



Charlotteville & TURNBERRY

HAPPY NEW YEAR!!!!

Issue 1/January 2015

Out with the OLD and in with the NEW.....2015 is here!!!!

A fresh start, a new chapter in life waiting to be written. New questions to be asked, embraced, and loved. Answers to be discovered and then lived in this transformative year of delight and self-discovery....Sarah Ban Breathnach

SECURITY UPDATES



We ask for ALL residents to adhere to the security mandate in the community please.

1. Complete the online information for our new security computer system, Gatekey. When having guests visit, please inform security with names of ALL guests via Gatekey.
2. If you have not done so, please obtain a decal from the POA office. Residents and homeowners not in compliance will have to use the Service entrance.
3. Security passes issued in 2014 for ALL housekeepers, maintenance and contractor workers are expired and 2015 passes need to be issued from the Security gate. These can be requested in advance via completion through your Gatekey account.
4. Security cameras and solar panels have been installed at the security booth to assist with the increase security in our community.
5. Due to the implementation of the Immigration policy, the Department of Immigration will be permitted to perform random checks in the community.



First Car Decal Affixed



POA Manager, Christine Johnson applying the 1st decal to Mrs. Owen's vehicle

Halloween Party

Guess the number of Candy corn winner



Trick O Treat
Thursday October 30, 2014

COMMUNITY REMINDERS



1. SPEED LIMIT in the community is 15 mph and PARKING is **RESTRICTED** to the side of road ways. Fines will be enforced for any resident found speeding or parking on the community roads.

2. Any exterior modifications to residences must be submitted to the Architectural & Construction committee for approval prior to commencement. [Notice on Townhome](#)

[Exterior Approval](#)

3. Residents with pets are to clean up after them and ensure that they are on a leash at all times. Community fines will be implemented for failure to do so.

CONSTRUCTION REMINDERS



1. To ensure we all follow the construction covenants for the community, Charlotteville & Turnberry residents are reminded to obtain written approval from the POA office for both new and addition construction.

2. Furthermore, Turnberry townhome residents are reminded to also obtain approval from the POA office for any changes to the exterior of the townhomes, inclusive of drive ways and back yards.

3. Members with lots under construction please note the following:

a) The POA office must be notified two (2) days in advance of any heavy equipment. Heavy equipment and or contractors will be denied access for persons not obtaining approval and persons not in good financial standing.

b) Owners remind contractors to clean up excessive roadside debris and properly dispose of garbage.

c) Construction deposit has increased to \$2,550.00 (non refundable \$50.00 to provide professional printed Permit Sign) and \$2,500.00 will only be refunded once the Occupancy certificate is received, the building and landscaping is complete to the approved plans and all items confirmed on checklist and signed off by the Committee and POA. [Plans approval procedure](#)

OUR WEBSITE HAS A NEW LOOK...



To stay abreast with the growing demands of our community, our website has been revamped to keep you abreast of the happenings.

Homeowners would have received their login credentials that will provide access to updates on the construction process, club house rental details, community rules & regulations, newsletters, notices, financials and much more. Please visit the site at

www.charlottevillebahamas.com

Wine & Art



Residents enjoying an evening of wine tasting by Burns House & Bahamian art work by Rik Carey & Judith Papillion on Thursday 13, November, 2014

Christmas Cocktails



Santa Claus came to Charlotteville on Tuesday December 9, 2014

2015 National Holidays

2015 PUBLIC HOLIDAYS
The following days will be observed as Public Holidays during the Year 2015.
(Observances received directly from the Cabinet Office)

New Year's Day	1 st January	Thursday
Miguelillo Walk Day	12 th January	Monday
Good Friday	3 rd April	Friday
Easter Monday	6 th April	Monday
Whit Monday	25 th May	Monday
Statutory Public Labour Day	4 th June	Friday
Independence Day	19 th July	Friday
Emancipation Day	3 rd August	Monday
National Heroes Day	12 th October	Monday
Christmas Day	25 th December	Friday
Boxing Day	26 th December	Saturday

VAT ON DUES



As of January 1st, 2015 with the passing of the VAT Act by the Ministry of Finance, our Association dues are taxed at 7.5%. We ask all homeowners to please make payment in full when invoices are presented to avoid any additional cost to the POA.

[VAT Notice](#)

ANNUAL EASTER EGG HUNT



Join us for the community Annual Easter Egg Hunt on **Saturday, March 28, 2015** from **12 - 2 pm** at the Clubhouse.

Residents & Guests should RSVP to the POA Manager. A reminder will be sent in March to confirm attendance.

ANNUAL GENERAL MEETING



Community AGM scheduled for Tuesday, April 14, 2015 at 6pm at the Club House.

Also the board is seeking new directors. Please send your nominations & their resume and photo to the POA Manager.

[Notice for Board of Directors Nominees](#)

**Windsor Field Road
P.O. Box CB-12762 #187
1242.362.5007 / 1242.601.5212 (phone - office)
1242.362.5554 / 1242.698.5554 (phone - security)
Nassau, Bahamas**