



JBIC Homeowners' Association
P.O. Box 5198
Galveston, Texas 77554
Website: www.jamaicabeach.org
Email: jbichoa@yahoo.com
Telephone: 409-737-9850

FALL 2010 NEWSLETTER

2011 Assessments Due and a Little More Please

2011 assessments and donations: You should have recently received an invoice to pay your 2011 mandatory annual assessment that is due no later than January 31, 2011. As part of that invoice, we are asking for additional voluntary donations to assist in funding daily operations, deed restriction enforcement and special improvements in the community. We must ask for additional donations since our assessments are insufficient to properly enforce the deed restrictions and improve the community. In fact your 2010 donations helped fund many special projects. To see photos of what we accomplished last year and to read about our future plans, please go to: www.jamaicabeach.org/projects. In addition, for a summary of 2010 projects, please read "JBIC 2010 Wrap-Up" included in this newsletter.

Thank you for your 2009/2010

donations: As reported in the previous newsletter, we are delighted to have received over \$13,000 in 2009/2010 donations (over and above the annual assessment): \$5,585 to the general fund and \$7,757 to the beautification fund. We had hoped to include a list of the previous donors in this newsletter but, happily, the list became too long to print here so we have added it to our web site project page. To view the list of generous donors, please go to www.jamaicabeach.org/projects and click on the link at the end of the first paragraph.

Approximately 25% of all property owners made additional donations. **A HUGE THANKS TO EACH AND EVERY ONE OF YOU!!**

If you want to donate, send a check to the address at the top of this newsletter. If you have not received an assessment letter and invoice, please contact Terry at jbichoa@yahoo.com.

JBIC/Jamaica Beach Proud 2010 Wrap-Up

Your 2010 assessments were used to fund community beautification, aesthetically pleasing community signage, deed restriction enforcement and general maintenance of certain common areas. A more detailed update (with photos) appears on the web site at www.jamaicabeach.org/projects. In addition to the cost of general maintenance, administration and deed restriction enforcement, a brief update/list of additional projects is included below:

Beautification:

1. Buccaneer Esplanade: The JBIC planted oleanders, knockout roses and other grasses in the buccaneer esplanade adjacent to the mailboxes; and we added an automatic water system to maintain the plantings. Cost approximately \$15,000.

2. Other public improvements: We funded the purchase of plants and water

installment in partnership with a few residents led by Ginger Jones on Curlew. They initiated improvements to an open public space at the intersection of Curlew and Flamingo. They agreed to take care of the future maintenance of this neighborhood amenity. Cost approximately \$1700.

3. Gateway 3005--plans and approvals:

The JBIC partially funded the drawings for the tree and oleander plantings planned to begin in 2011 along 3005. Mark McDaniel, owner of McDaniel Construction Company and property owner in Jamaica Beach, generously donated the balance by drawing the plans for us. With these plans, we secured approval from TxDOT to plant oleanders on the land-side of the north and south sides of the 3005 ROW. In the next month or two, we will be talking to the business owners, property owners and homeowners about adding a row of palms behind the oleanders. Cost for plans and survey approximately \$600.

Signage:

1. Welcome: The JBIC funded the design and erection of two attractive "welcome" signs along with some landscaping on the east and west ends of the city on the 3005 TxDOT right of way. Cost approximately \$11,400.

2. City Hall: The JBIC funded the refurbishment of the sign at City Hall—cost approximately \$1,600.

3. Beachcomber: The JBIC funded the refurbishment of the sign and esplanade hardscaping for the Beachcomber Estates Subdivision located on the beach side of the city. Cost approximately \$3,000.

Channel markers: The JBIC funded the replacement of 2 pilings, all the markers and the lighting in the channel that connects us to Galveston Bay. Cost approximately \$6500.

√ Good neighbor checklist

The Greek poet, Hesiod, said that a bad neighbor is a misfortune as much as a good one is a great blessing. How would your neighbor describe you?

The deed restrictions require that we keep

our lots in a healthful, sanitary and attractive manner, and that we keep our homes, fences and storage areas in good repair and paint as needed to preserve our home's attractiveness. The restrictions are designed not only to maintain a high quality of life for each one of us but also to strengthen property values for the community as a whole.

We encourage you to take stock of your property and ask yourself if you would like to live next door or across the street from your lot or home. We hope you will join us in a pledge---let's maintain our properties in such a way to be a blessing rather than a misfortune to our neighbors.

