

**SARATOGA BAY HOMEOWNERS ASSOCIATION, INC.**

**P.O.BOX 220486**

**West Palm Beach, FL 33422**

**Updated NOVEMBER 2024**

**Website:** [www.saratogabay.com](http://www.saratogabay.com)

On behalf of the Saratoga Bay Homeowners Association Inc. and the Board of Directors, we welcome you to our community. Congratulations on your new home!

Please take the time to read through the Governing Documents which are posted on our website. All homeowners have access to the Association documents through our link to The General Ledger. Our website, [www.saratogabay.com](http://www.saratogabay.com), contains valuable information regarding the community, as well as contact information for our Board Members and Committee Chairpersons. In addition to our website, we have compiled the following information to assist you and hope that you will find this information both informative and helpful. Please take a few minutes to visit and familiarize yourself with these resources.

If you have any further questions or require additional information, please do not hesitate to contact a Board Member or a Committee Member.

Whether you are a full time resident or seasonal resident, we welcome you to the Saratoga Bay community! We know you will find that this is a beautiful neighborhood and a great place to live.

## **SARATOGA BAY HOMEOWNERS ASSOCIATION, INC. INFORMATIONAL BOOKLET**

**Website:** [www.saratogabay.com](http://www.saratogabay.com)

Please visit Saratoga Bay's website for interesting information about your community. On the website you will find access to the governing documents, Board meeting minutes, financials, and other pertinent homeowner information.

### **QUARTERLY HOA FEE:**

Bills are sent quarterly to each homeowner's mailing address/or email as requested and they are due the FIRST day of January, April, July and October.

Payments are made to The General Ledger. (PAYHOA)

### **QUARTERLY HOA FEE INCLUDES:**

1. Garbage Removal (including yard waste and large items).
2. Monthly Water and Sewerage.
3. Xfinity/Comcast High Speed Internet and Basic Cable TV, (see additional information below).
4. Landscape Services – Maintenance to trees, mowing, trimming, lawn and shrub pest control, fertilization/weed control, and irrigation of all areas of the community as well the front yards of each single family home. All areas of the backyard (beyond the metal gate) are the responsibility of each homeowner to maintain. Be considerate of your neighbors when planting in your backyard. Certain trees are not allowed due to possible damage by storms to your property as well as your neighbors. Consult with Landscape Committee for approval.
5. Roofs are pressure cleaned every two years.
6. Sidewalk and driveways are pressure cleaned every year.

### **SECURITY SYSTEM ALARM MONITORING** can be provided by:

ALARM PARTNERS. [www.alarmpartners.com](http://www.alarmpartners.com)

- Each home was originally equipped with a security system. If you find that your alarm is not working, needs service or you would like to upgrade or add additional services, you can contact ALARM PARTNERS at 1-800-330-5056 to schedule a service call. This is not part of your maintenance fee, so you may select other vendors for your security needs. All costs associated with monitoring, service, upgrades or additional items are the responsibility of each homeowner.
- If you plan to use your alarm system, it is required by the City of West Palm Beach to obtain a yearly alarm permit. [www.wpb.org/government/police-department/alarm-permits-and-ordinance-information](http://www.wpb.org/government/police-department/alarm-permits-and-ordinance-information)

### **XFINITY/COMCASTSERVICES:**

- Each home receives BLAST-speed internet, one digital box, and two digital additional smaller boxes. The channel package is the very basic listing, however, upgrade are available for additional fees, such as premium channels.
- The main box can be a Bluetooth box or wired. The homeowner may select the box with 150 hours of DVR or opt to have the wireless box with 150 hours on the cloud.

- There are two wireless internet hotspots in the community. One is at the guard house; the other is by the bench at the lake on the North side of the community.
- The basic channels do include HD options for those with newer smart televisions, Comcast will provide a high speed modem, but the homeowner may chose to use their own. Any other ancillary services are the responsibility of the homeowner. Contact Xfinity/Comcast to establish service.

### **FRONT ENTRANCE GATE ACCESS:**

- The front entrance gate is operated by remote control. Remotes are available to purchase for a fee \$25.00 per remote. Please use the [CONTACT FORM ON OUR WEBSITE](#) to purchase. Keys to the sidewalk gate are also available a no cost.
- There is a Keypad Kiosk at the front gate for visitors, contractors, etc. Please use the [CONTACT FORM ON OUR WEBSITE](#) to have your name and phone number that will be used to contact you when someone is at the gate.
- In order to keep our community safe, the directory can be used to find your name, for all vendors such as Repair Contractors, Uber, Delivery, Door Dash, etc. When they find your name in the directory, the assigned phone (which you provided) will ring. You will then be able to talk to the person and then PRESS THE NUMBER 11 AND THE GATE WILL OPEN.
- The quarterly access code is assigned and mailed to each Homeowner with their Homeowners Association bill. It is a 4 umber, Residents and family members only should use this code. They can access keypad to enter the code.
- A permanent code has been used for Landscapers, Housekeepers, Pool Cleaners, Newspaper Deliveries, etc...Please use the [CONTACT FORM ON OUR WEBSITE](#) to get that code.

### **MAILBOX:**

- If the previous owner does not furnish you with mailbox keys, please use the [CONTACT FORM ON OUR WEBSITE](#).

### **GARBAGE REMOVAL AND RECYCLING:**

- Garbage is defined as household refuse and is to be placed in plastic bags and placed inside the container supplied by the City of West Palm Beach. Only trash in the container will be picked up. Garbage pickup is on MONDAY AND THURSDAY OF EACH WEEK. (excluding some holidays) The container must be placed curbside the night before or by 6:00 a.m. on the day of pick up.
- Bulk/Large Items and Yard Clippings will be picked up on THURSDAYS ONLY and should be placed on the road, close to the grass no earlier than Wednesday. PLEASE DO NOT PLACE SUCH ITEMS ON THE GRASS as the equipment used to pick up these items will dig up the grass.
- Recycling- Solid Waste Authority provides each home with a Yellow Bin for newspapers and

magazines and a Blue Bin for plastic bottles, cans and glass bottles. Recycling is picked up on THURSDAYS.

