

The Colonnade at Grand Isles

Life, Community, & Connection

From the President's Desk

BUILDING MOMENTUM TOGETHER

As we move into spring, our focus remains on strengthening communication, listening to our neighbors, and continuing the steady work of caring for Grand Isles together.

It's encouraging to see the momentum building across our community since the start of the year. January focused on setting intentions, and February began turning those ideas into action. Now our focus is continuing to strengthen how we listen, communicate, and work together as neighbors.

Several new tools introduced this year support that goal. Residents can now reach the Board directly through the [HOA Board mailbox](#), and we've created a dedicated Colonnade newsletter [Editorial Team mailbox](#) so homeowners can suggest topics or ideas for the newsletter. In February we also launched [Community Pulse](#), a simple, always-live survey that allows residents to share quick feedback on our community management efforts.

You'll also notice several new features in this issue – including **Little Isles**, celebrating the creativity of our youngest neighbors, and **The Property Manager's Desk**, where Jorge Toro will share updates and insights from the day-to-day work of managing the community.

Maintaining the quality and appearance of our roads remains an important priority, and I want to briefly address the asphalt rejuvenation project.

First and most importantly, **we hear you**. Many residents have shared concerns about how the roads currently look. As neighbors and homeowners ourselves, we see the same conditions and understand those concerns.

There is also some technical context worth noting. Roads in South Florida often contain higher shell content in the base material beneath the asphalt surface, which can affect how rejuvenation products absorb and bond. The vendor is currently reviewing options with us to determine the fastest pathway to a final solution.

Please know the Board considers this an **active matter**, and we will continue working with the vendor to ensure the project performs as intended before any final closure of this project. We will keep the community informed as updates become available.

Grand Isles is a place many of us plan to call home for years to come. Thoughtful stewardship of our neighborhood – and open communication with one another – helps ensure it remains a place we are all proud to live.

Thank you for your continued engagement and for helping shape the future of Grand Isles.

Kimberly Reyka

President, Grand Isles HOA Board of Directors

This issue:

PAGES 02

- Cast Your Vote! Streamline & Modernize Our Community Management
- **4 Ways You Can Help Us Reach Every Vote!**
- Help Shape the Colonnade: Our Community Newsletter
 - 5-IN-60

PAGES 03

- Community Reminder: Real Estate Signage
- **Launching: Community Pulse**

PAGES 04

- Volunteers Needed: Community Standards (Fining) Committee
 - Prompted: Family Edition

PAGES 05

- **Little Isles: New Feature!**
 - 2026 Social Committee Calendar
- **Around Wellington: New Feature!**

PAGES 06

- Florida E-Bike Laws Have Been Updated: What Your Should Know
 - E-Bike Rules at a Glance

PAGES 07

- This Month's Focus: Mailboxes Matter

PAGES 08

- **The Property Manager's Desk**
- Join the Colonnade Editorial Team
 - Community Contacts

Cast Your Vote! Streamline & Modernize Our Community Management

PROPOSED AMENDMENT TO GRAND ISLES GOVERNING DOCUMENTS

Grand Isles homeowners are being asked to vote on a proposed amendment that would reduce the required homeowner approval threshold for certain document amendments from **75% of all homes to 60% of all homes**.

This proposal is intended to make it more practical for the community to update and modernize governing documents that were originally written decades ago. Under the current 75% requirement, even widely supported changes can be extremely difficult to approve because non-responses effectively count against the outcome.

Reducing the threshold to 60% would still require strong homeowner support, while giving the community a more workable process for addressing future updates and important matters when broad agreement exists.

This amendment does not give the Board additional authority. Homeowners would still vote on any future changes. The proposal simply adjusts the approval threshold so the community can act more effectively when needed.

To read the full explanation of the amendment and background from the recent special board meeting, visit the [Grand Isles website under "Latest News"](#).

Please review the proposal and submit your vote by **midnight, Sunday, May 3rd**.

