

# WELCOME to HERITAGE OAKS

Town of Tradition,  
Port St. Lucie, FL



## November, 2014

### BOARD OF DIRECTORS

*PHIL COOPER, President*

*DENNIS BONCZEK, Treasurer*

*LINDA BALMANN, Secretary*

*PAUL SILLIMAN, Director*

*ROBERT JONES, Director*

*SHELLIE MORGAN, Director*

*NORMAN YTKIN, Director*

### PROPERTY MANAGER

*SCOTT MONTAGNA*

*Scott.montagna@fsresidential.com*

#### *On site hours*

*Mon - 8 to 10 AM*

*Tues - 8 to 9 AM*

*Wed - 1 to 3 PM*

*Fri - 8 to 11 AM*

*Barcodes pool keys and decals  
Distributed by appointment only  
Call FirstService Residential*

*Joylyn Sikora*

*Joylyn.sikora@fsresidential.com*

*FirstService Residential*

*543 Lake Whitney*

*Ste. 101 - 102*

*Port St. Lucie, FL*

*34986*

*772-323-2004 or*

*FAX 772-878-1519*

### QUESTIONS OR CONCERNS?

*Email the Board of Directors at  
[info@heritageoakshoa.net](mailto:info@heritageoakshoa.net)*

## Board of Directors Combined Budget & Annual Meeting

### Thursday, Dec. 4th, @ 7 PM

### Tradition Town Hall

# At the Clubhouse

#### MENS POKER

Monday 7 PM

#### LADIES POKER

Tuesday 7 PM

#### BOOK CLUB

1<sup>st</sup> Wednesday of the month at 2:30 PM

**New**

#### ADULT GAME NIGHT

Wednesdays 7PM

#### MAH JONGG

Thursday 1 - 4 PM

**New**

#### FAMILY MOVIE AND GAME NIGHT

Last Friday of each month

Begins Jan. 30th

7PM

For more information about the Heritage Oaks community and details for the above activities go to  
[www.heritageoakshoa.net](http://www.heritageoakshoa.net)

## PLEASE NOTE:

No bicycles, skate boards, rip boards, or other similar wheeled items are allowed in the clubhouse area, meeting room, gym and pool. Please help to keep everyone safe while at our recreation area. A bike rack is available at the clubhouse and main entrance for bicycles.



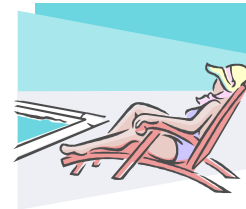
**TUESDAY –GARBAGE ONLY**

**FRIDAY- GARBAGE / RECYCLING**

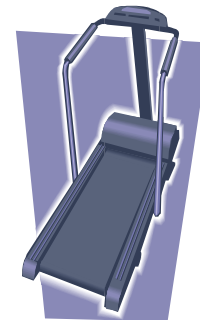
**SATURDAY –  
YARD DEBRIS ONLY**

Containers may be put out at 6PM. the evening prior to pick up. Disposable garbage bags may only be put out the day of pick up - raccoons break open the bags if left overnight! Please place your trash cans/bags on the edge of the street or driveway. When with it

**WASTE PRO: 772-595-9390**



**THE POOL IS  
HEATED & OPEN  
FROM  
DAWN TO DUSK!**



**THE GYM IS  
OPEN  
5am – 10pm**

**RECYCLING**

Place the cart with the lid opening facing the road. Wheels should face the garage. Remember to leave clearance for the automatic arm to lift the bin. Your regular trash receptacle should be at least 18 in. away and you must be 5 ft. away from your mailbox.

**Thank you**

For events at Tradition Square go to [www.traditionfl.com](http://www.traditionfl.com) or Channel 73

# COMMUNITY PAGES

## HERITAGE OAKS GOLF CLUB

TO JOIN SEND AN EMAIL TO

[golf@heritageoakshoa.net](mailto:golf@heritageoakshoa.net)

PLEASE INCLUDE YOUR NAME & PHONE #

### FREE WATER AEROBICS COMING TO THE POOL FOR RESIDENTS

Begins Wed. Nov. 19<sup>th</sup> 9:30 to 10:30 am

Call Maddy at 772-345-1722 for info and to sign up

### GAME NIGHT

Each Wednesday beginning Nov. 12<sup>th</sup>, 7PM – 11PM

Canasta, Mahjongg, Rummycube etc.

We need donations of board games, card games, etc. or  
bring your own game and playing partners  
for the evening.

### Our Clubhouse Meeting Room Will Be Open Daily

From 5 am to 11 pm

for all residents with keyfob access.

No wet bathing suits. Children under 16 must be  
supervised by an adult.

This room is monitored with cameras.

# UPCOMING EVENTS

## *WELCOME BACK AUTUMN DANCE*

**Saturday, Nov. 22nd at 7PM**

Bring a Dessert/Appetizer to share  
BYOB

DJ Music Provided

50/50 Raffle

All Adult Residents Welcomed  
21 and over please

## *2014 HOLIDAY PARTY*

**Saturday December 13th at 6pm**

Bring your favorite covered dish to share  
Dessert and coffee provided  
BYOB

Music and Dancing, Raffles & Door Prizes

All Adult Residents Welcomed  
21 and over please



**Santa Claus is Coming to Heritage Oaks**  
**Sunday December 14th**  
**12:00 Noon – 2:00 PM**

Listen for Santa making his rounds courtesy of the P.S.L. Fire Dept. on the streets of Heritage Oaks

**Then come on down to the Clubhouse parking lot to enjoy some Holiday Festivities**

Photo Ops with Santa, Face Painting, Cookies and Juice, Crafts for Kids, Tattoos & more!

