

## **1/22/24 PROPERTY MANAGER'S REPORT**

**By Donald Foster, LCAM**

[UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM) [UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM)

[WWW.UNITEDCIVIC.ORG](http://WWW.UNITEDCIVIC.ORG)

**SOUTH FLORIDA FAIR-** On **1/22/24**, UCO will provide bus service to the South Florida Fair. The first bus will leave the Century Village Clubhouse at **11:00 AM** and the last bus will leave the Century Village Clubhouse at **3:00 PM**. The last bus to return to CV will leave the Fairgrounds at **4:00 PM**.

**ELECTRIC CAR, SUSSEX C-** A Sussex C unit owner recently purchased an electric car. Since his building is not equipped with a charging station, this person has been finding annoying and dangerous ways of charging his car. On 1/8, the car was found parked at the rear of the Sussex C building, with an extension cord running to the unit owner's back door. On 1/14, the car was found parked at the front of the building, between the parking bumpers and the front lawn. An extension cord was run between the car and the unit owner's front door. This non-standard extension cord is a tripping and fire hazard. A Violation Letter has been sent to this unit owner.

**ATTEMPTED BIKE THEFT-** On 1/8, an Easthampton resident reported that a person was attempting to throw a bicycle over the Haverhill Road fence. When confronted, the would-be bike thief dropped the bike and ran away. A report was sent to PBSO. The bicycle is in the UCO storage room; it can be claimed by sending an email to [UCOMAINTENANCE@GMAIL.COM](mailto:UCOMAINTENANCE@GMAIL.COM).

**HOMELESS ENCAMPMENTS, REFLECTION BAY-** I received reports of homeless persons encamped on the Reflection Bay property. I reported them to PBSO and to the owner of the property. On 12/24, a Golfs Edge unit owner discovered a spot where an old construction fence was pushed down; this fence was put back up on 12/25 and a trail cam was installed nearby. On 1/8, a CV unit owner reported another section of construction fence, near Southampton C, pushed down. A trail cam at this location

captured an image of an unknown person entering Century Village. PBSO has filed a complaint with PBC Code Enforcement about the encampments.

**FOOD TRUCK, CAMDEN G-** CV owners reported that a rental unit at Camden G is being used as a commercial kitchen to support a catering business. Our security contractor was able to confirm that a delivery truck had delivered bulk supplies to the back of this unit, and that the tenant who occupies this unit operates a food truck and catering business. When I inspected this property, I found evidence that supports the unit owner's report. This Association's Property Manager was notified, and the landlord/unit owner was also contacted. Security will keep an eye on this unit, and watch for any delivery or food trucks that attempt to enter CV.

**DUMPSTER NEWS-** Appended to this report, please read the two fliers that show the trash pickup schedule and rules regarding garbage and recycle material disposal. It would be very helpful if these fliers could be posted to association bulletin boards. Of note: **Waste Pro does not pick up construction or demolition material for free, and residential dumpsters must not be used for dumping of "C&D" material.**

**SOUTH CANAL PROJECT-** Wallace Surveyors have nearly completed their work along South Canal, but there is one parcel, in back of the PBC Library, which cannot be surveyed because of dense overgrowth and an old fence that parallels the south side of the canal and then crosses it. This parcel will need to be cleared before the survey work can be completed. A land clearing company has been hired to clear this parcel

**CUT FENCE, HAVERHILL ROAD-** On 1/18, one of our roving patrol officers discovered a damaged fence along Haverhill Road/Avon Street, opposite Easthampton C. The wire ties that bind the fence fabric to the post were removed, creating just enough space for "special packages" to be delivered under the fence. "Special packages" means drugs. The fence will be repaired today, and security will keep an eye out for suspicious activity. Our thanks to Platinum S/O John Harris for the sharp eye.

