



P.O. Box 5198
Galveston, Texas 77554
Website: Jamaicabeach.org

JUNE 2009 NEWLETTER

Since Hurricane Ike our Jamaica Beach community has come together to start to rebuild. Reconstruction has been slow for some and slower for others. We still have homeowners that need help with their properties. To assist you with reconstruction we are reviewing some of the Deed Restrictions later in the Newsletter.

If your house is severely damaged and has not yet been scheduled for demolition, please post no trespassing signs, put up barricades or tape so that people don't get hurt on your property.

If you need help please contact Sharon Ryan.

CONTRACTOR LIST

The JBIC can provide you with an updated contractor list. Please contact Sharon Ryan.

ADDRESS CHANGES AND ASSESSMENTS

Please let us know if your address has changed. We have had several returns to our last mail out. If we do not have your current mailing information, it is difficult for us to contact you. If you have not yet paid your 2009 Assessment, please do so at once. Liens are filed against the property in July.

POLICE DEPARTMENT

Crime has increased in the Village according to our police department. In an effort to help the police department, the JBIC has purchased a new digital camera system to replace the old system. Our Police Chief has requested that if any homeowner has any concern to call the police department. If it is not an emergency, please call the non-emergency number **409-737-1800**.

PARK DEPARTMENT

Hurricane Ike severely damaged our park pavilion. A group of our resident contractors donated their time to help the park department restore the pavilion and the park. The JBIC donated \$2,500.00 by way of gift certificates at the Jamaica Beach Hardware, Island Appliance and Galveston Wholesale Building Materials for supplies and fixtures. This work was finished in time for the annual fundraiser on May 23rd.

JAMAICA BEACH BEAUTIFICATION PROGRAM

We have recently heard from many of you that our community needs sprucing up, and we couldn't agree more. Therefore we are starting a JBIC fund that will be restricted to beautification projects. Our plan is

to begin with the entrance esplanade on Buccaneer Drive where the mailboxes are located. We are happy to report that the city has graciously volunteered to install a water meter for irrigation and that JBIC will pay for the monthly water usage. This will insure that whatever planting we do can be maintained. We plan a beautiful, low maintenance area that we envision will ultimately serve as a community "pocket park". As you probably know, our annual assessments are not sufficient to effectively enforce deed restriction violations, administer the architectural control committee and plant and maintain common areas but each one is part of the JBIC mission and benefits our property values and quality of life. Therefore we ask that you donate to the JBIC Beautification Fund to assure that the Buccaneer Drive esplanade project and future common area projects are thoughtfully designed, easy to maintain and beautiful to view. To participate, send checks to the JBIC at 5198 Jamaica Beach, Galveston, TX 77554 and indicate that your gift should be used for beautification. Also tell us if you want to remain anonymous. Unless you do, we'd like to recognize your generous gift in the next newsletter. In advance, we thank you for your help in making Jamaica Beach more beautiful!

LAWN MAINTENANCE AND PALM TREE MAINTENANCE AND DEBRIS REMOVAL

We have been very successful in securing more vacant lot owners to participate in the low-cost lawn-mowing program this season. We still have somewhat of a problem with property owners that are not maintaining their properties with regard to grass mowing and general overall upkeep of trees and plants. Under the Deed Restrictions each property owner is responsible for maintaining their property. All owners are responsible for mowing their lots to the curb or through the ditch. If you have contracted with a lawn mowing service, you should advise them of this.

Grass needs to be mowed on a continuous basis. When the grass is not mowed, rodents of various kinds reside in the tall grass, and eventually make their way into the neighbor's houses. This is also a breeding ground for mosquitoes. As this is one of the major areas of complaints, and in an effort to stem the complaints and bring property owners in compliance, the Board determined to put the offending property owners on a forced mowing program and charge them back for this service. If the fee is not paid, a lien will be filed upon the property. The Deed Restrictions gives the J.B.I.C. the duty and the right to mandate the upkeep of properties.

If vacant lot owners are put on the forced mowing program, the cost will be more than the voluntary mowing program. If you are a property owner and want to get scheduled under the lawn-mowing program voluntarily, the cost is \$297.27 per year. If you would like to participate, you may send your check to the J.B.I.C. at the address above.

If you have clippings of any palm trees, or plant material, please be advised that you cannot just dump it in front of your house and expect the trash collection people to take it. They will not do it and then it sits there and dries out and becomes blight on the neighborhood. All palm leaves/tree branches, etc. must be bundled up in bundles and left at the curb for the trash collection people. There are scheduled large item days where they pick this refuse up. If you have a landscaping service trimming your tall plants or palms, you might want to have them take the clippings with them as part of their contract

For those property owners that have their property on the market for sale, you should make arrangements with your listing agent to have the property maintained on a regular basis.