Grand Isles HOA Board of Directors

4 WAYS YOU CAN HELP US REACH EVERY VOTE!

For this amendment to pass, the community must reach the required homeowner vote threshold. If we fall short, volunteers will need to go door-to-door to collect ballots.

Let's try to avoid that by working together now. Here's how you can help:

- 1. VOTE EARLY.** Don't wait until the last minute. Submit your ballot as soon as possible.
- 2. CHECK IN WITH NEARBY NEIGHBORS.** Reach out to the homes immediately around you — across the street and a house or two on either side — and simply ask if they've voted.
- 3. CONTACT NEIGHBORHOOD FRIENDS.** If you have friends, family members, or neighbors you regularly talk to in Grand Isles, give them a quick reminder to submit their ballot.
- 4. VOLUNTEER IF NEEDED.** If we do need to collect additional ballots later in the process, volunteers may help walk the neighborhood and connect with homeowners.

Grand Isles is a close community — many of us already know our neighbors. A quick check-in can make a big difference in helping the community reach the required vote.

Let's work together to make sure every voice is heard.

Help Shape The Colonnade: Our Community Newsletter

MORE THAN UPDATES — IT'S A CONVERSATION

We've created a dedicated email mailbox just for the newsletter so residents have an easy place to share ideas, suggestions, corrections, or topics you'd like to see covered in future issues.

Whether it's a question you think others might have, a reminder we should include, or a small correction that helps keep things accurate, we want to hear from you. Your input helps shape what this newsletter becomes over time and ensures it reflects what matters most to our community.

Send your thoughts anytime to: colonnadegieditorial@gmail.com

5-IN-60

Five Updates.

One Minute.

You're caught up.

1. Wondering about the status of our parking management initiative?

See update **Parking Survey Updates — Part 1: What We Heard** and **Part 2: Follow-up Questions** under "Latest News" on the Grand Isles website.

2. The **asphalt rejuvenation** project continues to evolve! All subdivisions and primary roads have received their initial application of the rejuvenation product. We will continue to share updates as more information becomes available regarding any additional spraying schedules.

3. Next **board meeting** will be WEDNESDAY, March 25th (Board meetings are now on WEDNESDAYS!)

4. This edition of the newsletter celebrates 4 exciting new content areas launched in February: **Prompted**, a fun new AI column, **Little Isles**, celebrating the creativity of kids in the community, **The Property Manager's Desk**, where Jorge Toros shares what's on his mind this month, and **Around Wellington** with fun and educational opportunities for kids in the local Wellington and West Palm Beach areas. **Don't miss out!**

Community Reminder: Real Estate Signage

“NO BROKERAGE OR ‘FOR SALE / FOR LEASE’ SIGNS SHALL BE ALLOWED. NO SIGN MAY BE ATTACHED TO A HOME OR TREES, OR PLACED IN ANY WINDOW WITHIN A HOME.” — GRAND ISLES COMMUNITY DOCUMENTS

From time to time, questions come up about whether real estate signs may be placed in yards or windows when a home is listed for sale or lease. As a reminder, the Grand Isles governing documents do not permit brokerage or “For Sale / For Lease” signs to be displayed in the community. **This includes all grass border areas on Lake Worth Road, Lake Isles Drive, and Isles View Drive.**

This type of restriction is very common in HOA-governed communities. The goal is not to limit the ability of homeowners to sell or lease their property, but to maintain the consistent residential appearance that residents expect and value in a planned neighborhood.

Real estate signs can vary widely in size, color, and design depending on the brokerage. When several homes are listed at the same time, multiple signs along a street can create visual clutter or give the appearance that yards are being used for advertising. Many communities therefore adopt a simple approach that avoids yard signage altogether in order to preserve a clean, uniform streetscape.

Today, most home marketing occurs online through MLS listings and major real estate websites, where buyers typically begin their search. As a result, **properties can still be marketed effectively without yard signage.**

We appreciate your cooperation in following the community standards outlined in our governing documents. If you have questions about listing a property or other community guidelines, please feel free to contact please contact our Property Manager:

Jorge Toro
(561) 426-7494
jtoro@grsmgt.com



INTRODUCING: COMMUNITY PULSE

In February, we quietly launched something simple — and important.