√ Below is a **good neighbor checklist** of some things you can do to be a Jamaica Beach Proud neighbor:

1. Regularly--keep your grass mowed;
2. At least twice/year, trim your trees and remove all dead limbs and other dead vegetation, and remember to bundle palm fronds and limbs and either tie or bag them. The garbage collectors will not pick up limbs that are not tied or bagged.
3. Regularly de-clutter--discard or store all unsightly items that are visible to your neighbors;
4. Always store your boat or trailer behind the front building set-back line;
5. Always store your garbage and garbage cans so they won't blow in the street. If you have to leave, either securely bag your garbage and take it to the street or use your cans but ask someone to carry the empty cans back to safe storage;
6. Always maintain your home and fence—repair and paint as needed;
7. Always maintain your bulkhead; rebuild or replace, if needed;
8. If you store your boat in a canal, secure it inside your slip;
9. Never litter the streets or canals;

10. Never shine bright night lights that will disturb your neighbors;
11. Never allow loud parties to disturb the neighbors;
12. Always keep your dogs contained behind a fence or inside and pick up and dispose of their waste whether on your property or elsewhere; and
13. If you own rental property, maintain it as if you lived there.

By maintaining our individual properties, we will improve our streets, our neighborhoods and our community at large. In other words, we will become a great blessing to our neighbors. We hope you will be Jamaica Beach Proud and join our pledge to do better.

Complaints about a property?

Thank you for keeping our property values strong and our community healthy and attractive. If you have complaints about a Jamaica Beach residential property, go to the deed restrictions page of the JBIC web site at 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**. Also free to contact any one of us listed at the end of this newsletter.

Welcome to our new Administrator and Board Member

Administrator change: We are sorry to report that our friend and administrator, Sandy Denby, resigned as of December 15, 2010. Sandy remains a loyal and committed member of the Jamaica Beach Proud team, and we wish her well in her new ventures.

We are happy to announce that one of our full-time residents, Terry Trieu, has agreed to be our new part-time administrator. Terry's previous management and administrative work experience and her Jamaica Beach spirit will be valuable to the JBIC and the community at large. She is working closely with Sandy and the board members for a smooth transition. We are very lucky to have Terry and hope you will join us in extending a warm welcome to her. She can be reached by email at

jbichoa@yahoo.com or by phone at 409-737-9850.

Board Member: Tina Fincher recently joined us as the newest JBIC Board Member. Tina's background in marketing and advertising and her commitment to a quality community is a perfect combination to assist in our work. Tina filled the only vacant position on the Board. Because there were three candidates for three board positions, the bylaws did not require an election this year. Mel Corolla and Margaret Lloyd, previous board members, continued to hold the other two positions.

If you have questions for any of the board members, please use the contact information at the end of this newsletter to reach us.

City of Jamaica Beach Briefs

If you have any questions about city issues, please contact John Brick, City Manager, at jbrick@ci.jamaicabeach.tx.us.

Damaged Houses Update

Five damaged houses on the beach have been demolished and removed. The damaged house on Bob Smith has been demolished and removed. The City continues to notify other owners of damaged houses to begin their removal.

Water Tower

The construction of the Water Reservoir is progressing. The top storage area is scheduled to be installed after the first of the year.

Jamaica Cove Road Improvements

Jamaica Cove Road improvements have been completed. Drainage is much improved for that area. Along with the Jamaica Cove Road project additional streets and areas in the City were paved. Thank you Galveston County for providing funds for these projects.

Jamaica Beach Road Improvements

Early next year the City will be soliciting bids for the Jamaica Beach Road project. This project will raise the western portion of Jamaica Beach Road and provide improved drainage along the road.

Drainage Study

A citywide drainage study has been completed. Early next year the City will solicit bids to provide better drainage throughout the entire City.

Services

AT&T has installed equipment in the City to offer their U-Verse system to our residents.

The City of Jamaica Beach now offers payment of your water bill by Online Services with a convenience fee. Please check the Jamaica Beach website, Water Department, Online Utility Payment.

House numbers. It's critical that the police officers, firemen and other emergency workers be able to locate you. If you don't have numbers on your home, please add them.

Emergency notification. The city has a hurricane/emergency notification system that you can sign up to participate in. All you need to do is log into the city's website and sign up for the program at:
<http://www.ci.jamaicabeach.tx.us/emergency.htm>.

City Council Meetings. The city council members meet at 6:00 p.m. on the first and third Mondays of each month. The first Monday is a workshop, and you can speak on any subject by signing up before the meeting begins. The third Monday is the regular meeting, and you may speak on any posted agenda item if you sign up before the meeting begins. ***If you want to speak at a city council meeting, contact the city secretary at 409-737-1142.***

JBIC MEETINGS AND CONTACT INFORMATION

The JBIC homeowner's association board meets at City Hall at 9:00 a.m. on the 4th Saturday of every month. If you need help with anything, you can always contact Terry Trieu at 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.

Administrator: Terry Trieu
jbichoa@yahoo.com
409-737-9850

Board Chairman: Al Galli
Architectural Committee Chairman
algalli49@yahoo.com
409-737-4539

Board Vice-Chairman: Steve Kendziera
Deed Restriction Committee Chairman
stevekendziera@sbcglobal.net
713-503-5860

Board Member: Margaret Lloyd
Beautification Committee Chair
margaretlloyd@sbcglobal.net
713-898-2819

Board Treasurer: Mel Corolla
melcorolla@comcast.net
409-539-5010

Board Secretary: Tina Fincher
tina.fincher@yahoo.com
713-851-3232