



**JBIC Homeowners' Association**  
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## **SPRING 2010 NEWSLETTER**

### **ANNUAL MEMBER MEETING NOTICE**

The JBIC homeowners' association annual member meeting will be held at 9:00 a.m. on Saturday July 24 at City Hall. This is an opportunity to hear about what the board has been working on and what we plan to do in the coming year, see old friends, meet new friends, and give your ideas of how Jamaica Beach can become an even better community. And it is the forum for members to voice any concerns you may have. We hope to see you there!

### **BOARD CANDIDATE QUALIFICATIONS & DEADLINE**

There are three JBIC homeowners' association board positions open this year-- one position is currently vacant and Directors Margaret Lloyd and Mel Corolla whose terms are expiring in August hold the other two. If no more than three candidates apply to fill these three positions, no election is required by the bylaws; if more than three candidates apply, an election is required. If there is an election, the bylaws require ballots to be mailed to each property owner in time for them to be completed and returned (postmarked) by July 31.

The bylaws require that each director be a property owner in good standing (current on maintenance fees), and prohibit the mayor, council member or city employee from serving as a board member.

The Board of Directors has direct management of the Improvement

Committee's responsibilities and serving on the Board requires some time and effort. The Board meets on the fourth Saturday of the month for regular meetings and at other times for executive meetings called by the Chairman. If you are interested in becoming a candidate, the bylaws require that you give a **written response** and provide your name, mailing address, telephone number, property description, and a resume of your qualifications.

**Candidate deadline: Friday June 18** you must deliver your written response to the JBIC drop box downstairs (and outside) at city hall, mail your response to P.O. Box 5198, Galveston, TX 77554, or email your response to Sandy Denby at [jbichoa@yahoo.com](mailto:jbichoa@yahoo.com). If you have any questions, Sandy can be reached at 409-737-9850.

### **"JAMAICA BEACH PROUD" CAMPAIGN IS LAUNCHED!**

We are excited to announce a brand new initiative--the "Jamaica Beach Proud" campaign, a partnership among the City of Jamaica Beach, the JBIC homeowners' association, the Jamaica Jane's, and the Jamaica Beach Park Board. The steering committee of The "Jamaica Beach Proud" campaign wants this to be an inspiring challenge for each one of us. By improving our properties, our streets, our neighborhoods and our community, we will be changing our world.

The vision is to make the City of Jamaica Beach a clean, clutter-free, beautiful city; to promote the city by cleaning up Jamaica Beach's public streets and common areas, beautifying our park, creating more open green spaces, planting street trees, creating a pride of place and celebrating the diversity and friendliness of the people. The long-term goal is to improve the quality of life for every Jamaica Beach resident, property owner and visitor. This campaign supports economic development that enhances existing businesses and encourages the establishment of future businesses.

Become a believer and active participant in the Jamaica Beach Proud campaign. It's for everyone who lives or owns property in the city---kids, teenagers and adults. We hope you will be Jamaica Beach Proud and join the fun!

We have established four committees that you can serve on. If you want to establish a new committee, please contact the JBIC and the steering committee will consider your request. This is a work in progress that we can improve along the way. The committees are:

#### ***Jamaica Beach Clean Proud Committee***

chaired by the Jamaica Jane's. This committee will be in charge of organizing Cleanup Days in the City of Jamaica. The Cleanups will include encouraging each of us to clean up and de-clutter our own property as well as cleaning up common areas, the beach, and the canals.

#### ***Jamaica Beach Proud to be Beautiful Committee***

chaired by a JBIC board member. This committee will be in charge of new, long-term beautification projects of our common areas, streets and esplanades including the planting of palm trees along our major thoroughfares.

#### ***Jamaica Beach Street Proud Committee***

chaired by a JBIC board member. This committee will be in charge of keeping each street clean and attractive. The committee will appoint a volunteer street captain to lead the effort for each street and to be the liaison between the committee, the property owners on their street, and the city or the JBIC. Projects will include assisting with proper garbage containment, dead tree and

shrub removal, regular grass mowing and education about deed restrictions.

#### ***Jamaica Beach Park Proud Committee***

co-chaired by members of the Park Board. This committee will be in charge of making and keeping the city park cleaner, more beautiful and more usable. Projects will include an annual tree or native/adaptive shrub and grass planting. The committee may also organize a community garden including securing arborists, master gardeners and other experts to speak to groups in the Park. The committee will organize Jamaica Beach Park Proud days each year. The Proud Park days will include educational and fun family activities.

