

Franklin News

The Official Newsletter of the Franklin Farms Homeowners Association

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How to keep your driveway & sidewalk mildew free While keeping your budget down

by Ronald Simon-Menéndez
FFHOA President

Tired of driveways and sidewalks covered with dark mildew? They actually make your property look old and un-kept. The most common solution in our neighborhood, besides not doing anything, is pressure cleaning. What most homeowners do not know is that there is better solution, bleach.

To pressure clean a driveway and sidewalk most homeowners pay either \$100.00 to \$250.00 for someone to do it, or they do it themselves. To do it yourself you either own or rent a pressure washer, plus gasoline, oil, even detergents in some occasions, and most expensive of all, time. It takes between 4 to 6 hours to pressure clean the area in front of your home. Then, if you own your pressure cleaner, then you have to store it for six month until the next cleaning. Yes, on the average, you have to pressure clean the area twice a year.

For those homeowners like me, low in time and not wanting to spend a small fortune in keeping my driveway and sidewalk looking like new, there is bleach. Yes, plain, old Clorox bleach. The real benefit is that unlike pressure cleaning, bleach actually kills the mold and the area will remain clean for a much longer amount of time, usually an average of a year and a half, versus six months.

All you really need is bleach, a sprayer and clothes that you do not mind getting ruined in case you get bleach on you. The real surprise is the cost.

- A box with 3 containers of bleach at SAM'S warehouse... about \$6.50
- A sprayer with a hand pump at Lowe's about... \$9.99
- The time it takes to spray the cement... approximately 30 minutes
- The new look of your driveway and sidewalk... PRICELESS!



It takes between 4 to 6 hours to pressure clean the area in front of your home.

Of course you need to follow some common sense rules:

- You need to pay special attention at maintaining the spraying area away from plants and grass. If your grass edge gets burn, do not worry, it will grow again.
- The bleach smell might last for a couple of days.
- Always wear safety eye glasses
- Keep bleach away from your skin
- Do not spray on windy days
- Bleach expires within 3 month after your purchase, use it as soon as possible
- You do not wash down the driveway and sidewalk, the sun does the hard work. Like magic, your cement area will look like new!
- Make sure you completely rinse the sprayer after each use, bleach weakens rubber and plastic, so if you also flush the sprayer with clean water, the sprayer will last you a very long time.

The use of bleach for cleaning our driveways and sidewalks is definitely an easy way of maintaining our property looking great and yet very inexpensive. Best of all, it can be done in less than 30 minutes.

Just one more note, you are responsible for maintaining your sidewalk clean and mildew free. If someone slips on your sidewalk and injures themselves due to the accumulation of slippery mildew, you as the homeowner will be held responsible by law and will have to cover any law suits and medical expenses suffered by the individual.

FFHOA Board begins reconstruction projects after Hurricane Wilma

FFHOA Board of Directors has begun the repairs to the common areas damaged by Hurricane Wilma, specifically the swale areas along Miramar Boulevard. The repairs are going by stages, consequently the sprinkler pump together with the sprinkler system has been repaired, truck loads of fresh dirt spread and new sod has been replanted. Among the repairs pending are new landscaping, new signs, lights, and repair and add additional electrical connections.

The Board of Directors would like at this time to encourage all our homeowners to do the same to their

properties. Even though a lot of our homeowners have fixed their homes and properties, we still have a lot of homeowners that have done little if anything at all to repair and beautify their properties. We are one community, Franklin Farms!

The Architectural Control Committee will be conducting walk-throughs to remind those homeowners that they need to step-up their repairs to their home. Remember, that even our summer storms can have strong winds that can lift debris, down fences and lose shingles that could cause damage to your neighbor's property.

New Homeowners

Welcome to our Community

<u>Address</u>	<u>Buyer</u>
9341 Belaire	Myrtell Moore - \$370,000
9300 Chelsea	Errol & Joan Allen \$352,000
2261 Dunhill	Darrell Payne - \$355,000
2340 Dunhill	Oswaldo Saez - \$375,000

Exterior changes and modifications

Any exterior change to your property, (house & lot) must be approved by the Architectural Control Committee, (ACC). An ACC change request form is available from our WEB Site, www.ffhoa.com or call **954-435-9729**.

Includes new roofs and fences!

New roofs and fences need ACC Approval.
www.ffhoa.com

Commercial vehicles

The following applies: Commercial or commercial type vehicles, Motor Homes, Boats, City vehicles, Campers and Trailers are not allowed, unless they can be placed in your garage or in your yard behind fencing that prohibits view from the public and adjacent neighbors. Unlicensed or inoperative vehicles must be placed in your garage. Vehicle repairs cannot be performed in your driveway or street, (flat tire excepted). Any major vehicle maintenance must be performed at a licensed repair shop.

Vehicle Repairs

Reminder! Only emergency repairs to vehicles are allowed on your property. All other repairs and / or maintenance, including oil changes and radiator coolant flushes, should be done at a licensed repair shop.

Services received by our homeowners*

Air Conditioning Service: Air Comfort Mechanical 954-981-6171

Exterminator: Orkin Pest Control. Ryan Sjoblom, Orkin Area Representative. Special discount for FFHOA; office 954-428-0370, cell 801-668-5320

Fencing: D&R Fencing, Darrell at 954-445-8560

Lawn Service: E. Jones. 786-390-9195
M&R Landscaping 786-487-3160

Plumbing: Manny Barbadaes. 305-525-1870

Roofing: P & H Roofing 954-987-2095
Paul Bange Roofing 954-981-7663

Sears Part Department: 800-366-7278

Sod by the pallet: Pop's Nursery. 2807 N. University Drive 954-432-7302. They deliver!

