

## Community Contacts

**Grand Isles Website**  
[www.grandisleshoa.org](http://www.grandisleshoa.org)

**Facebook**  
 Grand Isles at Wellington

**GRS Community Management**  
[www.grsmgt.com](http://www.grsmgt.com)  
 (561) 641-8554



### ONSITE PROPERTY MANAGEMENT

**Jorge Toro**  
 Property Manager  
[jtoro@grsmgt.com](mailto:jtoro@grsmgt.com)  
 (561) 426-7494

**Shayda Ebrahimi**  
 Community Specialist  
[sebrahimi@grsmgt.com](mailto:sebrahimi@grsmgt.com)  
 (561) 333-5253

**Office Hours**  
 Monday-Friday, 7:00AM - 4:00PM

### GUEST ACCESS

**Gatehouse**  
 (561) 333-0728

**Online Guest Registration**  
[www.gateaccess.net](http://www.gateaccess.net)  
 Opt-in for text and email alerts

### AMENITIES

**Grand Isles Clubhouse  
 & Fitness Center Hours**

Open 7 Days a Week,  
 6:00AM - 10:00PM

**Carmel Clubhouse & Pool Hours**

Open 7 Days a Week,  
 Dawn to Dusk

### EMERGENCY

**PBSO Non-Emergency**  
 (561) 688-3400



## A Fresh Look for Our Newsletter is Just Beginning!

You may notice a few changes starting to appear in the Grand Isles newsletter—and **this is just the beginning!** We're working on ways to make it easier to read, more engaging, and helpful for everyone in the community.

More updates are on the way, and we'd love your input. If you have ideas or suggestions, just reach out to [Shayda Ebrahimi](#) in our property management office—we're all ears!

See you at the  
 upcoming  
**Annual Meeting!**

Monday, December 15th,  
 7:00PM, at the  
 Clubhouse

## A Holiday Message from The Grand Isles HOA Board of Directors

As we approach the end of the year, we want to take a moment to acknowledge the beauty of this season and the many ways our neighbors celebrate. Across cultures and traditions, this time of year is filled with meaning—whether it's through the lights of Hanukkah, the reflection and renewal of Diwali, the unity of Kwanzaa, the joy of Christmas, the quiet magic of the Winter Solstice, or the fresh hope of the New Year.

In our community, we are fortunate to be surrounded by a rich tapestry of traditions, languages, and beliefs. It's this richness that makes our neighborhood so unique—and it's what brings us closer together.

We wish each and every one of you a peaceful, joyful, and restorative holiday season. May your days be filled with warmth, kindness, and connection. May the new year bring light to your homes and hearts, and may you experience an abundance of good health, happiness, and opportunity.

With gratitude, on behalf of the entire Board of Directors.

**Doreen Levy**  
 President, Homeowners Association

## Toys For Tots Campaign

*Spread joy and support local families by donating new, unwrapped toys at the designated collection spot in the clubhouse until **Monday, December 15th.***

Each year from October through December, the U.S. Marine Corps Reserve's **Toys for Tots Program** works to ensure every child experiences the magic of Christmas and the warmth of community. More than just gifts, these toys deliver a message of hope and encouragement, helping young people grow into responsible, caring, and engaged citizens.

Learn more about the local West Palm Beach chapter through their [website](#).

## GRAND ISLES 3RD ANNUAL HOLIDAY GOLF CART PARADE

FRIDAY DEC 12  
 6:30PM

DECORATE  
 THOSE  
 CARTS!



GOLF CART OWNERS MEET AT THE CLUBHOUSE PARKING LOT AT 6:30PM.

NOT PARTICIPATING? GRAB A DRINK & PLACE A LAWN CHAIR IN YOUR FRONT YARD TO CHEER THEM ON!



