

# The Colonnade at Grand Isles

Life, Community, & Connection

## A New Year, A New Chapter at Grand Isles

MESSAGE FROM THE BOARD PRESIDENT, KIMBERLY REYKA

As we begin a new year, I'm grateful for the opportunity to serve as President of the Grand Isles Homeowners Association. New beginnings invite reflection and intention, and this first newsletter of the year is a meaningful place to start.

My name is **Kimberly Reyka**, and Grand Isles is truly home. I've lived here since 2018, but my family's roots go back to the community's earliest days—my mother-in-law was an original homeowner, and my husband grew up here. Today, we're raising our four children here and hope to one day retire in this neighborhood. Like many of you, I am deeply invested in the future of Grand Isles.

After being elected to the board in 2024, I had the privilege of serving as Vice President, working closely with fellow directors to support leadership, ensure continuity, and help move initiatives forward. That experience shaped how I approach this role and reinforced the importance of collaboration, transparency, and communication. I've also served on the Social Committee as well as the ACC and Fining Committees. I bring a professional background in marketing and property management, focused on standards, responsiveness, and long-term value.

As we begin this new year, I'm especially encouraged by the new energy on the board and the opportunity to work closely with my fellow directors—**Louis Schilling** (Vice President), **Doreen Levy** (Secretary), **Maureen Walsh** (Treasurer), and **James White** (Director). Together, we bring a wide range of experience, perspectives, and a shared commitment to serving Grand Isles with care and integrity. I'm genuinely excited about what we can accomplish together.

In the months ahead, I'll be sharing more about specific priorities, initiatives, and goals—but for now, consider this both a welcome and a preview. Most importantly, it's an invitation to stay engaged, continue sharing feedback, and be part of the conversation. Your voices matter, and they help guide better decisions for our neighborhood.

Fresh starts don't mean starting from scratch—they mean building intentionally on what already exists. I'm honored to serve alongside a dedicated board and an involved community, and I look forward to working together to ensure Grand Isles continues to thrive for years to come.

Warm regards,

Kimberly Reyka  
President, Grand Isles HOA Board of Directors

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## HOLIDAY WRAPPING

A BANNER YEAR-END HOLIDAY SEASON AT GRAND ISLES

As we close the chapter on the 2025 year-end holidays, we want to take a moment to reflect on a truly special holiday season at Grand Isles.

This year brought several new traditions:

- In celebration of the many cultures reflected in our community, 2025 welcomed a new **calendar of holiday celebrations and observances** in the newsletter which you'll see again soon. Until then, check out the [2026 calendar at Seramount](#)
- Our first-annual **tree lighting event** with the beautiful palm tree colonnade illuminated to welcome residents and guests at the front entrance

We also enjoyed the return of the annual holiday party, house decorating contest, golf cart parade, and the toy drive. Collectively, these create a warm, joyful atmosphere and have a big impact on our sense of community.

A heartfelt thank-you goes to the Social Committee for their creativity, energy, and countless hours of work that helped make this holiday season something truly memorable for our community!



Special thanks to the Palm Beach County Sheriff's Office for helping to distribute the toys collected through our annual toy drive.

Your generous donations put big smiles on the faces of children from 8 families across Wellington!

## 5-IN-60

Five Updates.  
One Minute.  
You're caught up.

1. The **asphalt** project to recondition and beautify our streets will begin the week of January 15th
2. Next **board meeting** will be Thursday, January 22nd
3. The main entrance **median's new landscape design** installation will begin the week of January 26th
4. Carmel will soon see a newly rewired **irrigation system** where all zones will be in sequence - more details to come
5. The back entrance **fountain pump** has been replaced and is now working properly



Winner Holiday Decorating Contest:  
Category - Inflatables



Winner Holiday Decorating Contest:  
Category - Lighting Design

Participation in our  
2025 year-end holiday  
celebrations was  
at an all-time high



Winner Holiday Decorating Contest:  
Category - Golf Cart



Board members and volunteers  
post with Santa & Mrs. Claus

## New Year, New Community

AS WE WELCOME 2026, NOW IS THE PERFECT TIME TO REDISCOVER EVERYTHING THAT MAKES GRAND ISLES SUCH A SPECIAL PLACE TO CALL HOME.

A new year brings **new routines**, **new connections**, and **new opportunities to engage** with the neighborhood around you. Whether you've lived here for years or you're newly settling in, simple actions can deepen your sense of belonging and enhance the beauty, safety, and spirit of our community.

Grand Isles thrives when residents are informed, involved, and connected. This month, we invite you to take advantage of our amenities, participate in sponsored activities, volunteer to join a committee, and stay engaged with the board and property management team. Your voice, your presence, and your care all contribute to a stronger, more vibrant neighborhood.

