

Dear Heronwood Residents,

Welcome back to our seasonal (snowbird) residents. It has been a relatively quiet summer, though rather hot and wet, with no hurricanes in our forecast ( as of this writing).

We have witnessed many home and landscape improvements recently which is a testament to our homeowners wanting to continue to maintain the appealing standards in Heronwood.

Volunteering on the Board takes time & dedication. I coordinate the new homeowners/ renter interviews prior to their moving into our neighborhood. This gives both the Board and new residents an opportunity to review the rules and regulations ahead of time and have any concerns/questions addressed and answered.

The Board continues to strive to preserve and enhance the Heronwood property values. Cul-de-sac clean up at Starling Court was accomplished this past summer. The sinkhole on Spoonbill was fixed. Also, the 2018 Restated Declaration Of Covenants for Heronwood was distributed to all homeowners. Please be sure that you have replaced this document in your Heronwood binder.

### Heronwood Board Of Directors

President	Laura Cardinale	(617) 699-0328 <a href="mailto:lcardinale@verizon.net">lcardinale@verizon.net</a>
Vice Pres/ ARB	Mark Mistarz	(772) 220-0824 <a href="mailto:markm@chicagostainless.com">markm@chicagostainless.com</a>
Vice President	Gail Mey	(772) 219-9655 <a href="mailto:gmmey@me.com">gmmey@me.com</a>
Treasurer	Luis Rubio	(772) 600-5555 <a href="mailto:rubioss@comcast.net">rubioss@comcast.net</a>
Secretary/ Comm	Lynda Meyers	(772) 485-8938 <a href="mailto:lyndam@lyndameyers.com">lyndam@lyndameyers.com</a>
Director Of Nbhd Landscaping	Beth Mistarz	(772) 220-0824 <a href="mailto:bmistarz@comcast.net">bmistarz@comcast.net</a>
Ambassador Chairperson	Darlene Jones	(772) 283-8661
Director	Butch Webb	
Director	Keith Gershman	(561) 632-5912 <a href="mailto:keithgershman@gmail.com">keithgershman@gmail.com</a>
Property Mgr	Alicia Brown	(772) 334-8900 <a href="mailto:aliciaB@advpropmgt.com">aliciaB@advpropmgt.com</a>



The Village Club & Preserve (VCP) continues to move forward to ensuring the community will once again have a fabulous place for people to gather for sports, camaraderie, etc.

Over the next month we will be developing the 2019 Budget and look forward to seeing you at future meetings.

And remember...no act of kindness, no matter how small, is ever wasted.

Respectively,

Gail Mey

Heronwood Board Vice President



*We would like to welcome to Heronwood:*

Sharon Farber	2245 SW Creekside Drive
Ted & Diane Sickle	2083 SW Spoonbill Drive
Hamel Ghany	2478 SW Heronwood Road
Clark & Joanne Collins	3865 SW Creekside Terrace
Bei Bei Ye	2265 SW Creekside Drive
Jeffrey & Jennifer Leopold	2058 SW Heronwood Road

## NEW SECURITY OFFICER

MDPOA has hired a new Chief of Security, Matthew Olivo. He comes to us from the Sailfish Point Community and his objectives are to replace staff that left with high quality individuals as well as introduce new technology to increase security and efficiency at the gate.



## NEW CLUBHOUSE RESTAURANT

On November 1st a new catering company will be taking over the food and beverage service at the clubhouse, Two Parrots Coffee. There will be a restaurant, as well as a coffee house and pastry shop. They plan to do pizza delivery behind the gate, as well as Sunday brunches.

## 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.**

**MEET AND GREET PARTY**

For those that are new to Heronwood the parties are held in the home of a resident. These parties give residents a chance to talk informally and get to know each other. It is an open door policy so you may come for as little or as long as you like. It is open to everyone in Heronwood, residents and renters. Don't forget to bring the kids. Tea, soft drinks and water will be provided. Guests may bring alcohol if they wish. Residents usually bring a finger food dish to share. Attire is casual.

