

Crane Creek News

Crane Creek

Racquet Club

St. Andrews

2011

April, May June

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

- Golf Course Updates
- Fire Protection Project
- Security
- Golf Cart Safety
- Landscape Replacement & Drainage
- Real Estate Values
- Management Company Relationships

Golf Course Updates

The Crane Creek golf course has been closed for some time. Many members of our association live adjacent to the abandoned golf course and have asked what they can do when the grass and weeds get too high. Unfortunately, CCPOA, MDPOA and Bristol have no jurisdiction over the condition of these privately owned golf courses.

Martin County Code Enforcement is responsible for making sure that vacant properties in the county are maintained in a way that does not adversely affect neighboring properties. In our case, the code states %Excessive accumulation of untended vegetative growth exceeding 18 inches in height within 100 feet of any improved property is prohibited.+ If you feel that a situation exists that affects your property, you may call **Martin County Code Enforcement at (772) 288-5505.**

As of now, the Osprey golf course at the entrance of our community is being well maintained but the futures of both courses remain uncertain. The owner has been approached by at least 2 known groups interested in buying or leasing the course(s) and facilities, however, negotiations have failed. It appears the owner has no intention to operate or negotiate with other interested parties at this time.

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 Memorial Day, May 30, our collection days will be Wednesday and Saturday.

Fire Protection Project

The CCPOA is looking into the option of installing dry wells throughout our community. Dry wells provide the fire department a way to refill the trucks with water on site in case of a large fire. A study has been conducted and it was recommended that 10 dry wells be installed which would provide a hydrant within 1,000 feet of each home in Crane Creek. This program would reduce the community's ISO rating from 9 to a 5. The result would be greater fire protection for all our homes and consequently should decrease homeowner's insurance rates for property owners.

Test wells are used to check if the water flow is sufficient to supply the demand required before proceeding with dry wells. The first test well is located on St. Andrews Drive near #1565 and preliminary reports are favorable. Additional wells are proposed to be located *near* the following addresses: 1656 St. Andrews Drive, 1755 St. Andrews Drive, 3716 Brassie Way, 3622 Mashie Court, 1830 Crane Creek Ave., 4492 Branch Terrace, 2381 Racquet Club Drive, 2101 Racquet Club Drive and 3044 Wimbledon Terrace. All residents in these areas will be informed before any work is started.

PS. Remember to change your smoke alarms batteries!

Security

As of April 1, all guests must show their photo ID at the front gate unless they are easily recognized by the guards. The presentation of a photo ID has been put into effect to insure the safety of our members. Please continue to call the gate for all visitors and deliveries.

Two burglaries of jewelry were reported in Heronwood while the residents were not at home. One of the homes was left unlocked and the other was entered by lifting the sliding doors. Police did arrest a man from Pembroke Pines who is said to have entered the neighborhood on a bicycle. A car burglary was also reported and the thief was apprehended before leaving the neighborhood.

Please be vigilant in locking up your homes, garages and cars. Leave outside lights on at night and make sure your address is *visible* for first responders to find.

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Golf Cart Safety

The use of golf carts has been a part of our community since its development and will continue to be due to the large lot sizes and open spaces in our neighborhood. However, in the past year, there have been reports of serious injuries involving golf carts. For the safety of golf cart and auto drivers, passengers and pedestrians it is crucial that all residents follow the MDPOA Safety rules:

Golf carts drivers must have a valid driver's license and obey all roadway rules such as traveling on the proper side of the road and stopping at stop signs.

Golf cart owners are encouraged to have a liability policy and be registered with MDPOA. This is especially helpful in stopping vandalism.

Headlights and tail lights are required for night time driving on the roads.

Landscape Replacement and Drainage Update

Landscaped areas along High Meadows and St. Andrews Drive have been replaced with hardy plants in response to the past winter's frosts. A portion of the costs are covered by a replacement warranty and the remainder of the cost is covered under the existing landscape maintenance budget.

Two additional spot lights are being added and installed on the two Oak trees at the High Meadows gate to increase visibility of the entrance.

The drainage projects budgeted for this year are finished. The *overall* drainage plan, which is now 60% complete, is expected to take several years.

Real Estate Values

The latest information available to us shows 15 homes were sold in Crane Creek between 3/15/10 and 3/15/11. The average property sale price was \$308,700 which is a 3% *decrease* in the average sale price reported in the last quarterly newsletter.

The average days on the market is 140 which is 30 days *less* than reported in the last quarterly newsletter. Currently there are 15 active listings and 3 sales pending.

There are 346 lots/homes in the Crane Creek POA. Currently 12 of these properties are in foreclosure. Your Board of Directors works diligently and most times successfully with the banks to collect unpaid assessments.

Relationship between CCPOA, Bristol Management and MDPOA

All homeowners are members of **Crane Creek Property Owners Association, Inc.** (CCPOA) which oversees the operation of Crane Creek. CCPOA maintains the roads, drainage, and common areas of the community. The CCPOA Board of Directors is elected yearly by the 346 homeowners and consists of seven members: a Director At Large, 3 representatives from the Country Club section and 3 representatives from the Racquet Club section. The 7 members of the CCPOA were listed in the prior Newsletter.

The Board is assisted in the everyday operations by a professional community management company, **Bristol Management Services, Inc** (Bristol).

CCPOA contracts with **Martin Downs Property Owner's Association, Inc.** (MDPOA) for security. MDPOA sets the traffic rules for the entire Martin Downs Country Club community, of which Crane Creek is only one entity. Barcode Decals for Martin Downs Country Club main gate and Crane Creek's own High Meadows gate in Racquet Club can be obtained through MDPOA.

Contact Information

Bristol Management Representative: Liz Diaz
liz@bristolmanagement.com or 288-7255

Martin Downs POA	283-4746
Main Gatehouse/Non-emergencies	286-6163
Emergencies ONLY	911 then 286-6161

www.CraneCreekPOA.org

The website is expected to be up and running by the end of May and will include community and contact information, forms, and documents, Board Meeting dates, maps, photos, helpful links, newsletters etc.

If you would like to receive the Newsletter by email (unless requested earlier), please make the request to Debbie at: bevi2@bellsouth.net

MDPOA Scholarship

Every Spring MDPOA awards 2 \$1000 scholarships to a high school graduate in Martin County. To apply, the applicants must live within the overall MDPOA community. The requirements for these scholarships are based on academics and financial need. This year's scholarships were awarded to Juliet Unger and Katherine Riden. **Congratulations!**