Community Pulse is a quick way for residents to share feedback with the Grand Isles community management team, including both the Board of Directors and our property management team.

The survey is designed to be **fast and easy**, similar to the short feedback tools you often see in restaurants or airports. It takes only a few seconds to respond.

Community Pulse is **always open**. There is no start date or end date. It's meant to be a continuous “pulse check” that helps us better understand residents' experiences and perspectives as we manage and improve the community over time.

Residents are welcome to **participate as often as they like**. If you'd like to share more than a quick response, there is also an optional comment section. You may also request to be contacted so a member of the community management team can follow up with you directly.

You'll begin seeing the **Community Pulse link** more regularly in our newsletters, on the website, and in other communications. Anytime you'd like to take a moment to share your perspective, we encourage you to participate.

And as always, if you would prefer to share more detailed feedback or have a specific question, you can also reach the **HOA Board mailbox**, which remains available for residents who wish to discuss matters further.

Strong communities aren't built only through projects and meetings — they're built through listening.

We're listening. [New! 10-Second Grand Isles Community Pulse Survey](#)

Volunteers Needed: Community Standards (Fining) Committee

WORK WITH FELLOW RESIDENTS TO HELP KEEP GRAND ISLES LOOKING ITS BEST

As part of the Board's continued effort to strengthen community engagement and improve how Grand Isles manages its core responsibilities, we are relaunching the Community Standards / Fining Committee and are seeking additional homeowner volunteers.

This committee helps ensure that Grand Isles remains a well-maintained and attractive community. Members work with our property management team to review potential maintenance or covenant issues and recommend next steps in accordance with the association's governing documents.

Typical matters reviewed may include:

- Yard and landscape maintenance
- Sidewalks and driveways
- Exterior upkeep of homes and property
- Conditions that may fall outside community standards

The committee reviews reported concerns and helps determine whether a courtesy reminder, warning notice, or fine recommendation should be issued, following HOA procedures and Florida law.

Your participation helps Grand Isles to:

Maintain Community Standards

Supporting consistent upkeep of homes and properties throughout the neighborhood.

Protect Property Values

Well-maintained neighborhoods help preserve the long-term value and desirability of our homes.

Ensure Fair and Consistent Enforcement

Volunteer review helps ensure enforcement decisions are applied evenly and transparently.

Support the Board and Property Management

The committee serves in an advisory role, providing recommendations that help the Board carry out its responsibilities.

Time Commitment

Serving on the committee generally involves one short community walkthrough per month and occasional email discussions regarding reported concerns.

Why Consider Volunteering?

- **Community Engagement** – Help maintain the quality and appearance of Grand Isles.
- **Neighborhood Connections** – Meet other engaged homeowners.
- **Civic Experience** – Learn more about how HOA governance works.

Interested in Learning More?

If you are interested in serving or would like to learn more, please contact our Property Manager:

Jorge Toro
(561) 426-7494
jtoro@grsmgt.com

Grand Isles HOA Board of Directors

PROMPTED: FAMILY EDITION

Curious about AI but not quite sure where to start — or just in the mood to try something fun?

Prompted is a small monthly column featuring simple, playful AI prompts you can copy, paste, and explore on your own. No technical background required.

Think of these as conversation starters — part game, part experiment. Some months they may be practical, other months just entertaining. We'll see what resonates and let it evolve.

This Month's Prompts:

Copy, paste into [ChatGPT](#) or your other favorite AI tool like [Claude](#), [Gemini](#), [Copilot](#), [Perplexity](#), and hit **Enter**.