To help Mother Nature keep plastic cups out of landfills please bring a glass/cup from home to use and take back. Anyone who brings one will have his/her name put into a hat for a drawing. The winner will win a \$40 gift card to a local business. Message board signs, with yellow paper, are put up to show the next home where the party is being held. An email also goes out.

We are always looking for a home to host. It is your decision when and what time. All you supply is beverages, such as tea and cola. If you are interested please contact Lynda Meyers at 485-8938 or by email at [lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com).

**CHRISTMAS HOLIDAY FAIR**

It's not too early to start thinking of the holidays. Holy Redeemer Catholic Church will be once again be having a craft fair. Our very own resident Cathy Hemberger will be selling her Christmas wreaths and there will be tons of crafts to purchase.

Saturday, November 10th from 8 am- 2 pm

Sunday, November 11th from 8 am- 1 pm.

The church is located on the corner of Mapp & Matheson Roads in Palm City. The fair will be held in the parish hall.

**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 Beth Mistarz at (772) 220-0824.

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## LAWN SERVICES

We have had complaints of yard service companies starting too early when doing service. The rules state that companies may start working at 8am through 5pm on weekdays and 9am through 5pm on Saturday and Sunday. It is prohibited on holidays. Please make your company is aware of this rule.

## HURRICANE SHUTTERS

Hurricane shutters are to be up only when there is an imminent threat of a storm or if the homeowner is away during the season. No shutters, not even clear shutters, are allowed to be up while the home is occupied. The VCP plans on assembling and coordinating volunteers to mobilize throughout the neighborhoods to assist residents for hurricane preparation. Until they are up and running, Heronwood residents will be helping other residents, as they have in the past. Mark Mistarz will be compiling a list so that when the season comes, help can get to those who need it. Anyone wanting to help Mark get this organized please contact him. The more the merrier. If you need help or are willing to help please contact Mark at 772-220-0824.



## PARKING ON THE STREET

Just a reminder that 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.I.34.2 Passenger Automobiles for further information.



# THE VILLAGE CLUB & PRESERVE

E S T . 2 0 1 8

Good news! The Village Club has been granted 501c3 status as a non-profit by the IRS. With much activity underway (such as an approved permit for the fence, pool renovation, development of architectural drawings for the building and pavilion) we are on target for a June 2019 grand opening. We have had several work days with residents from every Village behind the gates working hard on beautifying the grounds. A big undertaking! We have a core group of volunteers mowing, edging and maintaining the landscaping of the property. If you see one out there, stop and say hello and thank them for their dedication. IT IS HOT and they work for free.

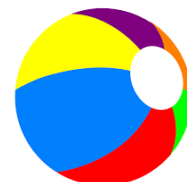
Currently we have Allison Warren of Crane Creek chairing a committee for the renovation of the tennis courts. She is looking for more help with ideas for fundraisers and donations. If you would like to volunteer please give her a call. Allison Warren can be reached at 772-708-9226 or by email at [allisonwarren5@gmail.com](mailto:allisonwarren5@gmail.com).

On November 17th VCP will be hosting a 'Run for the Village 5 K & Fun Run' behind the gates. This will help fund the walking and fitness trail around the perimeter of the property. Please come out to walk or run, hand out water bottles, meet and greet your neighbors and friends. You will find a flyer with information included in this newsletter.

If you are already a member of "The Village Club", we thank you for your support. If you would like to be a member or would like more information we want to hear from you. We look forward to the parties, the activities and gathering with our neighbors. You can find us at; <https://villageclubpreserve.com/> or you are welcome to call Heronwood's resident and VCP Board member Mark Mistarz at 772-220-0824.



See you at the pool!





**Event for All Ages**

\$35 Race entry age 14 and older ~ 5K

\$20 Race entry under 14 ~ 5K

\$10 Kids Fun Run

**Saturday, November 17, 2018**

**ALL RACE  
ENTRIES RECEIVE  
SHIRT AND  
SWAG BAG!**

**Location:** Village Club & Preserve  
2261 SW Racquet Club Drive  
Palm City, FL 34990

**Time:** \*5k chip timed run/walk commences at 7:30am  
\*Children’s Fun Run will begin at 8:30am  
\*After Party with Breakfast food trucks and  
Music 9am— 12pm

**Online Registration:** [www.runsignup.com](http://www.runsignup.com)  
Race day registration on-site, cash or check only – Shirts while supplies last.