## Curb Appeal Pays

Based on a variety of research reports, one thing is clear: **investing in curb appeal pays!**

For some year-end yard maintenance motivation, see what the research says about curb appeal:

- Good curb appeal can **increase a property's value by up to 7%**, according to research published in The Journal of Real Estate Finance and Economics
- Homes with appealing exteriors **sell for an average of 7% more** than comparable homes with rundown appearances
- Investing approximately \$3,500 in curb appeal improvements can yield around \$12,000 in increased value, representing a **238% return on investment**
- During weak housing markets, the value of curb appeal can be as high as **14% of a home's sale price**
- 79% of real estate agents believe curb appeal is the **key to attracting buyers**, and 94% offer **suggestions for improving it before listing a house**
- Real estate experts suggest that enhancing curb appeal can **increase a home's value by up to 10%**
- A well-landscaped exterior can **boost a home's value between 1% and 5%**
- 98% of homeowners feel that **having a home with good curb appeal is important**, and 89% say they feel **proud of their home's curb appeal**
- 94% of homeowners think it's important to have neighbors who **maintain their homes' curb appeal**
- A neighbor's curb appeal matters too —**the curb appeal of an across-the-street neighbor can account for about half the value impact of your own property's curb appeal**

## Year-End Yard Cleanup: A Gift to Your Home and Our Community

*As we approach the end of the year, it's the perfect time to give your property a refresh with some year-end cleanup and landscaping attention. Not only does a well-maintained yard create a more beautiful community for everyone to enjoy, but it also has a direct impact on your most important investment – your home's value.*

### Why It Matters

Studies show that strong curb appeal can **increase a property's value by 5-10%**, and a well-maintained landscape is one of the most cost-effective ways to boost that appeal. First impressions count, and the exterior of your home is the first thing potential buyers, guests, and neighbors see. A clean, organized, and thoughtfully landscaped yard signals that a home is well cared for inside and out.

When our entire Grand Isles community looks its best, it benefits all of us. Property values throughout the neighborhood are supported when homes are well-maintained, and we all take pride in living in a beautiful, welcoming community.

### Year-End Cleanup Checklist

Here are some items to consider as you prepare your property for the new year:

#### Lawn & Garden

- Trim overgrown shrubs and hedges
- Remove dead plants and flowers
- Edge walkways and driveways
- Apply fresh mulch to garden beds
- Rake leaves and clear debris
- Fertilize your lawn for healthy growth

#### Exterior Maintenance

- Power wash driveways, walkways, and patios
- Clean out gutters and downspouts
- Inspect and repair fencing
- Touch up exterior paint where needed
- Clean windows and light fixtures
- Consider an extension brush to tackle cobwebs and dust in hard-to-reach areas

#### Organization & Tidiness

- Store or organize outdoor furniture and equipment
- Remove or organize items visible from the street
- Ensure trash bins are stored out of sight when not in use
- Check that house numbers are visible and in good condition

Finally, consider the “less is more” approach. Excessive use of statuary, garden ornament, and planters, can look cluttered and unkept. This applies to use of landscaping materials as well. A dense mixture of landscaping stones, pebbles, mulch, and pavers takes away from a consistent and well-thought out landscape design, creating a perception of what the house might look like inside.

### Let's Finish the Year Strong

Taking a few hours now to spruce up your property makes a lasting difference. Whether you tackle the work yourself or hire a professional, your efforts contribute to making Grand Isles the exceptional community we all love.

*If you have questions about landscaping guidelines or maintenance requirements, please don't hesitate to reach out to our property manager, Jorge Toro, at (561) 426-7494 or by email at [jtoro@grsmgt.com](mailto:jtoro@grsmgt.com).*

**Thank you for helping to keep Grand Isles one of the most beautiful communities in Wellington!**



## Different Celebrations, Shared Joy, One Community.



As 2025 comes to a close, our neighborhood lights up with celebrations big and small. It's the season for gratitude, joy, and traditions that remind us how lucky we are to share this community together.

Here are just a few holidays and observances that brighten the months ahead:

- **December 14–22: Hanukkah** — eight nights of light, family, and tradition.
- **December 25: Christmas Day** — celebrating peace, joy, and goodwill.
- **December 26–January 1: Kwanzaa** — honoring African-American heritage and unity.

If you'd like to explore even more cultural celebrations, check out Seramont's [Diversity Holiday Calendar & Heritage Months](#).

On this same website page, Seramont has also just added the 2026 calendar for your advanced planning!

However you celebrate, may your days be merry, your nights be bright, and your season filled with warmth, laughter, and love.



## GRAND ISLES HOLIDAY LIGHT CONTEST!

Let's light up the neighborhood!



Our annual Holiday Light Contest is back—brighter and merrier than ever!



**Saturday, December 14th**



**Lights, inflatables & decorations ON by 7:00 PM**



**PRIZES AWARDED FOR:**



**Best Lights Overall**



**Best Inflatables Overall**

Surround your home with sparkle, glow, and Christmas cheer...