- Create a 15-minute family activity we can do tonight using only things we already have at home.
- Help us plan a simple weekly family check-in with 3 questions that work for both kids and adults.
- Invent a cooperative game our family can play where everyone wins and no one gets eliminated.
- Turn one ordinary household task (cleaning up, cooking, getting ready for bed) into a fun challenge or mini-game for kids.
- Ask our family five light, thoughtful questions that help us laugh and learn something new about each other.
- Design a screen-free rainy-day plan for a family with mixed ages, using creativity instead of instructions.
- Create a simple 'family tradition starter' we could try once this month — something easy enough to repeat if we love it.

If you enjoyed these prompts, want more (or different kinds), found something confusing, or just have a question, we'd love to hear from you — reach us anytime at: colonnadegieditorial@gmail.com

Little Isles: New Feature!

CELEBRATING THE CREATIVITY OF OUR YOUNGEST NEIGHBORS

Each month, we'll be highlighting a few creative moments from our youngest Grand Isles residents. From drawings and paintings to LEGO builds, sculptures, or imaginative projects of any kind, we'd love to celebrate the creativity happening in homes across our community.

Parents who'd like to participate are invited to email a photo of their child's creation to colonnadegieditorial@gmail.com. Please include your child's first name and age, if you're comfortable doing so.

This feature is just for fun – no judging, no competition – simply a way to share and enjoy the creativity of our Grand Isles kids.

By submitting a photo, you confirm that you are a parent or guardian and give permission for the image to appear in the Grand Isles newsletter and related community communications. Photos only. Please do not include people.

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 to get involved.

Special thanks to all of our volunteers!



AROUND WELLINGTON

A few upcoming events and activities happening near Grand Isles.

Food Truck & Music Night – Wellington Amphitheater

Live music, lawn games, and a rotating lineup of food trucks on Thursday evenings. Bring chairs or a blanket and enjoy a relaxed outdoor night with family and neighbors.

Screen on the Green – West Palm Beach Waterfront

A free outdoor movie night on the waterfront lawn where families bring blankets and chairs to watch family films under the stars.

Explore Mounts Botanical Garden – West Palm Beach

Palm Beach County's largest public botanical garden features walking paths, tropical gardens, and seasonal family programs across more than 20 acres.

Family Studio – Norton Museum of Art

Children explore artwork during a short gallery tour followed by a hands-on art workshop inspired by pieces in the museum's collection.

Family Fun Weekends – Cox Science Center & Aquarium

Interactive science exhibits, outdoor play areas, and hands-on STEM activities designed for kids to explore, build, and experiment.

Know of a great local event or family activity? Send suggestions to the **Editorial Team mailbox** at: colonnadegieditorial@gmail.com

Featured Events

Easter Bunny Visit & Egg Hunt

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

Summer Bash

Saturday, May 30, 4:00-8:00

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, March 27

Saturday, June 13 (Pool Night, 18+)

Friday Bingo Nights

6:00 - 9:00

Friday, May 1

Friday, August 28

Friday, October 2

Florida E-Bike Laws Have Been Updated: What You Should Know

SEVERAL UPDATES TO FLORIDA E-BIKE LAWS AND LOCAL GUIDANCE ARE NOW IN EFFECT. HERE IS A QUICK OVERVIEW TO HELP RESIDENTS AND FAMILIES UNDERSTAND THE RULES AND RIDE SAFELY IN OUR COMMUNITY.

E-bikes are increasingly common in residential neighborhoods, and recent updates to Florida law make it important for riders and families to understand how and where they should be operated.

With the growing popularity of electric bicycles in neighborhoods across Wellington, Florida and throughout Florida, we would like to highlight recent updates and reminders related to e-bike laws and safe operation.

E-bikes offer a convenient and enjoyable way to get around, but because they can travel significantly faster than traditional bicycles, it's important that riders understand the rules that apply to them and use caution in residential areas.

What Counts as an E-Bike

Under Florida law, an e-bike is a bicycle equipped with an electric motor that assists with pedaling. Most models fall into three categories:

- **Class 1:** Pedal-assist only, up to 20 mph
- **Class 2:** Throttle-assisted, up to 20 mph
- **Class 3:** Pedal-assist only, up to 28 mph

Class 3 e-bikes are generally intended for road use and may have additional restrictions depending on where they are operated.