**Course/Timing:** This is an official, chip timed , 5K course  
Verified by Mike Melton of MCM Timing.

**Prizes:** Awards will be given for the top 3 male and female overall finishers as well as the top 3 male and females in each age category.

**Sponsorships:** Please visit [www.VillageClubPreserve.com](http://www.VillageClubPreserve.com) or contact Kristy at 561-317-9048 or [Kristy\\_Roman@yahoo.com](mailto:Kristy_Roman@yahoo.com) for opportunities!

## DONATIONS TO CHARITY

It is really sad to walk outside on trash days and see so many items lying at the curb that are perfectly good. Before you throw out your gently used items please think twice before just throwing them in the trash. Your trash is another man's treasure. Goodwill is just across the street and has a drive through in the rear of the building. Charities such as Vietnam Veterans Of America, (VVA), will come to your house and pick up everything. If you don't want to stay home and wait, just leave the items outside with a sign on them and they will pick up. It only takes a few extra minutes to save something useful to someone from being thrown in the landfill. So please contact the VVA at 800-775-8387 or online at [scheduleapickup.com](http://scheduleapickup.com) or Salvation Army at 1-800-728-7825 to schedule a pickup.

## SAFETY AROUND THE NEIGHBORHOOD

If you're riding a bike or riding in your golf cart please be on the lookout for walkers and people with dogs. We all need to be aware and considerate of each other and share the sidewalk. It is very startling to have vehicles fly up on someone, especially fearful dogs. So please announce yourself before coming upon people on sidewalks. You must have valid registration and insurance to operate a golf cart. Only people with drivers licenses are permitted to drive as they are considered vehicles by law. Residents and guests are sometimes using the roads as a speedway. This is a continuing problem. Children and walkers can not always get out of the way of cars fast enough. Plus it is dangerous to be driving too fast in the dark. Whether in the morning or at night we need to be on the lookout for pedestrians, and also stop at all stop signs. It is not worth injuring or killing someone. The speed gun is still in effect. **Please slow down and tell friends and family as well.**





**SELLING OR LEASING YOUR HOME & RULES & COVENANTS BOOK**

Anyone selling/renting their home needs to have their binder with the By-Laws, Covenants & Regulations available to new home buyers/renters. We cannot depend on Realtors to get the information to potential buyers. It is in your best interest to make sure prospective buyers know the rules before committing. This can save time, money and aggravation during selling. Please remember that Open Houses are **not** allowed. Please remind your Realtor of this rule. To receive another book please contact Lynda Meyers at 485-8938 or by email at [lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com). There is no cost. The Board does personal interviews with renters & buyers to ensure they understand the rules & regulations; answer any questions they may have.

The following items must be completed and submitted to Advantage Property Management for anyone interested in buying or renting in Heronwood:

- Fully executed Application to Purchase/Lease Agreement form (April 2018)
- Acknowledgement of Covenants & Deed Restrictions must be reviewed and signed
- \* Disclosure Summary
- Truck Information Form (if applicable)
- A Pet Application must be completed and signed with recent pictures (write N/A and sign if no pets)
- Owner Information Form
- \* Application fee of \$150.00 payable to Heronwood HOA

**NOTE:** All Application to Purchase/Lease Applications must be submitted in full with current documents available at [heronwoodpalmcity.com](http://heronwoodpalmcity.com). If not, this will delay the approval process. Applications take a minimum of 14 days for processing. Please inform realtors, potential homebuyers, lessees, etc. Timely submission is imperative for a smooth and successful approval process. Please submit your application to us in a timely manner to avoid any delay. An Application to Purchase/ Lease is not approved until a Certificate of Approval has been issued. An interview with two Heronwood Board Members is required to receive the Certificate of Approval.