**BRING IT ON, GRAND ISLES!**

### Message BOARD

#### *Special news and announcements from the Board of Directors*

To all of our neighbors at Grand Isles, we'd like to take this opportunity to thank you for your patience over the past year as the board and property management have experienced significant changes that impact our community.

In December of 2024, HOA Board of Directors members **Doreen Levy**, *President*, and **Maureen Walsh**, *Treasurer*, welcomed 2 new board members with the election of **Kimberly Reyka**, *Vice President*, and **Louis Schilling**, *Secretary*, and in June of 2025, **James White**, *Director*, was appointed to the board. That's a 60% change in the composition of our board introducing a whole new range of talents, ideas, experiences, styles, and cultural backgrounds!

In January, **GRS Property Management** took over the day-to-day operations of Grand Isles through **Jorge Toro**, *Property Manager*, and **Shayda Ebrahimi**, *Community Specialist*.

**This is a very exciting time for our community leadership!** With that, it takes time for new teams to learn how to work together effectively and we are making incredible strides while continuing to deliver on projects that impact our community such as the new road rejuvenation project and many other projects that you'll hear more about very soon. Please continue to share your feedback and let us know how we can improve.

**How can you stay up-to-date?** 1) Join our monthly HOA meetings, 2) read the newsletter, and 3) follow our Facebook community!

## Stay Connected with Grand Isles on Facebook

Did you know our community has its own official Facebook page?

Follow [Grand Isles at Wellington](#) to stay up to date with neighborhood news, upcoming events, board updates, photos, and helpful reminders.

It's also a great place to share ideas, celebrate community moments, and connect with neighbors—whether you're looking for the next social event, a friendly recommendation, or just a little local inspiration.

*Join today and enjoy all the benefits of connecting with your community!*

## Important Community Safety Notice: 25 MPH Speed Limit!

As we approach the holidays and more children are outside enjoying activities, we kindly remind everyone to please observe the community speed limit of **25 MPH on all neighborhood streets**.

For the safety of our children, pedestrians, bike riders, and pets, we ask that you drive cautiously and be courteous to your neighbors.



## Help Your Neighbors with Their Home Improvement Goals at Grand Isles!

**The Grand Isles HOA Board of Directors is actively seeking volunteers to join the Architectural Control Committee (ACC).**

The ACC is responsible for reviewing resident requests for change(s) to the exterior of resident home/property such as: repainting the body and trim of the house, installing new roof tiles, adding hedges and so much more.

Your participation on the ACC helps Grand Isles to:

- 1. Maintain Community Standards:** To ensure that all exterior modifications align with the HOA and the Village of Wellington's design guidelines, governing documents, and policies
- 2. Preserve Property Values:** By enforcing consistent architectural and aesthetic standards, the committee helps protect and potentially increase the value of properties within the community
- 3. Timely Review and Approve Requests:** The committee reviews homeowner submissions for changes such as exterior paint, roofing, landscaping, gutters, lighting, and fencing, and approves them based on established guidelines
- 4. Promote Fairness and Consistency:** To ensure all homeowners are treated equally and fairly, avoiding arbitrary decisions and maintaining a cohesive neighborhood appearance
- 5. Support the Board of Directors:** The committee acts in an advisory capacity to the HOA board, providing recommendations and helping enforce architectural policies

### Time Commitment

As an ACC member, you can anticipate generally no more than one in-person meeting per month along with several email messages to discuss homeowner applications for approval. Most of the work done by the committee is through our email approval process.

### Personal Benefits of Joining

Joining the ACC comes with many exciting benefits including:

- 1. Networking:** Meet other members of the Grand Isles community that you might not otherwise meet
- 2. Professional Development:** Learn more about all that's involved in the management of our community, including how the board functions
- 3. Civics Education:** Learn more about Palm Beach County and the Village of Wellington laws and policies
- 4. Community Engagement:** More directly participate in the aesthetic experience of our neighbors and visitors

*If you have interest in joining or would like to meet with a member the ACC leadership to learn more, please email our property manager, Jorge Toro, at (561) 426-7494 or by email at [jtoro@grsmgt.com](mailto:jtoro@grsmgt.com).*

**We look forward to hearing from you!**  
Grand Isles, HOA Board of Directors