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## **WINTER 2009 NEWSLETTER**

### **ADMINISTRATOR CHANGE**

We are sorry to report that our friend and administrator, Sharon Ryan, passed away on November 17, 2009. Sharon was a loyal and committed member of our team and remained strong-willed, courageous and determined throughout her struggle with cancer. Her son told us that the Jamaica Beach homeowners' association work propelled Sharon to keep going strong during her last months. Sharon cared deeply for this community and was especially enthusiastic about the new beautification projects. If you would like to remember her in a special way, her son suggested that you consider donating to the JB homeowners' association beautification fund in Sharon's memory.

We are happy to announce that **Sandy Denby** has agreed to be our new administrator. Since moving to Jamaica Beach, Sandy has become a constant in our community. You might know her through her volunteer work at the Fire Department or her presence at any of the many community gatherings she attends. Or you might just see her zipping around on her golf cart.

Sandy's previous management and administrative work experience, her dedication as a former board member and her enthusiasm and Jamaica Beach spirit will be huge assets to us. She worked closely with Sharon so comes with an extensive working knowledge of the day-to-day duties. We are very lucky to have Sandy and hope you will join us in a warm welcome as our

new administrator. Sandy can be reached at [jbichoa@yahoo.com](mailto:jbichoa@yahoo.com) or at 409-737-9850.

### **ASSESSMENTS**

Your annual assessment and return envelope are enclosed with this Newsletter. To avoid paying late fees, please remit within 30 days. For non-payments, liens will be filed against the property in July. Because the assessments are extraordinarily low and inadequate to maintain and improve our community, we ask that you make a personally significant donation to the general fund or the beautification fund.

Donations to the general fund are used for deed restriction enforcement, mowing and maintenance of numerous common areas, and planting and maintaining beautification projects. Donations to the beautification fund are restricted to beautification projects.

### **EMAIL ADDRESSES**

In order to be able to communicate quickly and efficiently with property owners, it is critical that we have your email addresses on our distribution list. Please complete and send that information with your 2010 assessment payment.

### **YOUR HOMEOWNERS' ASSOCIATION AT WORK**

Your assessments are being used to fund the following programs—community beautification, aesthetically pleasing community signage, deed restriction enforcement and general maintenance of

certain common areas. Below is a report for each of these programs.

### ***Community Beautification***

As we reported at mid-year, the Board has embarked on an ambitious multi-year beautification plan that began with plantings in the Buccaneer esplanade near the mailboxes. If you haven't seen the plantings, please drive by and take a look. Although a great improvement now, when the plantings mature next spring, we believe it will be beautiful.

Thanks go to the City of Jamaica Beach for installing a water meter for the irrigation system. This will insure that all plantings can be easily maintained.

The Buccaneer esplanade beautification project cost just over \$15,000 to complete. That funded the installation of an automatic irrigation system, trimming and removal of all dead vegetation and palm tree fronds, and the cost of buying, planting and mulching of over 100 dwarf oleanders, 75 knockout roses, and 80 New Zealand flax and native grasses. A special thanks goes to Robert Minter for the design and installation and especially to the following property owners who donated a total of \$2,520 to the beautification fund to assist in underwriting this project:

#### **Anonymous donor**

**Janet & Eddie Burke, Jr.**

**Kimberly & Charles Gavaletz**

**Billie & Mel Corolla**

**Diane & Dennis Deer**

**T. H. Dinerstein**

**Jana & John Fedorko**

**Lisa & Vance Green, Jr.**

**Red Griffin**

**Danelle & William Laughlin**

**Mary & Larry Peterson**

**Jimmie D. Pruett**

**Jenny & George Pullen**

**Margaret Lloyd & Robert Randolph**

**Sandy Schmidt**

**Janice & Thomas White**

**Susan & Larry Zapalac**

Our primary 2010 project will be the beautification of FM 3005. We will be working with the city leaders, the Texas Department of Transportation, and FM 3005 property

owners to accomplish palm tree, oleander plantings and watering on both sides of the road. Our ultimate vision is for FM 3005 to be a tree and oleander-lined road to welcome residents and visitors alike.