Submit the entire package to:

Alicia Brown

Advantage Property Management, LLC

1111 SE Federal Highway Suite 100

Stuart, FL 34994

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## TRUCK REGISTRATION

Now that the amendment for trucks has passed, MDPOA is requiring the Board to approve trucks before they will be issued a barcode. If you decide to purchase a truck or have one already, it will need to be issued an Approval Certificate by the Association in order for you to get an MDPOA barcode for resident entry into the neighborhood. You will need to contact our property manager Alicia Brown at 772-334-8900 or by email at aliciaB@advpropmtg.com to inform her of your purchase. Please allow a reasonable amount of time for Alicia to return your call or email and 2 Board Members to inspect. Please bring the filled out Registration Form, at the end of the newsletter, with you when you meet with the Board Members. Until that time you will have to access the neighborhood via the guest entry. Keep in mind, the truck is allowed on the property **ONLY IN THE GARAGE AT ALL TIMES**. Please read the restrictions below carefully, we do not want anyone to purchase a truck and find out it will not be allowed to stay at their home.

Authorized Pickups:

1. Must be kept in garage **ONLY** – totally removed from public view (not parked in driveways)
2. No larger than ½ ton class
3. Original factory equipment – no modifications, e.g., exhaust, lift kits, etc.
4. No toolboxes, ladders or other work items can be affixed
5. No signage of any type



“...Owners and Lessees are permitted to place, park, or store authorized trucks, **ONLY** inside the garage of a Parcel so as to be totally removed from public view at all times. For purposes of this provision, "authorized trucks" are pick-up trucks that: (1) are no larger than the standard half-ton class of vehicle as denoted by the manufacturer; (2) are of original factory design without modification such as but not limited to: suspensions (e.g., lift kits), exhaust systems, oversized tires or body modifications; (3) do not have toolboxes, ladders, or other work items affixed to them. The intent of this exception is to allow residents to have pick-up trucks used only as personal four-wheel passenger vehicles, not as commercial vehicles or for off-road purposes, to be kept only inside the garage, out of sight at all times except while actively in the process of ingress and egress.”

## BOARD MEETINGS & ARB

Board Meetings are held monthly. Notices will continue to be sent out for the next meeting day & time after the previous meeting so that interested residents will have a month's notice and can make plans to attend. Meetings will continue to be held at MDPOA. Sometimes due to unforeseen circumstances the meetings need to be rescheduled or canceled. In that event an email will be sent out to notify you. 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 make sure you are on that list please contact Lynda Meyers at [lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com).



The Board understands that there is an interest from the residents to attend the Board Meetings. Please understand that these meetings are for business purposes and that if you would like to address the Board please schedule your comments in advance of the agenda (48 hours) with Alicia Brown, Advantage Property Management, 772-344-8900 or any board member. This is to keep the meeting flowing and on time. There will also be time before & after the meetings to voice questions or concerns. During the meeting the Board will conduct business and not take comments from the floor. In order to stay on task, please keep your comments or questions brief.

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 our Property Manager Alicia Brown at the number above. She will send them to you via email or USPS.

Prior to the Board meeting all ARB applications will be reviewed. Therefore, everyone must plan ahead and submit your ARB applications one month prior to commencement of work (painting, roof work and landscaping for example).

## CHANGES TO YOUR PROPERTY

**ANY** changes to the outside including, but not limited to, cutting down trees, taking out any vegetation, new roofs, adding a pool, replacing or painting driveways or painting projects **MUST** be approved by the ARB.

Along with our Rules & Covenants there are Martin County laws pertaining to certain aspects of tree removal. Remember, there is a time frame after getting approval that things must be done. Residents need to read the Rules & Covenants to make sure they are complying with the rules set forth. When in question, please contact Mark Mistarz to find out if you need approval on something. There will be consequences if the rules are not followed. Remember this is why we bought in here and what keeps Heronwood a wonderful place to live. You may obtain an ARB form on the Heronwood

website...[www.heronwoodpalmcity.com](http://www.heronwoodpalmcity.com) or by contacting Alicia Brown, Advantage Property Management at 772-344-8900 or Mark Mistarz at [markm@chicagostainless.com](mailto:markm@chicagostainless.com). Once completed the forms may be emailed to Mark or dropped off at his home at 2218 SW Heronwood Road.