**Don't forget to bring your letters to Santa and your camera too!**

Volunteers are needed for all these events to help with shopping, set ups, clean ups, handling gift and craft tables for the kids. Please contact Judy Silliman at [jasill517@gmail.com](mailto:jasill517@gmail.com) Please leave your name, phone # and/ or email to volunteer. Thank you.

## PROPERTY MANAGER'S CORNER

Hello Everyone,

As many of you have noticed already, Bristol Management's name has officially changed to FirstService Residential. This will only have positive effects on the residents of your community. In the coming months we will be going onto a new computer system that will give our residents more information, quicker access to forms, review of meeting minutes and even be able to look at their accounts.

Please make note of the information below;

Scott Montagna- Property Manager- 772-807-5212

[scott.montagna@fsresidential.com](mailto:scott.montagna@fsresidential.com)

Joy Sikora- Scott's Administrative Assistant- 772-807-5209

[joy.sikora@fsresidential.com](mailto:joy.sikora@fsresidential.com)

Terry Lord- Heritage Oaks Bookkeeper- 561-575-3551

[terry.lord@fsresidential.com](mailto:terry.lord@fsresidential.com)

Our office is still located in St Lucie West at 543 NW Lake Whitney Place.

### **MAILBOXES:**

We have had some questions recently regarding mailboxes in the community. Please be advised that the mailboxes and posts are the responsibility of the owner of the property and not the Association. I thank the many residents that have taken a quick few minutes to clean their mailboxes. Inspections are taking place on the mailboxes for the following issues;

1. Leaning Posts
2. Dented, Crushed, or Broken Mailboxes
3. Missing Flags
4. Dirty Mailboxes
5. Posts with Missing or Peeling Numbers.

### **ASSOCIATION ANNUAL MEETING:**

Finally, I would just like to remind everyone that the Association's Annual Member's Meeting will take place on December 4<sup>th</sup> 2014 at the Tradition Town Hall. The Budget meeting will be prior at 7pm and the Annual will begin at 8pm. Sign in for the Annual will start at 6:15 and run straight through, even while the budget meeting is taking place. We encourage all Members to attend.

I wish all Members and Residents of Heritage Oaks a very safe and happy holiday season.

Happy Holidays!

Scott Montagna-LCAM, CMCA

## Around the community . . .

### A message from the president

This past spring the Board decided to delay the Annual Meeting of the Members of Heritage Oaks @ Tradition Home Owners Association from the summer months to December. This was done so that the “seasonal” residents of the community will have the opportunity to attend. The meeting will be held on Thursday December 4, 2014 at Tradition Town Hall. Our Annual Budget Meeting will be held on the same night prior to the Annual Meeting. The meetings are open to all homeowners and will start at 7PM..

The Annual Meeting is held to elect the Board Members. In October, a mailing was sent to all homeowners. In this mailing was an “Intent to Run” application. All homeowners filing an application of intent to run will be included on this year’s ballot. As per Florida Statute, nominations from the floor will NOT be accepted because our election process allows candidates to be nominated in advance of the meeting.

Naturally the separate Annual Budget Meeting will outline the 2015 Heritage Oaks budget.

Ballots will be mailed to all homeowners prior to the meeting. Please fill out your ballot and either bring it with you to the meeting, mail the ballot to the Management Company, or you can hand deliver your ballot to Scott, our Property Manager, while he is on site.

The purpose of the meeting is to elect 7 Board of Directors for the 2015 Board season.

A quorum of the members in “good standing” will be required for the election to be official. A quorum for our community (30% of the members) is 150+ valid ballots received. This percentage has been achieved only once since the Developer turned the HOA over to the community. If our quorum requirements are **not** met the current Board will remain in place.

The purpose of this “message” is to encourage everyone to **PLEASE VOTE**

If you’ll be unable to attend the meeting on December 4<sup>th</sup>, please see to it that your completed ballot is received by the Management Company in advance of the meeting. You can “early vote” even if you intend to come to the Annual Meeting.

Looking forward to seeing you at the meeting and/or around the community.

Phil Cooper  
President of HOA

## **Contractors**

### **The Value of Our Association Attorney**

Like our manager, our community's legal counsel is one of the most important people, other than volunteers and residents, involved in our association. Not a volunteer, but a paid—and integral—member of our association's professional team, our attorney is intimately familiar with what is happening in our community. And because community association law is complex and ever changing, our association's attorney is knowledgeable in a wide variety of practice areas that can affect our association, including:

- Premise liability
- Construction warranty
- Directors' liability
- Real estate
- Contracts
- Architectural and design review
- Insurance
- Employment
- Taxation
- Environmental law
- Water regulation
- Collections and foreclosure

Our attorney doesn't represent the board, individual board members, individual homeowners, any group of homeowners or the manager; he or she represents only our association. One person on the board has been designated as the contact with our legal counsel.

In addition to acting on our association's behalf in legal matters, our attorney also advises the board on its responsibilities and obligations. And as board terms expire, our attorney acts as the de facto association historian as well, so that our board can provide continuity in policy-making

### **The Purpose of Community Associations**

What is this entity that collects your assessments, mows the lawn and occasionally throws a party? One way to think of our community association is as a service organization that provides three types of services to owners and residents.

- Community maintenance services—collecting trash, publishing the newsletter, orienting new owners, conducting meetings and sponsoring social activities.
- Governance services—fulfilling legal obligations, resolving disputes, enforcing community policies, administering design review policies, and recruiting new volunteer leaders.
- Business services—operating and maintaining the common areas, competitively bidding maintenance work, investing reserve funds, developing long-range plans and collecting assessments.

The board and manager make every effort to deliver these services fairly and effectively to protect and enhance the value of our homes—and the lenders' interests in our homes. They also strive, through collective participation and mutual decision making, to preserve that intrinsic value called "quality of life" that is at the heart of the community association concept.