- Please return all containers to either the garage or out of sight after pickup.

## **PRESSURE CLEANING:**

Each roof will be periodically pressure cleaned, at the expense of the Association. The front sidewalk, including the walkway to the back metal gate of each home, the driveway and the gutters will be periodically cleaned at the expense of the Association. Homeowners may pressure clean at any other additional time at their own expense.

## **RECREATION FACILITIES WITH THE VILLAGES:**

As a resident of Saratoga Bay, you are entitled to use the facilities located at Faircloth Park on Saratoga Road, Perini Park on Cumberland Drive and Shiloh Park on Shiloh Drive. These facilities include a pool, tennis courts, pickle ball courts and recreation areas. You will need to obtain a PASS at Perini Park, which is located on Cumberland Drive. A copy of your Warranty Deed or Executed Lease Agreement, as well as photo ID., will be required.

## **ASSOCIATION MEETINGS:**

MEETING SCHEDULES ARE LISTED ON OUR WEBSITE. An email will be sent to all homeowners as a reminder of the date and location of each meeting. Homeowners are welcome to attend and may speak on AGENDA ITEMS ONLY. If you have a suggestion or concern, please use the [CONTACT FORM ON OUR WEBSITE](#) prior to the scheduled meeting.

## **LOCAL SERVICES:**

FPL	1-561-697-8000	<a href="http://www.fpl.com">www.fpl.com</a>
AT&T	1-800-288-2020	<a href="http://www.att.com">www.att.com</a>
Xfinity /Comcast	1-800-934-6489	<a href="http://www.xfinity.com">www.xfinity.com</a>
Alarm Partners	1-800-330-5056	<a href="http://www.alarmpartners.com">www.alarmpartners.com</a>
WPB Trash Collection	1-561-822-2017	<a href="http://www.wpb.org/government/public-works/sanitation/residential">www.wpb.org/government/public-works/sanitation/residential</a>
Solid Waste Authority	1-866-639-2467	<a href="http://www.swa.org">www.swa.org</a>
Police(nonemergency)	1-561-822-1900	<a href="http://www.wpb.org/government/police-department/department-overview">www.wpb.org/government/police-department/department-overview</a>
Fire(nonemergency)	1-561-833-0811	<a href="http://www.wpb.org/government/fire-department">www.wpb.org/government/fire-department</a>
City of West Palm Beach	1-561-822-2222	<a href="http://www.wpb.org">www.wpb.org</a>
Palm Beach Animal Control	1-561-233-1200	<a href="http://www.discover.pbcgov.org/publicsafety/animalcare/Pages/Services.aspx">www.discover.pbcgov.org/publicsafety/animalcare/Pages/Services.aspx</a>

***VILLAGES of PALM BEACH***  
***LAKESPROPERTYOWNERSASSOCIATI***  
***ON,INC.***

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**Email:[villagespoa@gmail.com](mailto:villagespoa@gmail.com)**

The Villages of Palm Beach Lakes Property Owners Association is an umbrella association, serving all associations within The Villages of Palm Beach Lakes. The Property Owners Association is responsible for maintaining the medians and recreational facilities within The Villages. Each member of each association is assessed through their individual association to cover the cost of said maintenance.

There are three parks within The Villages that are available to each resident. Listed below is a brief description of each park along with their location.

**FAIRCLOTH PARK**- This Park features four lighted tennis courts, four racquetball courts, as well as a sand volleyball court. Here you will discover the jogging trail, kiddie's pool and a 148,000-gallon swimming pool.

This park is located at 3031 Shiloh Drive. Park Hours are 8:00 am to 9:00 pm daily. Pool Hours are 9:00 am until Dusk daily. The Pool is closed until Noon on Tuesdays.

The Faircloth Meeting Room is reserved every afternoon and evening for the Homeowners Association meetings. Each Association has a repeated scheduled date monthly. Because of the full schedule, we are unable to accommodate any changes.

**PERINI PARK**- This Park is located in the middle of the Villages and is our greatest asset. It features a 172,000-gallon swimming pool; kiddie's pool and children's play area where neighbors gather. There are picnic tables with charcoal grills available on a first come, first served basis. A sand volleyball court, eight lighted tennis courts, four racquetball courts and an all purpose field will certainly please our active residents! Pickle ball courts have been added in 2024.

This park is located at 2900 Cumberland Drive. The Park Hours are 8:00 am to 9:00 pm daily. The Pool Hours are 8:00 am until Dusk daily. The pool is closed until Noon on Wednesdays.

**STAMFORD PARK**-Being the smallest park, it still has plenty to offer! Featuring an adult pool, kiddie's pool, two tennis courts, volleyball, bocce ball and a multi-purpose playing field. Stamford Park is a peaceful country setting with a small picnic area for quiet relaxation.

This park is located at 1200 Saratoga Road. Park Hours are 8:00 am to 5:00 pm daily. Pool Hours are 9:00 am to 5:00 pm daily with hours extended until 7:00 pm during the summer months.

As a resident of The Villages of Palm Beach Lakes, you are entitled to the use of all these facilities. Membership, however, is a privilege, which may be revoked for failure to obey all park rules and regulations! Recreation pass and picture I.D. is required at all times. Ask your Park Attendant for details!

**A 1,422-ACRE COMMUNITY IN THE HEART OF WEST PALM BEACH**