This is a big project and will take time, money and a coordinated team to complete. We hope you will help---to assure that the FM 3005 Green project is thoughtfully designed, easy to maintain and beautiful to view, send checks to the JBIC at 5198 Jamaica Beach, Galveston, TX 77554 and indicate that your gift should be used for Jamaica Beach beautification. Tell us if you want to remain anonymous. Unless you do, we will recognize your generous gift in the next newsletter.

We are developing a master list of other areas to improve in our city. If you have suggestions, please let us know.

***Garbage can storage.*** We are getting complaints that empty garbage cans are being left to be blown/strewn around lots or into the street. Unless it is garbage pick-up day, please keep your garbage cans stored so they are not visible by your neighbors.

### ***Community Signage***

Soon we will erect aesthetically pleasing welcome signs on FM 3005 at the east and west entrances to the city. The signs will be eight feet tall and nine feet wide and will be made out of composite materials. The Board received several bids and chose the one that will result in the most attractive to view and easiest to maintain over time. We had hoped to have the signs erected by year-end but are still waiting for TxDOT's approval of the sign placement before we can have them built. We are meeting with a TxDOT representative on December 16 so hope to have the signs built and erected within a month of that meeting.

We are also working on adding the JB Homeowners' Association to the sign at City Hall and improving the sign for the Beachcomber Subdivision on the beach side of the city.

### ***Deed Restriction Enforcement***

The Deed Restrictions grant the homeowners' association the duty and the right to require

the upkeep of properties. Because of the devastation of Hurricane Ike, the homeowners' association relaxed the enforcement of deed restrictions to allow ample time for cleaning up and rebuilding. The Board has now reactivated its deed restriction enforcement efforts, and we are seeing great progress especially with general clean up and mowing. However, below we have listed a few common violations that need to be remedied. If you are in violation and have not received a letter from us, you should be receiving one soon so please become familiar with the restrictions.

A complete set of Jamaica Beach deed restrictions, by section, can be found at [www.jamaicabeach.org](http://www.jamaicabeach.org). If you are uncertain whether you are in compliance, please feel free to call or email us.

We sometimes forget that each of us agreed to these restrictions when we purchased property in Jamaica Beach. Also please remember that the homeowners' association has no power to grant variances to the deed restrictions.

***Lots may be used for single-family residences only, not for storage of boats, trailers or other items.*** We have noticed that many vacant lots are being used to store boats, trailers, campers, wave runners, non-operable vehicles and other miscellaneous equipment. This type of storage is a violation of the provision that mandates single-family residential use only. The only exception is for boats and boat trailers which may be parked ***behind the building setback lines only on lots with an existing single-family home.*** Even if there is a home erected on the lot, the boat/trailer may not be permanently parked in the street or the driveway unless it is parked behind the setback line. Please review your particular situation and cure any violations you have.

***Lots must be kept in an attractive and healthy manner.*** Many lots are not being regularly maintained. This causes a devaluation of your neighbors' property, a general degradation of the community, and if not remedied, will attract rats and mosquitoes.

Please be a good neighbor---mow your grass, trim and remove your dead vegetation and store your home equipment behind the building setback lines and in an attractive manner.

If you need help, please call or email us, and we can help you find a contractor or will add you to the voluntary vacant lot mowing program at a cost of \$300 per year beginning in 2010. The previous annual charge of \$297.27 has been raised to \$300.00 due to an increased cost to us. If you would like to participate in this voluntary program, you may send your \$300 check to the homeowners' association at the address above. If, however, vacant lot owners are put on the forced mowing program, the cost will be more than the voluntary mowing program.

