

# Crane Creek News

Crane Creek

Racquet Club

St. Andrews

2011

## July August September

Welcome to the quarterly Crane Creek Newsletter. The purpose of this newsletter is to let you know what is happening in our neighborhood:

- Crane Creek POA Website
- Security & Landscape
- Security Gate Update
- Fire Protection Project
- Hurricane Season Preparation
- Drainage Update
- Real Estate & New Residents
- CCPOA Bright Star Graduates

## Crane Creek POA Website

[www.cranecreekpoa.org](http://www.cranecreekpoa.org) has been completed. You will find a myriad of helpful information at the touch of your fingertips:

**Community Information** includes a summary of what CCPOA is, the Board of Directors and a brief history and description of how our neighborhood was developed and currently managed.

**Contact** page includes email addresses, phone numbers and addresses (if applicable) of security and the management companies for CCPOA.

**Maps & Photos** show the different phases of the 2 sections which comprise CCPOA, Country Club and Racquet Club, in addition to a Google map and neighborhood photos.

**Newsletter** section will display the current and previous editions.

**Forms** will list (with the ability to download) the Architecture Review Board (ARB) form, the current Budget, Documents and Security Rules. Under the Documents section you will find the Articles, By Laws, and Covenants for the different phases.

**Helpful Links** includes Martin Downs Sports Resort, Martin County School Board and the individual schools in our district, utility companies, the Martin County Government and Chamber of Commerce business links.

## Garbage Collection Holiday Policy

When the holiday falls on a weekday, residential collection will be delayed one day for the remainder of the week. Therefore, the week of Labor Day, Sept 5th, our collection days will be Wednesday and Saturday.

## Security & Landscape Issues

High definition cameras have been installed at the High Meadows gate and are able to record all vehicle tags that enter or exit the gate.

Golf cart use continues to be problematic especially in the summertime when school is not in session. For the safety of all residents, please make sure your golf cart is registered with MDPOA, operated by a licensed driver and is not on the road at night without headlights and tail lights on. Since our community has no sidewalks, it is important that drivers of all vehicles do not speed and be keenly aware of sharing the roads with golf carts, pedestrians and bike riders. In addition, everyone needs to be aware of the dangers of using iPods while on the roads.

The missing and damaged cedar trees are being replaced along the properties that back up to High Meadows. The insurance companies of the motorists that ran into these trees are paying for the replacements.

Due to numerous reports of feral pigs in our community, DJ the Trapper was engaged to remove the animals. DJ informed us that the first night he spotted a group of pigs that quickly left the area and no pigs were found the subsequent 2 nights. Please contact HB Warren at [HBWarren@keyes.com](mailto:HBWarren@keyes.com) or 772-8131 if you spot any pigs in the neighborhood.

## Security Gate Update

Public utility companies (FPL, Comcast, AT&T) courier companies (UPS, FedEx, USPS), South Florida Water Management and Martin County inspectors are allowed in the gate at all times as long as the driver is in a company vehicle and has a company ID. All other delivery and services companies such as (but not limited to) florist, furniture, appliances, food, housekeeping, pet sitting, pest control, carpooling etc. must be called into gatehouse security unless the company or individual is on your permanent list.

It is helpful to visit MDPOA office at 3500 SW Corporate Parkway here in Palm City (772-283-4746) to update your permanent list. You may be amazed at who is *on or not on your list* if you have not checked in awhile. Please also consider updating your personal contact information with your cell phone number(s). An updated list helps security speed up the entry process at the gate for all guests.

### Security Gate.....continued

Sometimes security decals need to be replaced before the new yearly decal is issued especially if your car is outside most of the time in the sun and heat. If your decal does not work properly, visit the MDPOA office at 3500 SW Corporate Parkway here in Palm City (772-283-4746). The early replacement decal cost is \$10.

### Fire Protection Project

The first test well located on St. Andrews Drive near #1565 has been completed and is ready for the ISO flow test which has been delayed due to the low ground water level. Preliminary reports have been favorable therefore the costs to install the remaining 9 wells throughout the neighborhood are in next year's budget year which begins October 1. All owners have recently received the proposed budget in the mail.

### Hurricane Season Preparation

Consider the ABC guidelines for preparing your home:

- **Anchor** - Bring inside yard items that could become wind-borne and ask neighbors to do the same.
- **Brace** – reinforce garage doors and tracks with center supports. Brace all gable and framing with horizontal and vertical beams.
- **Cover** – all doors and windows with shutters or replace them with impact-resistant windows and doors. Make sure all doors and windows are caulked or weather stripped.

Keep swales, drainage easements and drain pipes on your property clear of yard debris for maximum drainage efficiency.

Prune mature trees yearly by removing dead branches (and palm fronds), shortening some large branches, thinning the outer edges of the canopy, and shortening or removing low branches that could threaten a roof. Properly pruned trees are the key to tree survival in high winds and heavy rain.

### Real Estate

The latest data available shows 9 homes were sold in Crane Creek from June 2010 to May 2011 with an average sales price of \$275,527. The average number of days on the market for these sales is 136 days.

Comparing the data to the same time period a year earlier reveal there were 5 fewer homes sold this year and a 14.7% decrease in the average sales price of \$322,929. Currently there are 19 active listings.

Keyes Realtors and CCPOA Board Members, Tom Baker and HB Warren, donated the paper and printing costs for the last 2 issues of this Newsletter.

### New Residents

Welcome our newest residents who have closed on their Crane Creek home in the past 12 months:

Robert & Anita Guerin – 1918 SW Crane Creek Ave  
Keith & Heather Waits – 3634 SW Pitch Way  
John Ely & Jennifer Fast –

2000 SW Racquet Club Drive

Thomas & Lucinda Kalinski –

2371 SW Racquet Club Drive

Doug & Carol Ann Smith –

2311 SW Racquet Club Drive

Jennifer Nesci – 2551 SW Racquet Club Drive

Bernard & Linda Barrile – 3490 SW Center Court

Mario Oderda – 2482 SW Racquet Club Drive

### Drainage Update

Drainage in parts of our community is dependent on the drainage of the Crane Creek golf course.

After a recent inspection of the Crane Creek golf course drainage system, South Florida Water Management District issued a Notice of Non-Compliance to course owner, Glenn Straub. Additionally, Mr. Straub was notified that the surface water management system within the golf course property is not being maintained. Specifically, the issues in need of resolution are the removal of vegetation and sediment from various drainage swales and drainage pipes and the swales and culverts are to be restored to the permitted specifications.

The District may initiate enforcement action (including civil penalties and costs) in order mandate compliance. The District is authorized to seek civil penalties up to \$10,000 per day.

As more information is received, we will report it in the next Newsletter.

### CCPOA Bright Star Graduates

Jasmine Panton graduated #1 at Jensen Beach High School and plans to study cognitive neuroscience at Harvard University on her way to a career as a cardiothoracic surgeon. Jasmine is the daughter of Dr. Bradley & Silvia Panton, 2451 SW Racquet Club Drive.

The Optimist Junior Golf organization named Martin County High School graduate, Will Davenport, to the 2011 All-Scholastic Team. Davenport was 1 of only 5 players across the country chosen for this honor which "exemplifies an impressive balance of academics, golf and community service". Will is the son of Dr. Bill & Cathy Davenport, 1765 SW St. Andrews Drive. He attends Yale University and is a member of the golf team.