American anthropologist Margaret Mead once said, "*Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has.*" **Help improve our city by becoming a participant in the Jamaica Beach Proud Campaign. Join one of these committees by emailing us at [jbichoa@yahoo.com](mailto:jbichoa@yahoo.com).**

#### **Reminders and requests**

***Rental properties.*** We have received numerous complaints about renters who are not acting as courteous neighbors and violate laws or deed restrictions.

We ask that all property owners and rental companies post a list of rules in every rental home that includes the following:

1. No littering on the properties, streets, or canals.
2. Carefully bag all garbage and securely tie the bags; leave at the curb for pick up.
3. No loud parties at unreasonable hours.
4. Be respectful to your neighbors. This is a single-family neighborhood.

We also encourage you to call the police and report illegal conduct or unruly behavior. If this becomes a regular occurrence, please let the JBIC know so we can contact the property owner and try to help cure the problem.

***Remove dead trees and shrubs.*** Many of us have been waiting to see if our Ike-damaged trees and shrubs would come back. Please do not wait any longer--if they haven't come back by now, they are dead.

Please remove all dead shrubs and trees. If you need assistance with finding a contractor to help you, call or email Sandy Denby.

**Store your garbage cans.** We continue to receive complaints that empty garbage cans are being left at the street to be blown around lots or into the street. Please keep your garbage cans stored so they are not visible by your neighbors.

If you leave town, please either securely bag your garbage and leave at the street for pick-up or make arrangements with your neighbor to move your empty garbage can to a secure place on your property.

Also 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.

### **Thank You to Jamaica Beach Proud Generous Donors!**

We are delighted to report that we received nearly \$13,000 in additional donations over and above the annual assessment--\$5,500 to the general fund and \$7,407 to the beautification fund (\$375.00 in honor of Sharon Ryan). **THANK YOU for kicking off the Jamaica Beach Proud Campaign!!!**

We will include a list of all donors in the final 2010 newsletter. Donations to the general fund are used for deed restriction enforcement, mowing and maintenance of numerous common areas, and planting/maintaining beautification projects. Donations to the beautification fund are restricted to beautification projects. If you want to donate, send a check to the address at the top of this newsletter. If you have not paid your assessment or never received a bill, please contact Sandy at [jbichoa@yahoo.com](mailto:jbichoa@yahoo.com).

### **JBIC Progress Report**

Your assessments are being used to fund community beautification, aesthetically pleasing community signage, deed restriction enforcement and general maintenance of certain common areas. A brief update is below.

### **Beautification and Signage**

**Buccaneer Esplanade:** Last Fall, we planted oleanders, knock-out roses and other grasses in the buccaneer esplanade. If you haven't seen the plantings, please drive by and take a look. Although a great improvement now, when the plantings mature, it will prove to be even more beautiful.

**3005 plantings:** The drawings are back for the tree and oleander plantings along 3005. Thanks to Mark McDaniel of McDaniel Construction Company for donating his time and expertise to kick off this project with a first-class survey and tree/oleander layout. Soon we will be talking to the business owners, property owners and homeowners along both sides of 3005. We hope they will be excited about helping with the Jamaica Beach Proud 3005 Gateway project.

**Small public area improvements.** A few residents, led by Ginger Jones on Curlew, have taken the initiative to improve an open public space at the intersection of Curlew and Flamingo. The JBIC was happy to partner with these Jamaica Beach Proud residents to pay for the initial plantings in exchange for their agreement to water and maintain the plantings. This is a partnership that works! If you have a public area on your street that you would like to improve, please contact us and we will provide you with information on how to successfully partner with us. Remember that we will only participate on plantings on public, not private, property.

**Signage update:** We finally received TxDOT's approval to erect two attractive "welcome" signs on the east and west ends of the city on the 3005 TxDOT right of way. Unless the current water line construction delays us on the east side, both signs should be erected in the next month. Thanks to JBIC board member Steve Kendziera for his hard work on seeing this project to the bitter end and to the city for its speedy approval of the agreement once we received the OK from TxDOT.

We are also working on refurbishing the sign at City Hall and the sign for the Beachcomber Estates Subdivision on the beach side of the city. These should be completed in the next month or two.

