



The North Fork News

Fall 2017

I hope that everyone is enjoying autumn now that hurricane season is nearly behind us!

It's been a busy few months for the North Fork Property Owners Association (POA). Although North Fork didn't experience as much damage as some other local communities from Hurricane Irma, we still had to deal with a significant amount of debris removal and some damage to North Fork's street lamps.

The Board worked hard to ensure that North Fork was one of the first private communities in Jupiter to have debris removed. The process for debris removal after Irma was slightly different than other storms, because it was handled by FEMA contractors that required the filing of an application along with the execution of an indemnification

We appreciate everyone's patience throughout the clean up process.

In addition to making post Irma repairs, the POA has also made other improvements to North Fork in the past three months. We replaced the aging entry call boxes at the front gates with a new system and all the lake fountains should now be working properly. Finally, we launched and have partially completed the long-awaited sidewalk and curb repair project.

The POA also selected a new property management company and is working on ways to bring the North Fork community closer together using technology.

Enjoy autumn and best wishes for a Happy Thanksgiving!

Joe Penkala
President, North Fork Board of Directors

Boating Club Affiliation

Although North Fork may not have a marina inside its gates, North Fork's POA recently entered into an arrangement with Jupiter Pointe Boat Club & Marina to provide our homeowners with a preferential membership rate at the Club.

North Fork homeowners are now able to receive a 15% discount on Jupiter Pointe Boat Club memberships. If you'd like more information about Jupiter Pointe, you can visit www.jupiterpointe.com.

Interested residents may also contact Rebecca Rescigno, Jupiter Pointe's membership director at rebecca@jupiterpointe.com or (561) 746-2600. Be sure to identify yourself as a North Fork resident in order to receive the discounted membership rate.

North Fork's POA is also exploring similar potential relationships with local private golf clubs.

Electronic Surveying & Voting

In an attempt to make the governance of the North Fork POA more responsive to the community, the Board of Directors recently voted to approve the use of an online surveying tool. Similar to the solution used by the Town of Jupiter, the North Fork Board of Directors will now be able to survey homeowners electronically and receive feedback on issues affecting the community.

In addition to the survey tool, North Fork's Board is currently evaluating available options for electronic POA voting. In 2015, the Florida legislature voted to allow homeowners associations the ability to adopt online voting provided the software meets state specified requirements. Homeowners are not required to vote online, but are merely given the option to do so.

The North Fork POA hopes to make the voting process more convenient for those homeowners who may be out of town during a vote or whose schedule simply makes it impossible for them to attend future annual meetings.



North Fork Welcomes New Property Management Company

North Fork's Board of Directors recently re-evaluated the community's property management contract. As part of the evaluation process, a three person Board subcommittee was formed that considered five different management companies and provided a recommendation to the entire Board of Directors as to which property management company they felt would be the best fit for North Fork.

In a unanimous vote, the Board selected Capital Realty Advisors (CRA) to be North Fork's new property management company effective December 1, 2017. CRA manages several smaller, upscale private communities to include our neighbors at Cypress Cove, Jupiter Yacht Club, The Sanctuary in Hobe Sound, Steeplechase in Palm Beach Gardens and portions of Jonathan's Landing.

It is the Board's belief that CRA will be best able to provide the personal attention and service North Fork's homeowners deserve.

Road & Sidewalk Project

The sidewalk repair portion of the road, curb and sidewalk project is almost complete. The curb repair portion of the project will begin after Thanksgiving. East Side roads are scheduled to be re-paved in May 2018 and West Side roads are projected to be re-paved in May 2019, so North Fork will have improved sidewalks and all new roads within the next two years. Thank you for your patience as we work to improve North Fork!



North Fork Committee Opportunities

North Fork is always looking for homeowners who have an interest in helping out. If you have interest in learning about or serving on any of the below committees, please contact Joe Penkala at jpenkala@compassstrategies.com:

- Architectural Review Board
- West Side Amenities Committee
- Street Tree & Landscaping Committee
- Community Infrastructure Committee
- Welcoming Committee
- Social & Events Committee

Property Value Update

North Fork's property values continue to rise as inventory remains tight, especially on the West Side. At the time of publication, there are no homes publicly listed for sale on the West Side of the community while the average asking price of the four homes currently listed for sale on the East Side is \$700,225.

No homes on the West Side were sold in the most recent 90 days. Three homes sold on the East Side in the most recent 90 days with sales prices of \$220.44/sq. ft., \$210.43/sq. ft. and 181.61/sq. ft.

Thanks again for all you do to ensure that North Fork's property values remain strong.



Pictured above are Ava Lewman, Evelyn Scheid and Veronica Scheid

NORTH FORK SERVING OTHERS

While many of us spent the past few weeks cleaning up after Hurricane Irma, some younger residents of our community were doing their part to help others impacted by Irma.

Several children in the neighborhood set up a lemonade stand to raise funds for the Stand Up Foundation's "Conch Aid" relief program helping residents of the Keys impacted by Irma. A total of \$151 was raised with all proceeds going to the Foundation.

A special thanks goes to Cathy Scheid who helped organize the kids and to all the North Fork residents who contributed to the effort!

Annual Meeting & Election of Directors

North Fork's annual meeting of the owners and election of directors will be held on December 13, 2017 at 6:00PM at the Jupiter Community Center, Meeting Rooms #165 B & C, 200 Military Trail, Jupiter. Four of the seven board positions are up for election.

Please join us in welcoming our new North Fork homeowners!

Steve and Nikki Dewsnap
106 North River Drive East

Craig & Linda Eastwood
147 Victorian Lane

Jeffrey and Karen Donofrio
102 Georgian Circle

Lonnie & Barbara Hand
132 North River Drive East

Brian and Nina Bowden
171 North River Drive East

Joseph & Rosina Schimek
160 North River Drive East

Phillip & Anne Ivins
117 North River Drive East

REMINDER: North Fork's declarations, rules and regulations and Architectural Review Board (ARB) guidelines can be found at www.NorthForkPOA.org.

Please remember to consult the ARB guidelines before making any addition, improvement or change to your property. If you have any questions about the ARB guidelines, you can contact North Fork's ARB chairman, Joe Stoeckle at josephstoeckle@gmail.com.

Dan Perez stepped down as president of the North Fork Property Owners Association on August 18th but will remain on the Board of Directors.

The Board would like to thank Dan for his time and hard work while serving as president.

North Fork Board of Directors

President: Joe Penkala jpenkala@compasstrategies.com

Vice President: Cliff Danley clifforddanley@bellsouth.net

Treasurer: Marilyn Mull tigermull@aol.com

Secretary: Bruce Green pbjkh@comcast.net

Director: Dan Perez danjperez@comcast.net

Director: Ryan Chihowiak skahowiak@hotmail.com

Director: Martin Hamburg mhamburg@att.net

DID YOU KNOW...

North Fork's lakes are managed by the South Florida Water Management District?