Key Rules Riders Should Know

Florida law generally treats e-bikes similarly to traditional bicycles:

- Riders do not need a driver's license, registration, or insurance to operate an e-bike
- E-bikes may typically be used on roads and bike lanes where bicycles are allowed
- Helmets are required for riders under age 16 and strongly recommended for all riders
- Riders must follow all traffic laws, including stop signs, signals, and yielding rules
- Riding Safely in Residential Areas
- Because e-bikes can reach higher speeds, riders should take extra care in residential neighborhoods like Grand Isles:
- Ride at safe speeds, especially near pedestrians and driveways
- Yield to walkers and slower riders on shared paths
- Use caution at intersections and when crossing streets
- Parents should ensure younger riders understand safe riding practices

Shared Responsibility on Our Roads

Our streets are shared by drivers, walkers, cyclists, and e-bike riders. **Everyone plays a role in keeping the neighborhood safe** – whether that means riding responsibly, driving attentively, or watching carefully for pedestrians and cyclists.

Residents who ride e-bikes or have family members who do are encouraged to review the full guidance provided by the **Village of Wellington** and summaries of **Florida law** at the links below.

[Village of Wellington E-Bike Guidance](#)

[Florida E-Bike Law Overview](#)

Thank you for helping keep Grand Isles a safe and enjoyable place for everyone!

Grand Isles HOA Board of Directors

E-BIKE RULES AT A GLANCE

Helmets Required for Riders Under 16

Florida law requires riders under age 16 to wear a helmet when operating an e-bike.

Follow All Traffic Laws

E-bike riders must obey stop signs, traffic signals, and other road rules just like bicycles and vehicles.

Ride Responsibly in Neighborhoods

E-bikes can reach higher speeds than traditional bicycles. Riders should slow down and watch carefully for pedestrians and traffic in residential areas.



This Month's Focus: Mailboxes Matter

THIS YEAR, WE'RE TAKING THINGS ONE STEP AT A TIME—EACH MONTH HIGHLIGHTING A SINGLE DETAIL THAT HELPS GRAND ISLES LOOK ITS BEST.

Instead of addressing everything all at once, this approach allows us to focus on one manageable improvement each month — making it easier for everyone to participate and helping our community maintain a polished, consistent appearance over time.

We're starting with **mailboxes**.

Mailboxes are one of the most visible features in our neighborhood. When they're clean, consistent, and clearly marked, they contribute to:

- Strong curb appeal and property values
- Clear identification for deliveries and emergency services
- A cohesive, well-maintained look throughout the community
- A shared sense of pride in where we live

Individually, a mailbox may seem like a small detail. Together, they help define the character of Grand Isles.

What to Check on Your Mailbox

Please take a moment to review your mailbox using the checklist below:

- Structurally sound (upright, secure, and not leaning)
- Clean and free of dirt, rust, or mildew
- Properly painted and in good condition
- Clearly visible house numbers (correct size and placement)

If your mailbox needs attention, most updates are quick and straightforward to complete. You're encouraged to clean your mailbox monthly, with a light cloth and spray cleaner of your choice.

Required Vendor: Beautiful Mailbox Company

If you have any mailbox-related issues that need to be addressed, please contact **Beautiful Mailbox Company** who is familiar with all Grand Isles requirements and guidelines.

Important Timeline

With the launch of this newsletter, homeowners will have until April 1st to address any mailbox issues.

After April 1st, mailboxes that do not meet community standards may be subject to compliance notices and fines, in accordance with HOA policy.

Our goal is not enforcement — it's consistency, clarity, and care for the place we all call home. This timeline provides ample opportunity for everyone to make any needed updates.

Thank you for helping keep Grand Isles HOA looking welcoming, cohesive, and well cared for. One small improvement at a time truly makes a difference, and we appreciate everyone doing their part.

