

## Dear Heronwood Residents

### Letter from President

Hello Heronwood

On behalf of the Board of Directors, I would like to welcome all the new residents to Heronwood.

As of our last election we have two new members of our Board. Greg Stengel and Anna Mirkovich have joined us to serve the community.

As you may be aware, the FDOT will be widening the Florida Turnpike to eight lanes in Martin County. There was a public hearing on Thursday, July 22nd in Stuart and public comments closed on August 11th. Feedback from that hearing indicates that FDOT is proposing sound walls in selected spots along the construction area. The proposed wall stops about 300 feet past the Copperleaf entrance and restarts at the 16th hole of the golf course, leaving a large area of Martin Downs and other communities open for sound to travel for miles. With the proposed 8 lanes of traffic and the construction beforehand our community will be negatively impacted without adequate sound barriers. We have asked the Presidents of each West Village HOA and the Golf Club along with other impacted

#### Heronwood Board Of Directors

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**Vice President** *Gail Mey*  
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**Treasurer** *Luis Rubio*  
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**ARB** *Mark Mistarz*  
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#### Secretary/ Communication

*Anna Mirkovich*  
(718) 509-7266 [annayu515@hotmail.com](mailto:annayu515@hotmail.com)

#### Director Of Common Area Landscaping

*Greg Stengel*  
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**Director** *Ron Hale*  
(585) 315-1784 [rhale.heronwood@gmail.com](mailto:rhale.heronwood@gmail.com)

**Property Manager** *Alicia Brown*  
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communities in Palm City to join in requesting that the proposed sound wall run the full length of the project in Martin County and be completed before any widening is done. I sent a letter on behalf of the 157 Heronwood homes to FDOT and County Officials. As this moves forward we may need continued community engagement to be sure that adequate sound barriers are installed.

Last summer there were repairs to the sidewalks along the loop road. The cost was \$25,000 and was paid for with the West Villages road reserves. Currently, there is construction activity on the exit side of our gate. A washout required that 100 feet of sidewalk be replaced. The cost is \$34,000 paid for by an assessment of \$31 per unit by all of the West Villages and Crane Creek. Heronwood does not need to assess residents because we paid for our share from our road reserves

Through August our financial picture looks good. Revenue is better than budget by approximately \$5,700 and expenses are under budget by about \$3,400 (partially due to timing of particular expenses such as mulch for the common areas which will be done before the end of the year). We expect to end the year with a surplus of \$7,500. This surplus will help toward expense pressures in the 2022 budget.

On October 27, 2021 MDPOA held their members representative meeting. At that meeting there was a vote on the West Villages and overall MDPOA budget proposals. Our budget preparation is underway and there will be announcement regarding the date of our annual budget discussion.

Best Regards,

Laura Cardinale

## We would like to welcome to Heronwood



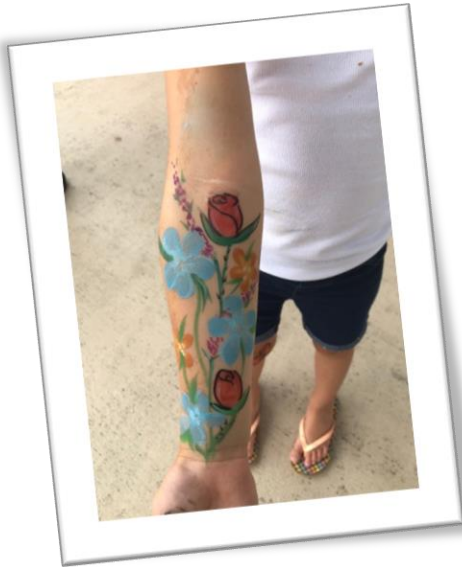
- 2058 SW Heronwood Road: Russel & Karen Robertshaw
- 2458 SW Heronwood Road: Kevin & Brandy Ach
- 3734 SW Spoonbill Terrace: Joseph Filardo
- 2157 SW Heronwood Rd: Matthew & Mary Brickman
- 2281 SW Starling Drive: Meahgan O'Grady
- 2173 SW Spoonbill Drive: Patricia Devanny
- 2238 SW Heronwood Road: Edward & Dorothy Grady
- 2225 SW Creekside Drive: Edwin & Katherine Stewart
- 2385 SW Creekside Drive: Ronald & Lauren Mayer
- 3661 SW Starling Terrace: John & Chanda Leon
- 2241 SW Starling Drive: Barbara Judd
- 2403 SW Spoonbill Drive: Linda Richey
- 2161 SW Starling Drive: James & Mary West
- 3773 SW Spoonbill Terrace: Terry & Jenny Walters
- 2343 SW Spoonbill Drive: Jonathan & Jennifer Koopman
- 3660 SW Starling Terrace: David & Ann Rapp
- 2355 SW Creekside Drive: Ann Devanny

## COMMUNITY EVENTS

In June Heronwood hosted its first of many neighborhood get together. Adults enjoyed drinks and food, children enjoyed face painting and playing. We hope that these events continue grow in participation making Heronwood an even better place to live!! Look for information about our next event: Heronwood Scavenger Hunt coming soon to the Facebook page and Nextdoor. If you're interested in planning or hosting events, please reach out to Anna Mirkovich at (718) 509-7266 or Lynn Stengel. Here are some pictures of the event.







