



Above: The entrance gate to the west side of North Fork.

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The North Fork News

IT'S BACK! THE NORTH FORK NEWSLETTER

CLIFF'S NOTES

As part of the Board's commitment to keep the homeowners apprised of what is going on, I felt we needed to resurrect the community newspaper. The 2016 version will be called simply:

'The North Fork News.'

We will mail it to each homeowner and post it on our website Northforkpoa.org. Since we are off to a late start we will be sending the newsletter out quarterly after this initial offering.

All of the volunteer Board members and ARB members are working diligently to maintain the property values in North Fork.

The Board is committed to doing the best they can for North Fork and we realize that things are not always done as fast as some would like them to be but spending homeowners money requires due diligence and discussion. Many of the projects we are

discussing have been around for years. With four new Board members the learning curve is steep but trust that we are getting up to date as fast as we can.

In closing, we welcome your ideas to improve our community and I urge you to use our website www.Northforkpoa.org. If you have not filled out the form that gives us the right to contact you by email, please do so as it is the fastest way for us to communicate with you and keep you informed.

See you around the neighborhood!

Cliff Danley

President

North Fork Board of Directors

DID YOU KNOW?

John Palace's Master Plan of North Fork was realized and approved in 1989. Part of his vision was to plant hundreds of oak trees throughout the community reminiscent of a Southern Low Country Plantation.

Photo Right: The oak trees of North Fork.



ARCHITECTURAL REVIEW BOARD

The purpose of the ARB is to protect the community lifestyle environment and enhance the property values of individual homeowners in North Fork. To that end, the ARB was established to review and evaluate all new construction alterations, modifications or changes to existing properties including landscaping.

An ARB application form shall be submitted prior to any work commencing. The ARB application form can be found on our website at: www.northforkpoa.org

As volunteers, the members of the ARB are working hard to preserve the high standards of our community and need your support to serve on this very important committee.

Photo Right: the Lake on the west side of North Fork.

The 2016 ARB members are:

Joe Stoeckle, Chairman
josephstoeckle@gmail.com
Marc Kleisley
marc.kleisley@gmail.com
Keith Ward
keith-ward@comcast.net
Martin Hamburg
mhamburg@mjmassocllc.com
John Huempfner
jhuempfner@aol.com

Please thank your ARB members the next time you see one of them in the neighborhood!



WELCOME TO OUR NEW NEIGHBORS!

Stephen Land (AKA Reno), Lacy, Taylor (6) Emily (2) moved into the east side of North Fork in February. They were born and raised in Middletown, Ohio but moved here from Virginia. The Land's are a military family. Their favorite thing about North Fork is the beautiful entrance. The most interesting place they have lived is Germany. (Although Reno might say Iraq or Afghanistan.) Their favorite sports teams are the Buckeyes (O- H!) Bengals, and Redlegs (Cincinnati Reds). The Land's love to explore and have fun with outdoor activities. Welcome the Land's to North Fork!!!

New to the neighborhood? Don't be shy! Email a board member to let us know of your arrival.

OTHER IMPORTANT UPDATES FROM THE BOARD ...

Treasurer

The Board hired Fred Dulas as our CPA in February. Once his review is done everyone will be notified. You may then request a copy of the review from Campbell Management if you so choose. The review is projected to be completed by June 30.

2015 approved Reserve Expenditures that were completed in 2016 include approximately \$30,000 to replace the gate operators and approximately \$27,000 for landscaping along North Fork Drive, East and West gate entrances and all of the cul de sacs. These improvements reduced our Reserves by approximately \$57,000 leaving \$373,809 (as of March 31, 2016) before this year's contribution of \$64,500.

Please note that the Board will be asking all residents to vote for an audit of our 2016 finances at the annual meeting.

Town of Jupiter Grant Application

Earlier this year, the Board submitted a grant application to the Town of Jupiter to hopefully receive up to \$5,000 toward the removal of exotic vegetation from our community. The great news is we received notice of an award for \$4,222! Thank you to the 35 homeowners who took the time to respond to the Board's requests for support on this project!

Sidewalks

Sidewalks have been cut in many areas on the East side and due diligence is being done for us to assess the possibility of sidewalk replacement and how the oak trees fit into this process. We will keep you

informed as more information and costs become available.

Pressure Cleaning

The annual community pressure cleaning will be done. A date has not been set as yet but you will be notified.

Informational Signs

New informational signs have been purchased and will be used not only for the posting of meetings but also used more frequently as reminders for various events.

Fountains

The fountains and all lights are being looked at to determine our best course of action to make sure they work consistently.

Administrative Items

As part of our ongoing process, the Board is going through the Practices and Procedures for the delinquent maintenance letters (which you already received), the ARB Forms and Procedures and the Violation letters and Procedures. Also North Fork Rules and Regulations are being reviewed as well. The purpose of these reviews are twofold. One is to clarify and let every homeowner know what is expected from these areas. Secondly, to review and bring these Rules and Regulations up to date with what is relevant to the community in today's environment.

Dues Reminder

Dues and ADT payments are due July 1st.

2016 BOARD OF DIRECTORS

President	Cliff Danley	clifforddanley@Bellsouth.net
Vice President	Ryan Cihowiak	skahowiak@Hotmail.com
Treasurer	Marilyn Mull	tigermull@AOL.com
Secretary	Bruce Green	pbjkhgreen@Comcast.net
Director	Nora Palladino	rijncp@Comcast.net
Director	Kitty Dorman	Kdorman@AOL.com
Director	Brandy Kraker	Kraker5@Bellsouth.net



NORTH FORK PROPERTY OWNER'S ASSOCIATION

www.northforkpoa.org

ATTN: KIMBERLY
KIMBROUGH

KIMK@CAMPBELLPROPERTY.COM

401 Maplewood Drive, Suite 23
Jupiter, FL 33458
Phone: 561-203-7910 Fax: 561-277-2481

OFFICE HOURS: M-F 9AM-5PM

COMMUNICATIONS

Not receiving emails from the Property Association? You're missing out! Go to the North Fork Property Owner's Association website www.northforkpoa.org and complete the authorization form.

Alternatively, you can check the Nextdoor site at: www.northforkjupiter.nextdoor.com. Nextdoor offers real-time communication with your neighbors. *Note that Nextdoor is not an official site of the Board nor should it be viewed as such.*

WELCOME PACKET

The Board has updated our Welcome Packet to assist new neighbors. This packet will be personally presented by a Board Member to each new homeowner shortly after they move in. The Board members will avail themselves for direction and questions from the new homeowner. The packet consists of:

Welcome letter	2016 BOD/email addresses	Management information
ADT and Comcast information	Gate entrance information	Homeowners update form
APB Project approval application	North Fork Rules and Regs	North Fork POA website

