth has been painted and the building looks beautiful. Please be mindful when leaning or putting your hands or feet on the building.

\* The Social Committee needs volunteers to help plan and organize events for the upcoming season

\* Payments for monthly maintenance are mailed to:  
Palm Worth  
2850 South Ocean Blvd  
Palm Beach, FL 33480

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## Maintenance Contractors

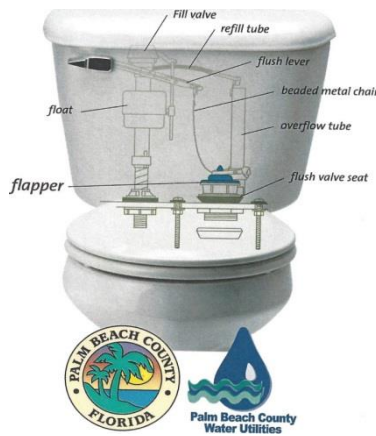


All maintenance, repair, or replacement for which the Unit owners or the Association are responsible, shall be performed by contractors with the appropriate license and insurance. The Board of Directors may require proof of licensure, insurance and the procurement of any required permits before permitting a contractor onto the cooperative property.

No construction or repair work in apartments which causes noise is permitted before 9AM or after 5PM Monday through Saturday. No work is to be done on Sunday. Major remodeling work in an apartment must be started after April 30<sup>th</sup> and must be completed by October 31<sup>st</sup>. Board approval is required for most work. If you are unsure if you need Board approval or a permit is required, please contact management.

## PLUMBING Checking Your Toilets for leaks Can Save Water and Save Money!

A majority of in-home leaks occur due to a faulty toilet flapper. A flapper is a rubber gasket that is connected to the handle of your toilet. When you push the handle down, it lifts the flapper and water from the tank swirls through the bowl to flush the toilet. Over time flappers get worn and start to develop leaks. Leaks only get worse over time if they aren't fixed. It's easy to check if your flapper is leaking. Place a few drops of food coloring in the tank of your toilet and wait about 15 minutes. Don't flush. If the color starts to develop in the bowl, you have a leaky flapper that needs to be replaced.



Additional things to consider having replaced are:  
If you have washers and dryers in your apartment and have not had any parts replaced, you should have the valves and hoses checked and replaced. Also if your hot water heater is over 10 years old you may want to consider replacing it *before* it becomes a liability.

## Welcome to the Neighborhood

Peter and Maria Likourentzos  
Unit 212  
Mark and Eileen Eggen  
Unit 214  
Bob Tiplick  
Unit 111

## Managers corner:

Beginning May 1, Marcy's hours will be Monday Wednesday and Friday from 1-4. Kevin will be working 4 days during the summer. We have quite a list of projects to get done. Doors and shutters that still need to be painted will be done in May. The electrical issues have been taken care of on the light poles and the cameras have been installed and are up and running. It should be a nice quiet summer. Look forward to seeing you all again in the fall.

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