**Channel markers:** We are working to replace the signing, lighting and one piling to the channel that connects us to the Bay. Thanks to new board member, Mel Corolla, for heading up this project!

### **Deed Restriction Enforcement Progress**

The JBIC board members have reviewed the entire community and have been sending violation letters as necessary. We thank those of you who have already corrected violations, and we encourage those still in violation to come into compliance so further action won't be required. We need everyone's cooperation to make Jamaica Beach a proud and beautiful community.

As a reminder, when you bought your property, you agreed to abide by the Deed Restrictions. The deed restrictions grant the JBIC homeowners' association the duty and the right to require the upkeep of residential properties. And, unlike a city, we have no power to grant exceptions or variances.

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. Here are some common issues that need to be resolved.

1. Vacant lots may not be used for storage of anything, including boats, trailers, campers, wave runners, inoperable vehicles, smokers or other items. Lots may only be used for single-family residential living.
2. If you have a home on your lot, you may store your boats and boat trailers behind the front building setback lines. Your boat/trailer may not be permanently parked in the street or the driveway unless it is parked behind the front building setback line.
3. Lots must be mowed and kept in an attractive, uncluttered and healthy manner.
4. No signs other than small "For Sale" and "For Lease" signs are allowed on any lot. The deed restrictions prohibit all signs unless the homeowners' association gives written permission to the contrary. We have given written permission for a 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". We also allow political candidate signs to be erected from 45 days before until 4 days after the election.

### **Jamaica Jane's Yard of the Month**

Congratulations go to the 2010 Jamaica Jane's "yard of the month" winners. You might see the "Yard of the Month" sign as you drive through the city. These neighbors should inspire each of us to embrace the spirit of the Jamaica Beach Proud campaign. The Jamaica Jane's are women residents who socially network and engage in interesting community projects and programs. If you think you want to become a Jamaica Jane, contact Pam Graham at 409-737-9590.

### **City of Jamaica Beach Briefs**

Beginning this issue, we will be including a city column that will include general information and updates on projects the Mayor and City Council have approved for implementation by the City Manager and staff. If you have any questions about city issues, please contact John Brick, City Manager, at [jbrick@ci.jamaicabeach.tx.us](mailto:jbrick@ci.jamaicabeach.tx.us).

**Happy Birthday to Us!!!** The City of Jamaica Beach turns 35 this month. If you haven't read about our history, there is a very interesting and colorful piece written by one of the original developers, Welcome Wilson Sr., at <http://theislandermagazine.com/history/august2008/jamaicabeach.html>.

**Dangerous structure ordinance.** The city has recently adopted and is now enforcing a dangerous structure ordinance. Some dilapidated homes have already been removed and more will follow. If there is a home near you that you believe should be condemned and removed, please contact John Brick at [jbrick@ci.jamaicabeach.tx.us](mailto:jbrick@ci.jamaicabeach.tx.us) to see if it's on the list.

**Marshlands project.** \$5,000,000 in federal funds are being used by Texas Parks & Wildlife, the U.S. Fisheries, the Texas General Land Office & the National Oceanic

and Atmospheric Administration to restore and improve the marshlands on the east and west side of the City. You might see the marsh workers on barges or traveling in and out of the canals. We anticipate completion of the project by October 2010.

### **Jamaica Cove/Jamaica Inn**

**Improvements.** On May 3, Galveston County let the contract for street improvements to Jamaica Inn and Jamaica Cove where there is severe flooding every time it rains. The road will be raised approximately 6 inches. All the drainage ditches and culverts will be re-set to provide better drainage in that area of the City. Completion is anticipated to be about October 2010.

**Drainage Improvements.** The City is using some of the Texas Department of Rural Affairs funds to complete a Citywide drainage study. This will allow us to clean out filled-in drainage ditches and culverts throughout the City to provide better drainage. The study will be completed about mid-summer.

**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.** Hurricane season is from June through November. 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>.

**Park volunteers.** We need volunteers to help organize Park events. The next one is on Memorial Day weekend. The Park Board also needs help to sell raffle tickets, and we need donations for door prizes. If you are interested in helping, please contact Joan Zapata and Ellen Bossert at [ellenfindit@aol.com](mailto:ellenfindit@aol.com).

**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, contact the city secretary at 409-737-1142.

### ***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, 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.

### **JBIC HOA MEETINGS AND CONTACT INFORMATION**

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