Stump grinding: Responsible Landscaping, Nelson 954-986-1677

Sprinkler & sod: Joe D. at 954-966-0000, free estimates.

Tiles: Gregory Tile & Marble 305-776-7519

Tree Pruning: Responsible Landscaping: Including stump grinning, 954-986-1677 & 305-623-0607 Ask for Nelson.

Nero's Custom Cut Tree: FFHOA special prices starting at \$25.00 depending on tree. Free estimates: 1-786-385-6794 ask for James Nero. Licensed and Insured.

**This list is not an endorsement and by no means is this list intended to be a recommendation by the Board of Directors nor by me, it is just a fulfillment of requests of some of the homeowners for contacts of reliable contractors and service providers in our neighborhood.*

If you had reliable services done to your home and would like to share it with your neighbors, please email the information to rsimon17@aol.com or call 954-437-7789 and leave the information for our next issue.

“Ask Lori...Parrish on Appraisal” Understanding “Save Our Homes”

Broward County Property Appraiser Lori Parrish Answers
Your Questions...

“Locked Into Your House Because of Save Our Homes?”
Dear Lori,

I was glad to read the Winter-Spring 2006 newsletter and the proposed amendment for “Portability” of Save Our Homes. If this goes through, it will make it possible for people with growing families to upgrade their homes and not be penalized by the skyrocketing cost of real estate. What can I do to help? S. Bustamante, Broward County, FL

Our office supports adopting a new constitutional amendment allowing homesteaded owners to move their sheltered SOH value from one primary residence to the next one within the same county under a governmental “local option.” This concept is named “Portability.” Broward State Representative Tim Ryan and State Senator Skip Campbell have introduced one version (HB 239/SB 384), allowing this property tax savings measure to become a reality.

If you sell your home at current market rates and buy a new home, today’s higher property values will likely cause your annual property tax bill to double, triple or quadruple even if you buy a comparable or smaller residence nearby. That fact alone causes many of us to stay put – financially “locked” in our homes – because we cannot afford the high property taxes if we move.

Rust Removal for Sale

\$6.00 per gallon

Call Denise @

954-435-9729

FFHOA members only!

Rust removal procedure

Brand Name - Aqua Rust

Concentration formula - mix half and half with water to make two gallons.

Most effective use is from a sprayer. Will remove rust stains caused by your sprinkler system instantly.

Above price is our cost price!

Tallahassee Approves Increased Accountability for Property Appraisers!

Dear Lori:

Thank you for supporting “portability” of Save Our Homes. While our family was disappointed to learn that Tallahassee politicians killed property tax reform this year, we would like to learn more about your 2006 Legislative Package. Did any of your legislative proposals become law?

L.B., Margate, Florida

Florida Property Appraisers are currently subject to very little oversight. This is how, for example, a former Broward County Property Appraiser was able to ignore Florida Law requiring physical inspections of all properties every three years – allowing most properties to languish with 12 – 15 years between inspections. Because of that failure, some people didn’t have to pay any taxes on buildings not assessed on the tax roll...while you were paying more to make up the difference.

This is the reason why I asked Miami Dade County State Senator Alex Diaz de la Portilla and Broward County State Representative Jack Seiler to ensure this never happens again. We joined together to support a new law (SB490 and HB 979) requiring that the Florida Department of Revenue notify the Mayors and County Commissions when audits of the 67 county Property Appraisers are available for all taxpayers to see.

We are please to announce that the Governor agreed with this common sense reform and signed our measure into law. Beginning July 1st, 2006 all Florida Property Appraiser audits will now become truly “public documents” for the County Commissions and local taxpayers to review. Past audits of the Broward County Property Appraiser’s Office often found procedural, statistical and analytical errors that were never made public. If you would like to learn more about our 2006 State Legislative Package, and check the status of these and other new state laws, please visit our website at www.bcpa.net and click the “legislation” menu option. **Lori Parrish**

If you have any questions for Lori, please call her office at 954-445-5732, or write her at the Broward County Property Appraiser’s Office, 115 South Andrews Avenue, Room 11, Fort Lauderdale, Florida 33301

**City permits
are required
for all roof repairs!**

Franklin News

Phone numbers to remember

FFHOA Board of Directors

President: Ronald Simon
954-437-7789

Vice-President: Beverly Adams
954-450-1232

Secretary / Treasurer: Denise Glaser
954-435-9729

Directors: Thomas Benard
954-437-0265

Keith Davis
954-432-2909
ACC - Chairperson

Nuisance Complains

Barking dogs, lose dogs and dogs without a leash, loud music, parking problems, etc.
Call the Mirimar Police Department directly at:
954-602-4000

General local numbers

Emergency	911
Miramar Police Dept. Non-Emergency	954-602-4000
Broward Sheriff Dispatch	954-765-4321
Miramar Fire Dept. Non-Emergency	954-438-1277
Miramar General Information	954-602-3000
Mayor & Commission Off.	954-602-3130
City Manager	954-602-3114
City Clerk	954-602-3011
Code Enforcement	954-602-3174
Public Works	954-704-4431
Utility Billing	954-602-3038
Community Services Take care of Parks	954-602-3167
Help Line	954-602-4357

New Address for City of Miramar:
City Hall Town Center
2300 Civic Center Place
Miramar, Florida
Corner of Miramar Blvd and Hiatus Rd.

Classified

Babysitter Service: Mercedes Lemus: Will care for infants and up, call for more information 754-204-4363

Mary Kay cosmetics and the original Tahitian Noni:
Margaret Robinson, 9540 Chelsea Drive, 954-432-4440

If you want to announce in our newsletter, contact us by calling 954-435-9729 or sending an e-mail to rsimon17@aol.com

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