**END OF REPORT**



**SUSSEX C- OWNER OF UNIT #59 PARKED HIS TESLA ACROSS THE FRONT OF THE BUILDING, BETWEEN THE PARKING BUMPERS AND THE FRONT LAWN, THEN WENT TO MIAMI. THIS IS A BLOCKAGE OF A BUILDING EGRESS PATH. NO GOOD. AND VERY ANNOYING. THE**

**UNIT OWNER'S SON WAS CONTACTED, AND THE CAR WAS MOVED BACK INTO A PARKING SPACE.**



**SUSSEX C- IN ORDER TO BE ABLE TO CLOSE HIS FRONT DOOR AND GO TO MIAMI, THIS UNIT OWNER PLUGGED THE FAIRLY HEFTY CAR CHARGING CABLE INTO A VERY SKINNY EXTENSION CORD. THIS WILL CAUSE A FIRE, EITHER AT THE CAR OR INSIDE THE UNIT. THE CORDS WERE UNPLUGGED. THE MATS COVERING THE CORD ARE A TRIP/FALL HAZARD. THIS ASSOCIATION WILL NEED TO WORK WITH THEIR MANAGER AND THEIR ATTORNEY TO PUT A STOP TO THIS DANGEROUS NONSENSE.**





**REFLECTION BAY- THIS IS ONE OF THE HOMELESS ENCAMPMENTS ON THE REFLECTION BAY PROPERTY, LOCATED NEAR THE FAMILY DOLLAR STORE.**





**SOUTHAMPTON SECTION- THIS SECTION OF TEMPORARY CONSTRUCTION FENCE WAS FOUND TO BE PUSHED DOWN BY A CV UNIT OWNER, WHO REPORTED IT TO UCO.**





**SOUTHAMPTON SECTION- THIS PERSON, POSSIBLY HOMELESS, WAS DISCOVERED TO BE ENTERING CV FROM THE VACANT GOLF COURSE PROPERTY. THIS IMAGE WAS CAPTURED BY A HIDDEN "STEALTH CAM". PBSO AND THE OWNER OF THE REFLECTION BAY PROPERTY WERE NOTIFIED, AND PLATINUM SECURITY PERSONNEL ARE WATCHING FOR THIS PERSON. THESE STEALTH CAMS ARE VERY USEFUL FOR WATCHING OVER LOW-TRAFFIC AREAS, AND ARE CHECKED MONTHLY OR AS NEEDED BY OUR SECURITY CONTRACTOR.**



**CAMDEN G- A CV UNIT OWNER REPORTED THAT THIS TRUCK DELIVERED BULK FOOD ITEMS TO THE BACK OF THIS RENTAL UNIT.**





**CAMDEN G- COMMERCIAL STEAM TRAY BINS WERE LAID OUT ALONG THE FRONT WALKWAY OF THE BUILDING. BAD ENOUGH IF A UNIT IS BEING USED TO PREPARE COMMERCIAL FOOD, BUT SOAKING AND SCRUBBING POTS AND PANS OUTSIDE ON THE COMMON ELEMENTS WITH A GARDEN HOSE IS JUST DISGUSTING.**





**STRATFORD SECTION- I SPOTTED THIS VAN ON 1/15. SOMETHING GOING ON HERE.**





**STRATFORD SECTION- I KNEW IT! CONSTRUCTION MATERIAL STUFFED INTO THE DUMPSTER. NOW THERE IS NO ROOM FOR REGULAR TRASH.**





**STRATFORD SECTION- THESE WORKERS REMOVED THEIR JUNK FROM OUR DUMPSTER AND LOADED IT BACK INTO THEIR VAN. THEY WERE FOLLOWED OUT OF CV TO MAKE SURE THAT THEY DIDN'T JUST DUMP INTO A DIFFERENT CV DUMPSTER**



**SOMEWHERE ELSE. STRATFORD IS A FREQUENT “DUMP AND RUN” SPOT.**



Century Village WPB (FL)-#02 Outbound 1 South 26.709168113209795, -80.13365713843108  
1/15/2024 16:06:59 EST

**OKEECHOBEE EXIT- THIS VAN BELONGS TO RAINBOW ROOFING.  
SECURITY WILL STOP THEM AT THE GATES WHEN THEY RETURN.  
CV ASSOCIATIONS AND UNIT OWNERS NEED TO MAKE SURE THAT  
THEIR CONTRACTORS DO NOT PUT CONSTRUCTION AND  
DEMOLITION MATERIAL IN THE DUMPSTERS.**





**CHATHAM C- LARGE PIECES OF GLASS MUST BE PUT INTO THE DUMPSTERS AND BUSTED UP. WASTE PRO WILL NOT PICK UP LARGE PIECES OF GLASS BY HAND, FOR SAFETY REASONS.**





