

Pine Ridge North IV

**2024 Hurricane &
Severe Storm Preparation**



What is Hurricane Preparedness?

- Hurricane Season – June 1st to November 30th
- Hurricane preparedness involves getting the community, both as a whole and individuals ready in the event of a hurricane or severe storm.
- This involves making sure that the roadways and sidewalks are clear, and loose items are secured. (Specifics discussed later on).
- Everyone has a role to play when it comes to hurricane preparedness. The Association can only prepare as good as the members prepare themselves.

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A dramatic background image of a dark, stormy sky with several bright, jagged lightning bolts striking downwards. The lightning is a pale yellowish-white color, contrasting sharply with the deep blue and grey tones of the clouds.

Association's Role and Actions

Role in Storm Preparation

- It is the responsibility of the Association to make sure that the property is prepared in the event of a Hurricane or Severe Storm.
- This is making sure that all common areas are clear of any items that can become projectiles, and items such as pool chairs, dumpsters, recycling bins, etc., are secured.
- Educate residents regarding storm preparation, safety, and Association policies.

Actions to Take Before the Storm (Association)

Passive Preparation

- Making sure backup generators are working
- Making sure the power equipment is working and in good condition
- Making sure the clubhouse shutters are clean, and in working conditions
- Making sure the clubhouse has water, gasoline, and propane.

Active (or Responsive) Preparation

- Putting pool chairs inside the patio room
- Removing the umbrellas throughout the property
- Taking down the pool awning
- Moving dumpsters and recycling bins onto the tennis court
- Bringing in the outside grills (the ones on pool deck)
- Taking down the flag, and any loose signage, or objects.
- Making sure all drains are clear and free of debris.

Actions to Take During & After the Storm

During The Storm

- Property Manager and Maintenance Staff will not be on the property.
- In the case of an emergency, there is very little that can be done until the storm has passed and it is safe to return.

After The Storm

- Management and Maintenance will go into cleanup mode
- Maintenance will go around the property cleaning the drains, and removing fallen palm fronds, branches, and other debris.
- Moving Dumpsters and recycling bins back to original positions
- Putting pool furniture and umbrellas back to original positions
- Vendors will come in and remove debris that Maintenance is unable to remove.

Association Responsibility

- **The Association is responsible of making sure that all the common areas are clear, and common items are secured.**
- **Making sure that the vegetation is clean. Drains are clear. etc.**
- **We are not responsible for individual items, such as personal shutters, windows, or doors, patio screens, etc. Neither outside nor inside A/C systems.**

Owner/Resident Responsibility

- **The owner/resident is responsible for their personal items, and items that service the individual unit. (Example, A/C Systems, Shutters, etc.)**
- **It is the owner's responsibility to open and close the shutters. During storm preparation, Maintenance WILL NOT close your shutters, as they will be busy getting the property ready, nor will they open them for you once the storm has passed. You will need to arrange having a neighbor, a friend, a family member, or a hired person, close your shutters, and open them, if you are unable to do so yourself.**
- **You are responsible for your personal preparations (such as food, water, and medications).**

Owner/Resident Responsibility (Cont.)

- **All furniture and potted plants that are on the patio/balcony must go inside the unit. Balconies must be left clean before the hurricane hits.**
- **If there are any potted plants, or other personal articles on the common areas (including but not limited to: in front of patios/balconies, under or on the stairwells, in the hallways) they must be removed.**
 - **Within two days of a hurricane striking the property, the Association will throw away any potted plants, or other personal articles at the owner's expense that are found in common areas. The Association will not be financially liable to replace nor reimburse you for the items thrown away.**

Owner/Resident Preparations

Please have the following items on hand and ready to go.

- **Working flashlight (with extra batteries)**
- **Battery Operated Radio**
- **Sufficient water - 5 Gallons per person**
- **Sufficient Food - Minimum 5 to 7 Day Supply of non-perishable food (Dry Cereal - Peanut Butter - Canned Fruits - Canned Juices - Ready to Eat Canned Meats - Ready to Eat Soups - Quick Energy Snacks - ETC.)**
- **If you have a pet or a service animal - Sufficient food and water for them as well.**
- **Sufficient personal hygiene items**

Owner/Resident Preparations (Cont.)

- **Make sure to have or store personal documents in a waterproof container.**
- **Unplug any electronic devices that you will not be using. To protect them from an electrical surge.**
- **If you have a bathtub inside your unit, fill it with clean water to use for bathroom purposes.**
- **Make sure your vehicle has a full tank of gas days prior to the storm**
- **Make sure all electric devices are fully charged prior to the storm.**

Owner/Resident Preparations (Cont.)

- **During the Storm, please keep in mind the following:**
 - **Stay away from windows or doors even if they are covered, and do not open them.**
 - **Do not go outdoors until the storm has passed.**
 - **Stay in the most interior room, such as a bathroom or closet.**
 - **Follow the instructions of the authorities.**

Use of Shutters

To the owners and residents that have hurricane rolling shutters installed it is very important to know the rules regarding the use of the shutters.

Per the City of Greenacres, the shutters cannot be left closed year-round. You can put them up once we are announced to be in cone of a potential storm. Once the storm has passed, the shutters must be taken down/opened within 14 days after the storm, unless there is another storm headed our way within the 14-day period.

If you currently have closed your shutters, we ask that you have someone open them up, if you are out of state, or unable to do so yourself.

Use of Shutters

Why have shutters open? 2 Reasons -

- 1. Be in compliance with the City of Greenacres, and the Greenacres Fire Rescue.**
 - In the event of a fire emergency, having your shutters closed delays the Fire Rescue team from entering the unit, or conducting firefighting operations. Forced to use power saws and heavy equipment to gain access to doors and windows.**
 - Shutters limit the ability to ventilate a structure of toxic smoke and gases.**
 - Florida Building Code prohibit shutters when there is no threat of a storm.**
- 2. Closed Shutters attract criminals, as it's a sign no one is home.**

Additional Preparations

- **Special Needs Residents**

- Palm Beach County has established a Special Needs Shelter Program to provide services to residents with certain medical conditions during a major emergency. Additional Information, call **561-712-6400**. (These shelters do not provide medication, dialysis, oxygen or oxygen concentrators).

- **Transportation Assistance**

- If you don't qualify or don't need the Special Needs Program, but need transportation ONLY to a shelter, the County will provide transportation, but you must be pre-registered and either live in an evacuation zone, mobile/manufactured home, be physically handicapped or have no other means of transportation. Call Palm Tran Connection to register at **561-649-9838**.

Additional Preparations

- **Shelters**

- Evacuation centers should only be considered as a shelter of last resort. It is important to tune into the local TV and radio stations for shelter openings.
 - **John I Leonard High School (4701 10th Avenue North, Greenacres, FL 33463)**
 - **Palm Beach Central High School (8499 Forest Hill Boulevard, Wellington, FL 33411)**