## **SOCIAL MEDIA**

There are two new ways to stay informed about what's happening in our community, a Facebook Page and a Nextdoor App. You can find local businesses or communicate with fellow neighbors. Type in **Heronwood At Martin Downs Neighbors** into Facebook. For Nextdoor, please contact Anna Mirkovich at (718) 509-7266.

**These are resident created and maintained sites and Heronwood Homeowners Association claims no responsibility for them.**

**BOARD & ARB MEETINGS**

Board Meetings are typically held monthly on the third Thursday of the month via Zoom. Sometimes due to unforeseen circumstances the meetings need to be rescheduled or canceled. The Board occasionally offers later meetings to accommodate differing schedules

but keep in mind this is a Board Meeting for Board Members. An agenda for the meetings will be emailed out as soon as it is ready and to those that are on the email list. If you would like to address the Board, please let Alicia Brown with Advantage Property Management, (772) 344-8900 or any board member know. Meeting minutes are approved at the following month's meeting and therefore are not available until the following month. If you would like copies of the minutes from prior meetings, please contact Alicia Brown at the number above. She will send them to you via email. Prior to the Board meeting all ARB applications will be reviewed. You do not have to wait until a Board Meeting to send in your ARB requests. The ARB Board continuously approves items and at the monthly meetings.

**AUTOMATIC MONTHLY PAYMENTS**

In an effort to minimize costs, please consider the use of automatic payment for your monthly assessment. This saves time as it is deducted from your account and saves money on stamps. If you should have any questions, please call Advantage at (772) 334-8900. The Automated Bank Draft (ACH) form can also be found on the Heronwood website [www.heronwoodpalmcity.com](http://www.heronwoodpalmcity.com)



## HOLIDAY DECORATIONS

Heronwood is forming a Decorating Committee. We would like to get 3-4 members for each monument, (sign). One at the Heronwood entrance, one at Spoonbill and one at Starling. Each group will decorate their sign. It only takes a short time and you are welcome to make it fun by bringing holiday treats and a beverage of your choice. Get to know your neighbors, have fun and decorate away. If you are interested in becoming a Decoration Committee Member, please contact Anna Mirkovich at (718) 509-7266



## PETS

Please remember to pick up after your fuzzy loved one. No one wants to see or step in your dogs “business”. It’s common courtesy and expected that residents and guests pick up after their animals. Residents new to Heronwood need to be aware that dogs and cats are not allowed to roam free. Pets must always be on a leash. If pet rules are constantly broken the Board does have the authority to have animals removed permanently. You might think you will know how your pet will react in a situation, but we can never know for sure. Please do not take this risk and keep your animals on a leash and under control.



## PROPERTY MAINTENANCE

All homeowners are required to maintain the exterior of their homes. This includes, but not limited to, keeping landscape neat and tidy, making sure our homes and driveways are free of dirt and rust, mailbox posts are clean and house numbers are on both sides of the post and roofs are kept clean. Please take a look around your home and make the necessary repairs and cleaning. Our property manager will be looking for these items and many others as she does her weekly inspections. Seasonal residents, please make sure to pay



attention to repairs or cleaning projects before you return up north for the summer so when you return you won't return to violations. If you happen to get a violation letter please remember that it is a reminder or notification that something needs your immediate attention. The

letters are usually very businesslike in tone but not intended to offend anyone. Property managers have found that "nice" letters result in less action and repeated letters (with additional cost to Heronwood). If you need to talk to the Association about a letter you received, please contact our Property Manager, Alicia Brown, and she and the Board will be happy to do what they can to resolve any issues or questions you might have. Once you have resolved/fixed the violation, please contact Alicia to inform her. This will make weekly inspections go faster and smoother.



**Lawn Maintenance**

It's that time of year that we start to see aggressive weeds invading and, in some cases, taking over lawns in the community. If you have a lawn service company, they may already be taking care of this for you. We encourage you to look at your lawn and address any weeds before they do take over your yard, especially in the winter when the grass doesn't grow so quickly.



**PARKING ON THE STREET**

Parking on the street by a homeowner or renter at any time is prohibited. Only guests may park on the street and only during the day, never overnight. Please refer to The Declaration Of Covenants and Restrictions For Heronwood under Section 8.1.34.2 Passenger Automobiles for further information.

**SPEED LIMIT**



There are more and more kids in the neighborhood and playing in the streets. Please drive slowly, carefully and be on alert. The speed limit in Heronwood is 20 MPH and on Sandhill Road & Crane Creek Avenue is 30 MPH.

**CUL-DE-SAC WATERING**



Please keep an eye out for wilting & dying plants in the cul-de-sacs. We do not have irrigation and need residents to water them from time to time, especially this time of year. We all want to live in a beautiful community and sometimes it takes all of us to make that happen.

**Please don't feed the wildlife! The Muscovy ducks have become a messy and unsanitary nuisance. Plus, food on the ground attracts mice, rats and other unwanted vermin.**