**WALTHAM B- THIS STUFF WAS MISSED BY WASTE PRO ON 1/19. A TRUCK WAS SENT BACK ON 1/20 TO PICK IT UP. BULK TRASH PICKUP HAPPENS ON FRIDAYS. LARGE BULK ITEMS SHOULD NOT BE PUT OUT BEFORE THURSDAY.**





## **CENTURY VILLAGE RESIDENTIAL CONTAINERIZED GARBAGE AND RECYCLING COLLECTION GUIDELINES**

### **SERVICES PROVIDED:**

- **Garbage – 2X/week**
- **Bulk (furniture & appliances) – 1X/week (Friday)**
- **Recycling – 1X/week (Wednesday)**
- **During peak season months (November 1 through April 30) the hauler will provide two (2) times a week recycling collection service at no additional charge**
- **Upon request, an Association may have an extra garbage pick-up (or larger dumpster) each week for an additional monthly fee**

### **IMPORTANT INFORMATION TO KEEP COSTS AS LOW AS POSSIBLE:**

- **Garbage ONLY should be placed into the dumpster**
- **A resident, contractor or handyman must never place construction debris or bulk items in the dumpster**
- **Should you see anyone placing construction debris in a garbage dumpster call your Board representative or Property Manager immediately.**
- **To avoid any collection disruption, all remodeling construction debris (wood concrete, kitchen cabinets etc.) is required to be removed by your contractor or handyman each day. You do not pay for construction debris removal. Waste Pro is not required to remove construction debris..**
- **Yellow Recycling Container - paper and cardboard ONLY**
- **Blue Recycling Container - plastic, aluminum and glass containers ONLY**
- **Bulk items (furniture, appliances, etc.) MUST be placed next to your dumpster on the evening before your scheduled collection service day. Items placed out after the truck services your location on Fridays will not be removed until the following week's bulk collection day.**
- **Bulk trash pickup is limited to three large pieces or two cubic yards weekly.**

**THANK YOU**

**SOLID WASTE AUTHORITY OF PALM BEACH COUNTY**





## **TRASH PICKUP SCHEDULE:**

**Monday and Thursday: Andover, Bedford, Camden, Chatham, Dorchester, Greenbrier, Kent, Kingswood, Northampton, Somerset, Southampton, Sussex, Wellington and Windsor.**

