

LETTER FROM OUR PRESIDENT

While many residents were up north and many more on vacation, your Board of Directors continued to meet monthly all summer, trying to keep Heronwood a beautiful, peaceful place to live.

I'd like to talk to you about Advantage Property Management. They are contracted by the board to "manage" Heronwood. They are responsible for operating our community within the guidelines of our policies, rules and regulations.

Environment: Administer our association's architectural standards and controls. Enforce our Associations Rules and Regulations.

Property: See that association's properties are maintained according to rules and regulations, i.e. roofs, driveways, building exteriors, landscaping, etc.

Finances: Collect monthly fees and other receivables, including action on delinquents. Properly deposit receivables and take care of Association disbursements.

Advantage does this and much, much more. If and when you receive a letter from our Representative, please know that they are working for you and me.

You are paying them through your monthly fees and they are only doing their job when you receive a letter to have your roof cleaned, barking or roaming dog, etc.

Dot Blake

Heronwood Board Of Directors

President	Dorothy Blake	781-6127
Vice President ARB	Charles Mudge	219-8810
Vice President Landscaping	Robert Hochstein	781-8097
Secretary	Nancy Carr	220-2795
Treasurer	Jon Robb	221-8898
Director	Ken Klein	220-2958
Director Newsletter	Lynda Meyers	485-8938
Director Ambassador Chairperson	Darlene Jones	283-8661
Director	Ray Bowles	463-7233

BOARD MEMBERS

We would like to welcome Ray Bowles as the newest Board Member.

A FEW WORDS FROM RAY

From early childhood through my college and working years, I lived in Westchester County, New York in the rural hamlet of Pocantico Hills.

Upon graduating from Manhattan College and Columbia University where I earned my degrees in Speech and Hearing Pathology, I worked in the public school system as a speech therapist as well as establishing and teaching a Children's Theater Arts Program. After thirty years in education, I retired and worked for ten years as a real estate broker before moving to Palm City.

While living in New York, I served for thirty years as President of the Tarrytown Music Hall Theatre, a beautiful eight hundred seat theatre built in 1883. Doomed for demolition, three friends and I purchased the historic Queen Anne Victorian building, formed a not-for-profit organization and had the theatre designated a National Historic Landmark to protect it for the future. After much fund-raising and major renovations, we successfully reopened. The Music Hall is now a highly successful performing arts center featuring thousands of appearances of national and international artists.

Through the years I also served in our community as Village Trustee and Deputy Mayor, Board Member of the Rockefeller Park Preserve, Chairman of the Beautification and Conservation Committee, Chairman of The United Way Campaign, President of the Westchester County Speech and Hearing Association and President of the Mozartina Muscial Arts Conservatory.

My wife of fifty-two years, Pauline, and I met while in college and working weekends as tour guides/lecturers at the home of the author, Washington Irving. Pauline was a voice major at Marymount College and has sung in some of my musical productions. Our children, Jennifer and Geoffrey, grew up enjoying our lovely country surroundings and learned to love riding our horses, camping and hiking outdoors which they still enjoy. Both live and work in South Florida; Geoffrey as a videographer and Jennifer, a former U.N. staff member, is presently a student of Social Anthropology.

When looking for a retirement home in Florida, our agent gave a tour of the Martin Downs community that both my wife and I found very pleasant and I was especially pleased to learn that MDSR had a great twenty-five yard pool which I needed in order to continue my life-long enjoyment as a competitive swimmer.

BARKING DOGS

Barking dogs continue to be a MAJOR problem. In fact it has been getting worse and this will not be allowed to continue. It is inconsiderate to your neighbors to allow dogs to bark incessantly. Remember the Board DOES have the authority to have animals removed from the property if they are deemed a nuisance. There are plenty of resources at our disposal to help train our pets. Please refer to the internet, library, TV shows and even trainers to help get your pets under control. If any resident is having a problem with a neighbors dog please contact Diana Fordering at Advantage Property Mgmt. at 334-8900 to voice your concerns.



DOGS RUNNING LOOSE

Do not allow your dogs to roam freely. One can never tell how a dog or person will react to a loose dog coming up to them. For the safety of everyone they should be leashed at all times. Residents, if you notice loose animals please contact Animal Control at 463-3211.

TRASH CANS

Residents should not be putting trash cans out the night before pick up.

Animals can get into them and spread trash all around. It is



permitted to put out

yard trash the night before. Residents

need to bring in trash can and recycling bins the day of pick up.

Please do not leave them outside for an extended time.

LARGE YARD WASTE

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.

BEAUTIFUL VIEW

These lovely pictures were taken at the home of Dick & Eleanor Santee on Creekside Drive. Residents of Heronwood for the past 14 years and Ibis for 9, they have made a wonderful life here. When they are not busy with their son and memories of a daughter deceased, 7 grandchildren and one great-grand child, they can be seen playing golf at the Country Club or dining with friends at the Sports Resort being members of both.

Having been married for 65 years, (yes, you read that right) they obviously know the secrets to a happy marriage. When not together, they keep busy. Mrs. Santee plays bridge a few times a week while Mr Santee plays the clarinet in the Stuart Band. They both are very active volunteering at Immanuel Lutheran Church. They also make time to travel, having been to Australia, France and many other exciting places.

We wish them many more years as fellow residents.





PHONE DIRECTORY

There has been a lot of confusion over the new phone directory coming out. As it stands now the new book will be coming out in April. The neighborhood ambassadors will be personally hand delivering and picking up the directory form. If you are renting the home please let the ambassador know. If you choose not to be published in the directory please write your name and address on the form with instructions NOT to be added to the book. This will help to make sure everyone in Heronwood is accounted for whether or not they want to be in the book.