*Here's to a beautiful, connected, and inspired year at Grand Isles!*

## 10 Ways to Get More Out of Living at Grand Isles

1. **Explore our amenities** Walk the sidewalks, enjoy the clubhouse, and make time to appreciate the spaces designed for your daily well-being
2. **Join a committee** Volunteer to serve on the Architectural Control Committee (ACC), Fining Committee, or Social Committee. You can also form your own shared-interest group
3. **Attend board meetings** Stay informed and participate in discussions that guide community decisions
4. **Introduce yourself to neighbors** Build friendships and strengthen the community's welcoming atmosphere
5. **Refresh your landscaping** Now is a great time to refresh those overgrown annuals and brighten your home's curb appeal
6. **Stay connected online** Visit our website for updates, forms, and community news
7. **Submit ACC requests early** Planning ahead helps projects move more smoothly
8. **Participate in events** Seasonal gatherings and community activities are great ways to engage
9. **Share feedback** Contact the board or property management team with ideas, observations, concerns, or suggestions anytime
10. **Commit to small acts of care** Clean sidewalks, tidy yards, and responsible parking make a big difference

## Holiday Reflections



Golf cart of Jose Muniz, organizer of the annual golf cart parade, adorned with South Florida Santa

The first annual palm tree lighting celebration was a big success!



If you haven't already, don't forget to plan your visit to the new **Wellington Aquatics Center!**



## PETS, LEASHES, AND SHARED SPACES

### LEASH LAW REMINDER

**We all love our pets.** But, to help keep everyone safe and comfortable, please remember that dogs must be kept on a leash at all times while in common areas, in accordance with the Florida state, Palm Beach County, and Wellington leash laws.

Leashes help prevent unexpected encounters, protect pets and people, and ensure peaceful use of our shared spaces. Even the most well-behaved dogs can react unpredictably when startled or approached.

Please note that in the event of an incident between dogs—or involving a person—owners may be held responsible for damages, veterinary bills, or related charges. Thank you for doing your part to keep Grand Isles a safe, welcoming place for everyone—two-legged and four-legged alike.

Learn more about leash laws through the following links:

- [Florida - Damage by Dog; Dangerous Dog](#)
- [Palm Beach County - Animal Care and Control](#)
- [Wellington - Animal Complaints](#)

## 2026 Social Committee Calendar

JOIN THE FUN AS A GUEST OR VOLUNTEER!

The Social Committee helps bring our community together by planning and supporting neighborhood events throughout the year—from seasonal celebrations to activities that encourage neighbors to connect. Their work creates a meaningful sense of belonging plus it's a great way to meet your neighbors!

If you're interested in volunteering, we'd love to hear from you! Please contact the **Social Committee** at [GrandIslesEvents@gmail.com](mailto:GrandIslesEvents@gmail.com) to get involved.

Special thanks to all of our volunteers!

### Featured Events

#### Mardi Gras

Saturday, February 21, 5:00-9:00

#### Easter Bunny Visit & Egg Hunt

Saturday, April 4, 9:00-11:00(AM)

#### Adult Painting Class

Friday, July 17, 7:00-9:00

#### Country Dance

Saturday, September 12, 6:00-9:00

#### Holiday Palm Tree Lighting

Friday, November 13, 6:30-8:30

#### Holiday Party

Saturday, December 5, 4:00-8:00

#### Golf Cart Parade

Saturday, December 12, 6:30-7:30

### Community Favorites

#### Friday Movie Nights

7:00 - 9:00

Friday, January 23

Friday, March 27

#### Friday Bingo Nights

6:00 - 9:00

(Unless Otherwise Noted)

Friday, February 6

Friday, May 1

Saturday, June 13,

3:00-5:00 (Kids Bingo!)

Friday, August 28

Friday, October 2

## 7 Friendly Reminders for Joining Board Meetings by Zoom

We love that so many neighbors choose to dial into board meetings virtually—it's a great way to stay connected and informed.

To help meetings run smoothly for everyone, here are a few simple guidelines to keep in mind when joining by Zoom:

1. Use one device only when joining a meeting to avoid feedback and disruptions
2. Join from a quiet, appropriate location with a stable internet connection (not a car, restaurant, or other busy space)
3. Keep your microphone muted unless you're recognized by the meeting chair to speak
4. Turn your camera on so you're clearly visible and recognizable during the meeting
5. Make sure your screen name shows your real first and last name
6. Wear earphones if you're not in a private space, to keep meeting conversations confidential
7. Speaking time is limited—members may speak on agenda items when recognized, generally up to three minutes

These small steps help ensure meetings stay respectful, productive, and fair for everyone attending—both in person and online. Thanks for staying engaged and helping our meetings run smoothly.

