

SARATOGA BAY HOMEOWNERS ASSOCIATION, INC.

P.O.BOX 222486

West Palm Beach, FL 33422

Updated June 2026

Website: 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 the GRS website GRSMGT.com. All homeowners have access to the Association documents through our link to GRS Management. Our website, 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, a Committee Member or Michelle Holmes of GRS at mholmes@grsmgt.com.

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

QUARTERLY HOA FEE:

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

Payments are made to **Saratoga Bay Homeowners Association, Inc.** Coupon requests at GRSmgmt.com

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 as 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 the Landscape Committee for approval.
5. Roofs are pressure cleaned every two years.
6. Sidewalks and driveways are pressure cleaned every year.

SECURITY SYSTEM ALARM MONITORING can be provided by:

ALARM PARTNERS. 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

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, upgrades 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 choose to use their own. Any other ancillary services are the responsibility of the homeowner. Contact Xfinity/Comcast to establish a service.

FRONT ENTRANCE GATE ACCESS:

- The front entrance gate is operated by a remote control. Remotes are available to purchase for a fee \$25.00 per remote. Please contact: residentservices@grsmgt.com to purchase. Keys to the sidewalk gate are also available at no cost.
- There is a Keypad Kiosk at the front gate for visitors, contractors, etc. Please contact resident services @grsmgt.com to have your name and phone number listed on the keypad 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 1 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-digit number; Residents and family members only should use this code. They can access the keypad to enter the code.
- A permanent code has been used for Landscapers, Housekeepers, Pool Cleaners, Newspaper Deliveries, etc...Please contact: residentservices@grsmgt.com to get that code.

MAILBOX:

- If the previous owner does not furnish you with mailbox keys, please contact: residentservices@grsmgt.com .

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. The container should be taken within 24 hrs of pickup.
- 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.

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 valley 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 Key fob from the Village of Palm Beach Lakes, Property Owners Association. Located at 3199 Cumberland Drive, West Palm Beach, FL 33409. A copy of your Warranty Deed or Executed Lease Agreement, as well as a photo ID, will be required.

ASSOCIATION MEETINGS:

MEETING SCHEDULES ARE LISTED on the GRS website under residentservices@grsmgt.com. 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 any suggestions or concerns, please contact resident services @grsmgt.com prior to the scheduled meeting.

LOCAL SERVICES:

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