PICTURE

This picture was shot by Nancy Mudge, daughter of Charley and Val Mudge. It was taken right after storm Isaac blew through.



CHANGES TO PROPERTY

Any outside painting projects to your home need to get prior ARB approval. For a list of approved colors please contact Darlene Jones or Charley Mudge for the book of colors that have been approved. You will need to put down a deposit of \$50 which will be refunded once the books are returned. Too many books have been lost which the Association has picked up the tab for in the past but will no longer do.

PROPERTY MANAGER

Martin Downs Property Owners Association has moved as of August 28th. Their new address is 3501 SW Corporate Parkway, Palm City Florida, 34990. Their telephone number is (772) 283-4746 and the fax number is (772) 283-9894.

HOMES FOR SALE

The following homes are on the market in Heronwood. Anyone selling their home needs to have their binder with the By-Laws, Covenants & Regulations available to new home buyers. If you do not have the book a new one can be purchased for \$10. Please contact Diana Fordering, Advantage Property Mgmt., at 334-8900.

Home sale information courtesy of Doris Spears, a Heronwood owner and Broker Associate, Keller Williams of the Treasure Coast. Mrs. Spears can be reached at 772-260-9466 or dorisspears@gmail.com if anyone would like more information or a free in-home consultation.



2383 SW Spoonbill Drive	\$224,000
2385 SW Creekside Drive	\$275,000

MEET AND GREET

In order to get to know our neighbors better a monthly Meet & Greet is going to be held. This will give residents a chance to talk informally and get to know each other. We are hoping this turns into a monthly event with a standing date. Signs will be put up to show the next home to meet in. Dot Blake has graciously volunteered her home for the first gathering, which will be Wednesday, October 10th from 2-4. It will be an open door policy so you may come for as little or as long as you like. It is open to everyone in Heronwood, men & women. Coffee, juice and goodies will be provided. Please feel free to bring something to share if desired but is not expected. Attire is casual. Hope to see everyone there.



If you are interested in volunteering to hold the party at your home in the future or help in any way please contact Lynda Meyers.

ARB PROCEDURES

The Heronwood Board meets on the third Thursday of every month. Immediately after 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).

If you would like to speak, written notice must be sent to Advantage Property Mgmt. prior to the meeting.

STORM DRAINS

After storms our storm drains do fill up with yard debris which stops the water from flowing away and causes flooding. If you notice the drains are plugged up please remove the debris so the water can flow. It's a simple, easy thing we all can do to help the community.

NEWSLETTER

Due to various reasons (cost, snowbirds, interest, etc.) the newsletter will only be published twice a year, in March and October. Updated news will be added to the Heronwood website.

WEBSITE

The Heronwood website has been revamped. You can now get forms to print out, review the Rules and Regulations and much more. Please visit www.heronwoodpalmcity.com to see all the changes and get the information you need.

You may also notice the pictures are of the Heronwood area. If you would like your home profiled please contact Lynda Meyers.

AUTOMATIC MONTHLY PAYMENTS

In an effort to minimize costs, please consider the use of automatic payment for your monthly assessment. This would save the Association the cost of envelopes and the extra postage to mail the envelopes.

If you should have any questions, please call Esther at 772.334.8900.

RIDDLE COMPETITION

Can you guess the answer?

I appear in the morning
But am always there.
You can never see me
Though I am everywhere.
By night I am gone.
Though I sometimes never was.
Nothing can defeat me
But I am easily gone.

If you think you know the answer please submit it to Lynda Meyers through email or by phone by November

12th. All correct submissions will be placed in a bowl and one will be pulled at the November

Board meeting. You may enter as many guesses as you wish. The winner will receive a \$40 Visa gift card. Good Luck!



MDPOA SURFACE WATER CONTROL

WE KEEP THE STORM WATER OUT OF YOUR KITCHEN!

The 64 lakes, which are controlled by MDPOA, are actually a series of interconnected retention ponds, that are part of the flood control system, constructed and operated under a permit issued by the South Florida Water Management District. The retention ponds are owned and maintained by MDPOA. The pond levels are controlled by a series of weirs (control structures), which are mandated by permit, and cannot be altered.

When you hear the comment that the roads are supposed to flood, you may think the person has a screw loose, but actually it is true. In the event of a substantial rainfall, a tropical storm or hurricane, when the capacity of the ponds is exceeded, the roadways in communities are designed to hold the excess water until the ponds “bleed down”, in a timeframe designed at construction, again, by permit. The flooded roads are temporary, most important, your home is still dry.

So, what does MDPOA do? We contract with professional firms that maintain the quality and performance of the flood control system. The responsibility is actually in two parts. The first involves our lake maintenance contractor, who is responsible for weekly spraying to eliminate invasive vegetation and weeds, and when needed actually stocking with fish for beneficial purposes. The second responsibility is performed by several different contractors, who provide divers to inspect the interior of large pipes for obstruction and damage, and subsequent cleanout and or repair. Also, these contractors repair wood bulkheads as the need is identified, so lake banks do not collapse. Additionally, we recently built a stunning rock revetment to control a massive erosion problem.

The annual budget for Lake Maintenance is about \$200,000 or about \$52 per year, per private residence, to keep the storm water out of your kitchen, to provide free water for irrigation of common areas, and to most certainly enhance the beauty of our 64 lake community. At MDPOA, we consider this effort a major responsibility.



FLORIDA STATE CERTIFIED GENERAL CONTRACTOR
Licensed & Insured #CGC-1514823

ROBERT HOCHSTEIN
& ASSOCIATES, LLC
1978 SW HERONWOOD ROAD
PALM CITY, FL 34990

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