**The complete resolution is available on the Grand Isles HOA website under Association Documents called Virtual Meetings Resolution 2024**

## Myths, Misconceptions, & Fresh Starts

A NEIGHBORLY LOOK AT YOUR HOA BOARD

Grand Isles is full of sunshine, good neighbors, and—let's be honest—a few persistent myths about the HOA board that float around like urban legends. So let's laugh a little, learn a little, and shake off some outdated assumptions.

**Myth #1: Board members meet in secret rooms, making dramatic decisions about your begonias.**

**Truth:** We meet in the clubhouse but also communicate daily through group text, email, and telephone calls. We take our role seriously and work hard to both create realistic policies but also modernize old ones, removing red tape where we can.

**Myth #2: The board is ineffective.**

**Truth:** Much of the board's work happens quietly—budgets, contracts, vendor oversight, property management coordination, long-term planning, policy updates, and the day-to-day triage that keeps Grand Isles running. If things look calm, it's usually because several people behind the scenes are working hard to make it so.

**Myth #3: The board is buried in unnecessary bureaucracy.**

**Truth:** HOAs come with layers of statutes, procedures, and legacy processes—so yes, occasionally it feels a little bureaucratic. But the current board and property management team are actively streamlining where we can: communication, ACC workflows, vendor processes, meeting structure, and more. If you have ideas to make the system better, we truly want to hear them.

**Myth #4: Board members are professional rule-enforcers with binoculars.**

**Truth:** We're neighbors, volunteers, and regular people juggling families, jobs, pets, projects, and a community we care about. We are working to improve our neighborhood, increase property values, and also create long-lasting relationships. Enforcing rules isn't fun for anyone.

**Myth #5: The board is a long-standing group with a single identity.**

**Truth:** Not anymore. As mentioned in the December newsletter, 60% of our current board is new—within the last year. Fresh eyes, fresh energy, and fresh perspectives are already shaping the work ahead. It's the perfect moment for all of us to reset expectations and start on new footing together.

## Holiday Reflections



Sunset at the annual holiday party

## A NEW YEARS CHALLENGE

If past board experiences at Grand Isles or at other HOA communities have left you with mixed feelings, we understand.

But this is a new board and property management team, a new chapter, and a new opportunity to build trust and collaboration. Let's give each other the grace to start fresh.

And if you really want to understand how the board works, the best path is simple:

- Come to a meeting—even once
- Share your feedback so we know what matters to you
- Volunteer to join a committee to shape change from the inside
- Say hello when you see a board member—we're friendlier than the microphones make us look
- Reset your expectations and let this board build its own reputation

Grand Isles thrives when neighbors connect, communicate, and collaborate. Let's challenge ourselves to leave the past behind us and build a community culture that feels lighter, friendlier, and more united.

Here's to transparency, teamwork, collaboration... and a truly fresh start for all of us.



Golf carts decorated for the holiday were on full display at the annual party

## A Productive Check-in with the Code Enforcement Office

### WHAT WE LEARNED FROM OUR CONVERSATION

Recently, several members of your HOA board and our property management team met with the **Village of Wellington Code Enforcement Department** for a scheduled Zoom conversation. As a follow up, we wanted to share a brief update with all of you about what was discussed and, just as importantly, what it means (and doesn't mean) for our community.

First, a little reassurance: the Village confirmed that **recent code inspections in Grand Isles were not triggered by a resident complaint**. Instead, inspections often occur as part of their normal, routine work — for example, when inspectors are already in the area for permit reviews, court matters, or other Village business. If they notice potential violations during those visits, they are required to document them. The number of notices can also vary depending on how many inspections an officer completes on a given day.

During the meeting, the Code Enforcement officer assigned to Grand Isles shared that, during a recent visit, he observed a higher-than-usual number of vehicles parked on the street. As a result, informational parking pamphlets were placed on vehicles to remind residents that **street parking is not permitted under Village of Wellington regulations**.