If you have questions or need clarification, please contact our Property Manager:

Jorge Toro
(561) 426-7494
jtoro@grsmgt.com

Grand Isles HOA Board of Directors

Community Quote

"There is no power greater than a community discovering what it cares about."

— Margaret J. Wheatley



The Property Manager's Desk — Jorge Toro's New Monthly Column!

UPDATES, REMINDERS, AND WHAT'S TOP OF MIND

Hello Grand Isles neighbors — I'm **Jorge Toro, your on-site Property Manager**. Each month, I'll use this space to share what I'm working on around the community, along with timely updates, helpful reminders, and the occasional request for your assistance. It's meant to offer a behind-the-scenes look at the work that keeps Grand Isles running smoothly, and a simple way for us to stay connected as we move forward together.

What I'm Seeing Around the Community As we move into spring, we're beginning to see the usual seasonal shift — landscaping starting to grow faster, outdoor projects picking up, and small maintenance items becoming more visible around the neighborhood.

A Few Friendly Reminders

Mailbox Check-In You'll see in this issue that mailboxes are our first focus in the "small improvements" series. Please take a moment to make sure your mailbox is upright, clean, and clearly numbered. Small details like this make a big difference in the overall appearance of our streets.

Landscaping Season Is Here With warmer weather arriving, lawns, hedges, and plantings can grow quickly. Regular trimming and upkeep help keep the neighborhood looking polished and consistent.

Exterior Changes Require ACC Approval A reminder that exterior changes — including landscaping redesigns, new trees or shrubs, fencing, exterior paint, or other visible modifications — require approval through the Architectural Control Committee before work begins. The request form is accessible through [this link](#).

Reporting Maintenance Issues If you notice something in a common area that needs attention — irrigation leaks, lighting outages, sidewalk concerns, or damaged landscaping — please report it to my office, including the exact location and a photo when possible which helps us resolve issues much faster.

Start with Property Management For day-to-day questions, service requests, or clarification about HOA responsibilities, the property management office is always the best first place to start. We're here to help.

Thank you for helping keep Grand Isles looking its best.

— Jorge Toro
Property Manager

Join The Colonnade Editorial Team!

AN OPEN INVITATION TO HELP SHAPE OUR COMMUNITY NEWSLETTER

The Colonnade at Grand Isles was envisioned as more than a place for announcements — it's meant to be a shared civic space, where information, ideas, and perspectives meet.

To support that vision, we're forming a small editorial team made up of interested residents who would like to help shape the newsletter as it continues to evolve. Editorial Team members may contribute in many ways: writing short pieces, helping refine or edit content, brainstorming themes, or exploring tools like AI to support drafting and idea development. There's no required background, no fixed workload, and no expectation beyond curiosity and a willingness to collaborate.

For some, participation may be occasional. For others, it may grow over time into a larger role helping guide the tone, structure, and quality of *The Colonnade*. All levels of interest are welcome.

If you enjoy ideas, storytelling, or community engagement — or you're simply curious about being part of the editorial process — we'd love to hear from you.

Reach out anytime to: colonnadegieditorial@gmail.com

Community Contacts

Grand Isles Website
www.grandisleshoa.org

Facebook
[Grand Isles at Wellington](#)

GRS Community Management
www.grsmgt.com
(561) 641-8554

ONSITE PROPERTY MANAGEMENT

Jorge Toro
Property Manager
jtoro@grsmgt.com
(561) 426-7494

Shayda Ebrahimi
Community Specialist
sebrahimi@grsmgt.com
(561) 333-5253

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

BOARD OF DIRECTORS

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Doreen Levy, Secretary
Maureen Walsh, Treasurer
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GUEST ACCESS

Gatehouse
(561) 333-0728

Online Guest Registration
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

WiFi Network: **Clubhouse-Lot**
Password: **grandisles123**

Carmel Clubhouse & Pool Hours

Open 7 Days a Week,
Dawn to Dusk

EMERGENCY

PBSO Non-Emergency
(561) 688-3400