

3/31/2025 COMMUNITY MANAGER'S REPORT

By Donald Foster, LCAM

UCOMAINTENANCE@GMAIL.COM UCOGARBAGE@GMAIL.COM

WWW.UNITEDCIVIC.ORG

NORTH CANAL- UCO is planning for the dredging of the North Canal, which is necessary for flood control. There is one obstacle to getting this job done; UCO does not own the canal. The six parcels that comprise North Canal are currently owned by two long defunct companies, **Century Utilities Inc. and Winky Utilities Inc.** UCO's attorney's approached this long neglected "loose end" by suing the defunct companies for the initial cost of the canal project, which was for land clearing. When the defunct companies did not respond to the lawsuit (surprise!), a summary judgement was awarded to UCO, and UCO then petitioned the Palm Beach County Sheriff's Office to hold a "judicial sale", or auction, which would finally allow UCO to obtain ownership of the North Canal and refurbish this important piece of community infrastructure.

UCO Bylaws require any acquisition of land to be approved by the UCO Executive Board and the UCO Delegate Assembly. On **3/28**, the Executive Board unanimously approved moving forward with this acquisition, and the UCO Delegate Assembly will consider the question at their **4/4** meeting.

UCO PRESIDENT'S MEETING CANCELLED- Next month's UCO President's Meeting, originally scheduled for **4/18**, has been cancelled in observance of Good Friday. UCO President Fausto Fabbro holds these meetings on the third Friday of each month at **Room C of the CV Clubhouse**. All CV unit owners are welcome to attend.

CV WATERWAYS SPRAYING- CV waterways are regularly tested and treated by a licensed contractor, hired by W.P.R.F. At this time of year, with nitrogen and phosphorus heavy reclaimed water entering the waterways and with no rain to dilute it, algae blooms are a concern, which is what the spraying is mostly about now.. Besides turning the waterways kelly green, algae blooms cause mass fish die offs, which is a thing that we try to avoid.

PZB SPECIAL MAGISTRATE- When a PBC Code Enforcement Officer determines that violations exist at a CV unit or building, a **Notice of Violation** is sent to the unit owner or association, which describes the violations and methods to bring the unit or association into compliance with County code. When a unit owner or association fails to come into compliance, the violation is placed on the **PZB Special Magistrate's** docket; violators are liable for fines retroactive to the date the NOV was issued. On the **5/2 Special Magistrate's docket**, two CV units are listed: **214 Greenbrier B** and **145 Stratford K**. These Association Boards should make sure that these unit owners attend this hearing, or contact PZB beforehand to clear up the violations and avoid fines.

NO TRESPASSING SIGNS- Each CV Association board can elect to install no trespassing signage, but it is recommended that code compliant signage, **approved by the Palm Beach County Sheriff's Office**, be installed. These signs are registered with PBSO, and carry the force of law. Applications for PBSO "**NO TRESPASSING**" signs are available at UCO, or send email requests to UCOMAINTENANCE@GMAIL.COM.

PARKING AREAS, TOWING CONTRACTS, SIGNAGE- CV Association Directors should be checking their parking areas for unregistered vehicles, and inoperable or abandoned vehicles. Allowing "bum" cars to be stored on Association property is a County Code violation, and the Association can receive Notices of Violation and possible fines. *Each Association must have a current towing contract and code compliant tow signage.* Towing contracts must be renewed annually. *CV unit owners typically are assigned one parking spot by their Associations.* Additional vehicles, and especially "toys", should not be permanently parked at guest spots, because that often causes visitors to have no place to park, or puts the Association in a position of County code violation. **Blank towing contracts are available at UCO, or can be sent via email by sending a request to UCOMAINTENANCE@GMAIL.COM.**

END OF REPORT



NORTH CANAL, SUSSEX/CANTERBURY SECTION- THIS SUPPLY OF RECLAIMED WATER, FROM PBC WATER UTILITIES, IS NINETY-EIGHT PERCENT POTABLE, BUT IS HEAVY WITH PHOSPHORUS AND NITROGEN, WHICH ARE THE PRIME COMPONENTS OF FERTILIZER. OUR LAWNS LOVE IT, BUT SO DOES AQUATIC ALGAE.



REGULAR TESTING AND SPRAYING KEEPS AQUATIC ALGAE UNDER CONTROL.



CV CLUBHOUSE- UCO VP STEW RICHLAND WAS SWORN INTO OFFICE BY JUDGE JAIME GOODMAN ON 3/23.



CV CLUBHOUSE- NEW MEMBERS OF THE UCO EXECUTIVE BOARD WERE SWORN IN BY JUDGE JAIME GOODMAN ON 3/23.



OKEECHOBEE BOULEVARD PEDESTRIAN ENTRANCE- THIS IS THE ONLY NO TRESPASSING SIGN THAT CAN BE ENFORCED BY PBSO. TO GET AN APPLICATION FOR THESE SIGNS, SEND AN EMAIL REQUEST TO UCOMAINTENANCE@GMAIL.COM.



WEST DRIVE- WHAT'S MISSING IN THIS PICTURE? HINT: IT'S A STOP SIGN. HANDYMAN JOSE NOTICED THIS WHILE DRIVING AROUND CV IN HIS GOLF CART. PROBABLY KNOCKED DOWN BY A VEHICLE.



WEST DRIVE- CODE COMPLIANT STOP SIGN INSTALLED. NICE CATCH JOSE.



WALTHAM SECTION- THESE TWO STREETLIGHTS WERE REPAIRED BY FPL ON 3/24.



WELLINGTON H/J- THIS STREETLIGHT WAS REPAIRED BY FPL ON 3/24.



FAIRWAY STREET- THIS STREETLIGHT, NEAR SOUTHAMPTON A, IS STILL DARK. THE FPL REPAIR TICKET NUMBER IS 45669.



OKEECHOBEE BOULEVARD ENTRANCE- VEHICLES OR VEHICLE/TRAILER COMBINATIONS OVER FORTY FEET LONG ARE NOT PERMITTED TO ENTER CV UNLESS AUTHORIZED IN ADVANCE. THE REASON FOR THIS RULE IS TO KEEP THESE THINGS FROM TEARING UP OUR ROAD EDGES. THESE THREE TRUCKS WERE DENIED ENTRY TO CV LAST WEEK.



**DORCHESTER I- CAR WITH EXPIRED REGISTRATION TAG.
REPORTED TO PBC CODE ENFORCEMENT, #C-2025-03250001.**



PLYMOUTH F- BUSTED YELLOW RECYCLING TOTER. REPORTED IN BY A CV UNIT OWNER. A REQUEST FOR REPLACEMENT WAS SENT TO WASTE PRO. PLEASE SEND BUSTED DUMPSTER REPORTS TO UCOGARBAGE@GMAIL.COM. PICTURES ARE VERY HELPFUL.