The Village also reviewed the **most common areas they typically focus on across all neighborhoods**, which include:

- Roofs that appear dirty or stained
- Sidewalks, walls, or mailboxes needing repair
- Landscaping that needs trimming or attention
- Dead or missing grass
- Missing or hard-to-see house numbers (considered a fire and life-safety issue)

Trash and recycling compliance was another key topic. The Village explained that their **municipal rules are stricter than state HOA guidelines**, and that Village regulations take precedence. Under Village of Wellington rules:

- Trash cans may be placed at the curb no earlier than **6:00 PM the day before pickup**
- Cans must be brought back in by **11:00 PM on collection day**
- Bulk and yard waste may only be placed out **24 hours before pickup**
- After collection, containers must be stored indoors or properly screened from public view

The board also asked whether it's possible to opt out of Village enforcement of street-parking rules. The Village explained that this would require a **formal written agreement** — and that doing so would also eliminate all Village code enforcement within the community. They cautioned that this could create potential legal, insurance, and safety risks, particularly related to emergency vehicle access and life-safety oversight.

To help residents stay informed, the Village provided several guides and handouts outlining parking, landscaping, trash, and property standards. We'll be sharing those resources as **convenient links** so neighbors can review them anytime.

Our goal in sharing this update is simple: **clarity, transparency, and collaboration**. The board and management team remain committed to working collaboratively with the Village while helping residents understand the standards that apply to all of us.

If you have questions after reviewing the materials, we encourage you to reach out — we're always happy to help.

**All resources we received during the meeting have been uploaded to the new Grand Isles website [Community Resources](#) page. Worth exploring!**



## Reminders from the Village of Wellington

For your convenience, below is a quick snapshot of the items Village of Wellington Code Enforcement most often looks for during routine visits — helpful to know and easy to stay ahead of:

- **Street parking** isn't permitted under Village rules
- **Trash & recycling bins**
  - Put out after 6:00 PM the evening before pickup
  - Bring back in by 11:00 PM on collection day
- **Landscaping** should be trimmed and well-maintained
- **House numbers** must be visible from the street (this is a safety item!)
- **Sidewalks, walls, and mailboxes** should be in good repair
- **Lawns** should not have large dead or missing grass areas

Helpful guides and Village handouts are linked in this newsletter for anyone who'd like more detail.

**These are routine standards applied throughout Wellington — and sharing them here is simply about keeping everyone informed and our community looking its best.**

## How to Share Feedback in Our Community

A HELPFUL GUIDE TO THE HOA COMMUNICATION PATHWAY

In a neighborhood as active and engaged as ours, questions and feedback come up often — whether you've noticed something that needs attention, want clarification on a rule, or simply want to offer a compliment. To keep communication smooth, fair, and productive, our community follows a simple hierarchy for sharing concerns and recognizing great work.

### 1. Start with the Property Management Team

Your first stop should always be our property management team. They are equipped to handle most questions, work orders, clarifications, and general concerns quickly. Many issues can be resolved the same day, and positive feedback helps the team understand what's working well.

This includes:

- Maintenance or landscaping issues
- Questions about notices or letters
- Gate, pool, or amenity concerns
- Compliments and recognition

### 2. Escalate to a Board Member if Needed

- If you don't receive a response in a reasonable timeframe, or the matter requires board-level guidance, reach out to a board member.
- If there's still no response, reach out to an additional board member. Continue escalating one step at a time — it keeps communication orderly and ensures every concern is treated respectfully.

### 3. If the Issue Still Isn't Resolved, Bring It to the Monthly HOA Meeting

Monthly meetings are a valuable final step when earlier communication channels haven't produced an answer.

These meetings offer homeowners the chance to:

- Ask unresolved questions
- Seek clarification on policies
- Share community-wide concerns
- Acknowledge something positive happening in Grand Isles
- Because these meetings bring both the property management team and the full board together, they also provide an ideal moment to speak privately with leadership after the meeting if you prefer not to raise your concern publicly.

By following this hierarchy, we create a community culture that is efficient, transparent, and kind — one where concerns are handled thoughtfully and successes are celebrated openly.

## A Friendly Note About Respecting Our Volunteer Board

Board members volunteer a lot of their personal time to serve the community. Ambushing them with a brand-new issue during a public meeting — without having first gone through the appropriate channels — puts them in an unfair position. It can unintentionally suggest that the board is withholding information, failing to respond, or not engaged, when in reality it could be that the issue hasn't been introduced or documented yet.

Giving the property management team and the board a chance to address an issue before it reaches the meeting ensures:

- A more thoughtful and accurate response
- A smoother, more respectful process
- A stronger partnership between homeowners and leadership

We are here to help! Let's work together in the spirit of collaboration and transparency.

## 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

### BOARD OF DIRECTORS

[GrandIslesBOD@gmail.com](mailto:GrandIslesBOD@gmail.com)

**Kimberly Reyka**, President

**Louis Schilling**, Vice President

**Doreen Levy**, Secretary

**Maureen Walsh**, Treasurer

**James White**, Director

### 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