## 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.

## 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 Esther at 772-334-8900.

## COMMUNICATION WITH RESIDENTS

Heronwood information and the newsletter is sent periodically through email. The newsletter is printed two times a year, in April and October. This reduces paper and cost, always good to help Mother Earth. This email list is not shared with anyone and only you see your email address. If you had given your email address and have not received the emails or would like to be added to the list please contact Lynda Meyers. The newsletter is for the residents to get information as well as share. If you have anything worth sharing please contact Lynda at [lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com)



*PHOTO COURTESY OF SUE MORGAN*

## HAZARDOUS WASTE & PRESCRIPTIONS

Please help Mother Earth by correctly disposing of hazardous waste and pills by taking them to the correct drop off site. Pills can be taken to Walgreens. Inside they have a box that you can put them in. They will not take creams, liquids or needles. If you have paint, batteries of all sizes, aerosol cans, used oil, electronics, holiday lights, paint strippers, solvents and fluorescent bulbs and regular light bulbs to name a few please drop them off at the Waste Disposal Center at 9155 Busch Street in Palm City.



If you would rather, Lynda Meyers will take them at her home, 2278 SW Heronwood Road, or can pick them up from you to dispose of. If you have any questions or want to arrange drop off or pick up please contact her at [lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com) or 485-8938.

## TRASH CANS & YARD WASTE

Trash and recycling bins are allowed to be put out the night before pickup after 6 pm. They must be in a container with a lid to keep animals from getting into it and spreading it all around. Recycling bins do not need lids. Cleaning out the containers would be a good idea to not attract animals. Trash bags are not acceptable containers. Please do not put out other items days before pickup, ie construction debris, appliances and such. Residents need to bring in trash cans and recycling bins the day of pick up. Please do not leave them outside for an extended time. They need to be stored inside the garage when not in use, or outside out of view.

Yard waste is not to be put out in the front yards too many days before pick up day. Hurricane debris is different and is allowed. If you have your yard done by a service they need to either take away the debris or have it moved to be hidden and then moved out on pick up day. It can not sit out days before. If you have a large pile of yard debris or know you will have it, it is better to call ahead to Waste Management at 546-7700 to schedule a pick up. Otherwise it could take days or even weeks to get tagged for the big claw truck to pick up. Please do not place debris on MDPOA property nor in the street gutters. It blocks the water from getting into the metal gutters and can cause water to back up. Please keep streets clear. Yard debris must be on your property, either in the grass or in the driveway.

## 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 BE ON A LEASH AT ALL TIMES AND NOT ALLOWED OUTSIDE TO ROAM FREE, EVER.** 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.



# HOMEOWNERS TRUCK REGISTRATION FORM 2018

Today's Date \_\_\_\_\_

Name of Resident \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Name on Registration \_\_\_\_\_

VIN (Vehicle ID Number) \_\_\_\_\_

Make of Truck \_\_\_\_\_

Model of Truck \_\_\_\_\_

Year of Truck \_\_\_\_\_

License Tag # of Truck \_\_\_\_\_

Insurance Company \_\_\_\_\_

Color \_\_\_\_\_

Owners Signature \_\_\_\_\_

*\* Any Heronwood resident who owns a truck understands the rules and regulations on such trucks and will fully obeys the rules set forth in 8.1.34 of the Rules and Covenants.*

Authorized Pickup Summary - please refer to 8.1.34:

- 1) Must be kept in garage ONLY – total removed from public view (not parked in driveways)
- 2) No larger than ½ ton class
- 3) Original factory equipment – no modifications, e.g., exhaust, lift kits, etc.
- 4) No toolboxes, ladders or other work items can be affixed
- 5) No signage of any type

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Approved By : \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_

Approved By : \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_

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