Please be advised that construction debris is no longer being picked up at curbside. If you have any construction debris you will need to make arrangements to have it hauled off. Please advise any contractors working on your property that the debris must be removed as part of their contracts.

PERMITS AND DEED RESTRICTION INFORMATION

We all share in the responsibility to maintain our properties in good condition and appearance and to abide by the Deed Restrictions of our Sections and the City Ordinances.

In an effort to keep our community maintained in a manner that all property owners can be proud, and to sustain the property values of all properties, we are going to be working closely with the City administration to insure that homeowners are meeting their obligations under the Deed Restrictions and the Ordinances of Jamaica Beach.

The Deed Restrictions state that owners or occupants of all lots in the subdivision (section) shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner, and shall in no event use any lot for storage of material and equipment except for normal residential requirements or permit the accumulation of garbage, trash or rubbish of any kind thereon. All residences and other buildings must be kept in good repair, and must be painted when necessary to preserve the attractiveness thereof.

While we realize that we do have a substantial number of out of town owners, it is still the responsibility of the owners to keep their properties in sound, attractive condition.

The lots in Jamaica Beach, under the Deed Restrictions, are to be used for single- family housing, not storage of vehicles, equipment, boats, trailers, etc. as set forth above. We seem to have a lot of non-operable vehicles, boat trailers and various equipment stored on properties.

Any vehicles, boats, trailers, etc. placed on the property must be within the setback lines as stated in your Deed Restrictions for your Section and must be operable and have current stickers.

SETBACK LINES

Please be advised that not all setback lines are the same. They vary from Section to Section and in some instances lot by lot. There are times that the setback lines in the Deed Restrictions are stricter than that of the City Ordinances. The Deed Restrictions take precedence in this area. Under the Deed Restrictions, you are not allowed to build, store or park anything in the setback areas of your property.

If you do not have a copy of your Deed Restrictions, please advise the J.B.I.C. and one will be furnished to you. If you have any questions, please contact the J.B.I.C.

PERMITS AND CONSTRUCTION

Remember that construction requires a permit from the J.B.I.C. in addition to the City. There are times that the Deed Restrictions are more stringent. It is not the City's responsibility to tell you that. You should know this if you read your Deed Restrictions. Some construction does not require a permit from JBIC, but may require a permit from the City. If you are planning any building, repairs, remodeling, installation of pools, fences, etc. **ALWAYS** submit your requests to the J.B.I.C. first. This will save you a lot of time and energy if it is not allowed under the Deed Restrictions.

CLARIFICATION ON REBUILDING/BUILDING ON GROUND FLOOR

There has been a lot of confusion on what can be rebuilt downstairs after the hurricane. Through the years a lot of homeowners have made many improvements to their downstairs areas that they did not

get permits for at the time and that were not allowed, either under the Deed Restrictions or the City Ordinances. Now that rebuilding has started they are faced with the fact that they are not being allowed to rebuild what was there. There are some properties that are "grand fathered". What this means is that some homes were built before April of 1971 and can keep their living area at the ground level.

If you have a question regarding the date that your house was first on the tax rolls with an improvement value, you may go to the County Courthouse in Galveston on 21st Street. You go to the second floor to the tax records department and have them look it up for you. If you have this information and your house was in fact on the tax rolls in 1972 or earlier you can provide this information to the JBIC and the City and it is possible that you would be able to obtain permits based on the tax roll information. If it was not on the tax rolls, you will not be allowed to build back. There are no exceptions. Some of the major issues are electrical, water heaters, washer/dryer connections, bathrooms and bedrooms.

Another area to remember is that lots in Jamaica Beach are permitted for single-family dwellings only. You are not allowed to build out your downstairs and turn it into an apartment for rental. This is not allowed in the Deed Restrictions or in the City Ordinances. This is an area that if you try to get a permit for one thing and then build something else, the work must be torn out and it will just be an unnecessary expense. All walls downstairs must be either breakaway walls in a VE Zone or have flood vents/louvers in an AE Zone. There are no exceptions.

One of the main reasons for the strict compliance with these Deed Restrictions and the City's Flood Hazard Prevention Ordinance is that if the City does not enforce the Flood Ordinance the City jeopardizes the City's participation in the National Flood Insurance Program.

CONTACT INFORMATION

If you need help with anything please contact us. If you have any suggestions to share please let us know. 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.

Please continue to contact any Board member if you have an issue that you would like to have resolved.

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