

# GRAND PALMS COMMUNITY ASSOCIATION

901 SABAL PALM DRIVE • PEMBROKE PINES, FLORIDA • 33027

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*The Grove*

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*Santa Barbara*

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## *Welcome to Grand Palms!*

*Congratulations on your new home.*

Recently, you purchased a home in Grand Palms. The purpose of this letter is to make sure that you are receiving the proper information with regards to the homeowner association services and assessments.

Please call Gena Barthel at **954-861-0393** the Grand Palms Account Representative for **ADT**. ADT provides the alarm monitoring service and maintenance of the alarm systems in the homes in Grand Palms. He/she will come to your home, change the codes in the alarm and register your name and telephone numbers in their records. There is no charge for this service. Please contact City of Pembroke Pines to register alarm.

Management has entered your personal information in the **Gatehouse Entry System**. Your Personal Identification Number or "**PIN**" is \_\_\_\_ and used in the voicemail system. You may leave voicemail messages for the Security Officer concerning expected guests at **954 435 3569**. The voicemail message stays in the system until the Security Officer removes it after your expected guest enters. You can contact the Security Officer to advise them of any security concerns by calling **954 435 2985**.

You encourage you to use the online system at [www.Gateaccess.net](http://www.Gateaccess.net) to add your guests to the guest list. The instructions on how to navigate the gate access website can be found on the homepage of our Grand Palms website at [www.GrandPalmshoa.com](http://www.GrandPalmshoa.com).

The system will ask-

**Community Code- GP**

**User name- Your primary phone number no dashes \_\_\_\_\_**

**Pin- Pin number issued \_\_\_\_\_**

**Please note that AT&T U Verse is our cable provider.** Please call 1-888-899-9063 or 1-866-299-6824 (**Mon- Fri 8am- 8pm eastern time**) for installation if your unit is not already hooked up. **The community channel is 8001.**

You should have received **association documents** from the seller prior to signing the contract. The documents contain the rules, regulations and Architectural Modification Guidelines for the community.

If you did not receive, copies they are available to download on our website. [www.Grandpalmshoa.com](http://www.Grandpalmshoa.com) and or *Grand Palms app*. There are separate documents for each Neighborhood Association.

If you have not done so, **you need to provide Grand Palms and your Neighborhood Association with a copy of your closing statement or warranty deed.**

**Parking in the Street- Grand Palms Declaration prohibits overnight parking in the street. (Between 2am and 4am).**

Monthly Maintenance Assessments are due on the first of the month in the amount

of **\$165.00**. Payments not received on time are assessed a **late fee of \$25** per month on the 15<sup>th</sup> of the month. You will be receiving coupons for payments in the mail, but can take 3 to 6 weeks to be delivered, be sure to include this with your payment. Checks are to be made out to **“Grand Palms Community Association”** or **“GPCA”** and payments must be sent to Miami Management, Inc., 14275 SW 142 Avenue, Miami, FL 33186. **Please make sure your association account number is always on the check** to ensure you are properly credited. If you are interested in setting up automatic payment, please contact the office for the necessary forms.

Your **Grand Palms Account Number** is- **3571-\_\_\_\_\_**

YOUR SUBDIVISION IS \_\_\_\_\_

ACCOUNT NUMBER - \_\_\_\_\_

**Trash collection** days are Tuesdays and Fridays. **Trash may not be placed out for collection before 6:00 PM on Monday and Thursday. All cans must be removed from the street and hidden from view by 10:00 PM the day of collection. Tuesday is recycling collection day. Bulk pick up is the 1st and 3rd Tuesday of each month.**

For your information, here are some helpful numbers during your transition: The City of **Pembroke Pines Utilities department** can be reached at 954-518-9060. You may also need **FPL**, there number is 954-797-5000.

You should be aware that **any changes to the exterior of your home or lot**, which includes, but is not limited to, house painting, lighting, tree replacement and screen enclosures, **require prior Architectural Committee approval from both the Neighborhood and Grand Palms associations.** Please contact us before proceeding. Necessary forms are on our website.

**Grand Palms Community Association Board of Directors’ meetings** are held the second Wednesday of every other month at 7:00 PM at the Grand Palms Management Office. All homeowners are welcome to attend. Contact your Neighborhood Association’s management company to learn your local Association’s meeting date.

**Vehicle Decals** for entry to the community gate are available by appointment. You will receive 2 free decals after the purchase of a home in Grand Palms. Additional decals are \$10.00 each and **we can only accept checks or money orders** payable to Grand Palms. **No cash will be accepted.**

Start receiving community news and valuable updates. Download **GRAND PALMS MOBILE APP TODAY!** ( Know what’s going on in your community).

If you have any additional questions, please feel free to call Andrea Giannetto and Mary Gobel at the on-site **Grand Palms office at 954 431-2835.**

You can also e-mail Grand Palms for (Andrea) at [gpc2@att.net](mailto:gpc2@att.net) or (Mary) at [gpc4@att.net](mailto:gpc4@att.net). Or Fax 954-431-2832.

Congratulations on your new home!