***"For Sale" and "For Lease" signs are the only signs allowed on residential lots.***

The deed restrictions prohibit all signs on residential lots unless the homeowners' association gives written permission to the contrary. To date, we have given written permission for any property owner to erect two "For Sale" signs, one located on the street side of the lot and one located on the canal or back side of the lot as long as each sign is no larger than 37" X 24". For short-term rental properties, one "For Lease" sign may be directly attached to the street side of the house if it's no larger than 12" X 18".

***Maintenance of Common Areas***

A point of confusion has been who maintains the common areas in the city. In cooperation with the city, we have developed a list of all the common areas—those maintained by the city and those maintained by the homeowners' association. Soon these will be posted on the web site. In the meantime, if you have complaints or questions, please let us know.

***HOA or City Issue?***

In addition to the maintenance of common areas, there are other issues that we receive complaints or comments about that the City of Jamaica Beach is responsible for, thus we have no control over except to pass along your concerns.

For example, the City is responsible for

water, sewer and drainage issues, street/road maintenance, drainage ditches, garbage services, police protection and street flooding. If you have concerns about these issues, please contact John Brick, the city administrator: [jbrick@ci.jamaicabeach.tx.us](mailto:jbrick@ci.jamaicabeach.tx.us).

On the other hand, the homeowners association enforces your deed restrictions and improves the appearance of the community through general maintenance and beautification or other improvement projects. The overlap is the maintenance of the common areas – the city does some and we do some.

In the past, we have issued building permits but are currently working with the city to eliminate the need for dual permitting. We hope to have this resolved soon.

We do strive to have a positive working relationship with the city staff and elected officials. We are one community and are all working to make Jamaica Beach a better place to live, work and play.

### ***Web Site Under Construction***

We are in the process of a complete reconstruction of our web site so please be patient during the construction phase. We hope to be up and running by the first of the year if not before. In addition to the deed restrictions that are already posted, we plan to post the minutes of our meetings, our current and future projects, a deed restriction complaint form, and other helpful links and information.

### ***We need your help!***

Thank you for keeping our property values strong, and our community healthy and attractive. If you have complaints about a Jamaica Beach residential property, soon you will be able to go to our web site at [www.jamaicabeach.org](http://www.jamaicabeach.org), fill out the complaint form and send to one of us. We will investigate and take action on your concerns while not revealing your identity. Until then, feel free to contact any one of us listed at the end of this newsletter.

### ***Board Vacancies***

We have two vacant board seats with unexpired terms ending in July 2010. There will be an election to fill those seats unless there are only two candidates interested in running (in which case, no election will be required).

We plan to make appointments to fill the two vacant seats. If you are a property owner in Jamaica Beach and are interested in being appointed to fill one of these vacancies, please contact us at [jbichoa@yahoo.com](mailto:jbichoa@yahoo.com), or you may contact any of the board members listed at the end of this newsletter. We are especially interested in appointing property owners who are full-time residents since we now have only one full-time resident on the board.

### **MEETING/CONTACT INFORMATION**

We meet at City Hall at 9:00 a.m. on the 4<sup>th</sup> Saturday of every month. These meetings are open to the public, and we receive public comments at the end of every agenda so please come to give us your suggestions or concerns, or simply to find out more about what we are doing to improve the Jamaica Beach community.

If you need help with anything, you can always contact us at [jbichoa@yahoo.com](mailto:jbichoa@yahoo.com). While we are bound by the limits of the Deed Restrictions, we will do whatever we can to help resolve any issue that is brought to us.

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**Board Chairman:** Al Galli  
Architectural Committee Chairman  
[algalli49@yahoo.com](mailto:algalli49@yahoo.com)  
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**Board Vice Chairman:** Steve Kendziera  
Deed Restriction Committee Chairman  
[stevekendziera@sbcglobal.net](mailto:stevekendziera@sbcglobal.net)  
713-503-5860

**Board Secretary/Treasurer:**  
Margaret Lloyd  
Beautification Committee Chair  
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