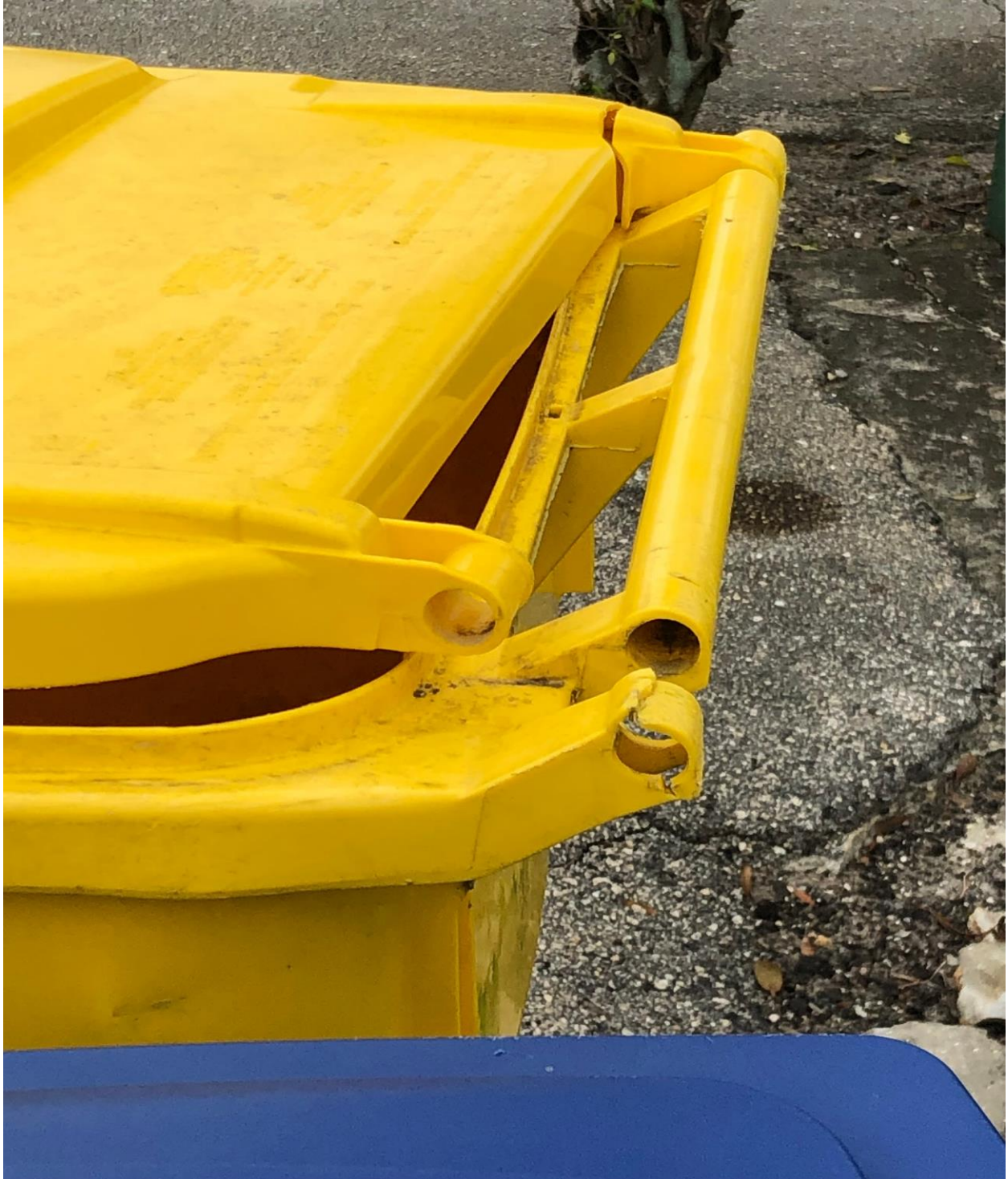
**Tuesday and Friday: Berkshire, Cambridge, Canterbury, Coventry, Dover, Easthampton, Hastings, Norwich, Oxford, Plymouth, Salisbury, Sheffield, Stratford, Waltham.**

**Monday, Thursday and Saturday: Golf's Edge.**

**Bulk Pickup: Friday for all areas. It is not a pleasant sight to see the bulk trash out all week, so please remember to put your bulk trash out late Thursday evening or very early Friday.**

**Recycling: Wednesdays and Saturdays for all areas. Recycling is on Wednesdays only from May to October.**





**CHATHAM T- BUSTED LID, YELLOW Toter. REPORTED IN BY A CV UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO.**





**SALISBURY H- RUSTED OUT DUMPSTER. REPORTED IN BY A CV  
UNIT OWNER. REQUEST FOR REPLACEMENT WAS SENT TO WASTE  
PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO  
[UCOGARBAGE@GMAIL.COM](mailto:UCOGARBAGE@GMAIL.COM).**





**SOUTH CANAL- YIKES! THIS SECTION OF SOUTH CANAL IS IMPENETRABLE JUNGLE, WITH A FIFTY-PLUS YEAR OLD FENCE BURIED WITHIN. THIS SECTION WILL NEED TO BE CLEARED ASAP, SO THAT SURVEY WORK CAN CONTINUE.**





**EASTHAMPTON SECTION- ASSISTANT SECURITY DIRECTOR DAVID VELASQUEZ MAKES A TEMPORARY REPAIR TO THE CUT FENCE OPPOSITE EASTHAMPTON C. BUDGET FENCE AND GATE WILL MAKE A PERMANENT REPAIR TODAY. THERE ARE STEALTH CAMS INSTALLED ALONG THIS FENCE LINE, BUT UNFORTUNATELY NO IMAGES OF THE FENCE VANDAL WERE CAPTURED.**





**SHEFFIELD F- CAR WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT # C-2024-01160015.**



**KENT M- CAR WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01160014.**





**SHEFFIELD A- CAR WITH EXPIRED REGISTRATION TAG. REPORTED IN BY A CV UNIT OWNER. REPORTED TO PBC CODE ENFORCEMENT, COMPLAINT #C-2024-01160013.**