

Dear Heronwood Residents



As the new President of the Heronwood Homeowner’s Association, I would like to introduce myself. I am Laura Cardinale and I live on Spoonbill Terrace. My husband and I have lived here since 2014 and previously resided in the Osprey Creek community. I spent most of my life in Massachusetts where I worked as an Executive for a large Corporation in the areas of Finance, Marketing and Strategic Planning. I look forward to getting to know you all and working together with the rest of the Board to make Heronwood the best possible place to live.

Your board has been very busy the last few months and accomplished a great deal. The roads and drainage ducts have been replaced and repaired, new amendments have been enacted based upon Resident voting and we are actively engaged in providing information and input on MDPOA issues where feasible. Over the next month or so we will be developing the 2018 budget and look forward to seeing you at the November budget meeting.

My vision for the Board is to encourage collaborative participation that includes an involved membership; basically a community of neighbors working together to achieve a great quality of life and increasing property values. The mission of the Board is to enhance and preserve this quality of life and sense of community through effective and efficient enforcement of rules and covenants and to support initiatives and capital improvements that benefit the community. I would encourage all Residents to be involved and to contact a Board member with any questions or concerns.

<u>Heronwood Board Of Directors</u>		
President	Laura Cardinale	
Vice President	Ray Bowles	
Vice President/ARB	Mark Mistarz	
Treasurer	Gail Mey	
Secretary/Newsletter	Lynda Meyers	
Director Landscaping	Beth Mistarz	
Ambassador Chairperson	Darlene Jones	
Director	Butch Webb	
Director	Gary Owen	
Property Manager	Alicia Brown	334-8900



*We would like to welcome to Heronwood:*

Tom & Rose D'orsi	2485 SW Creekside Drive
Patricia Ghany	2244 SW Spoonbill Drive
Patricia Ghany	2304 SW Spoonbill Drive
Rosie Buzatu	2123 SW Spoonbill Drive
Gary DeLallo	2058 SW Heronwood Road
Roy & Alexis Messink	2285 SW Creekside Drive
Austin & Nicala Tyo	2241 SW Starling Drive
William Durish & Linda Guy	4198 SW Heronwood Terrace
Sally Sega	2446 SW Creekside Drive
Javier & Leslie Rocha	2435 SW Creekside Drive
Peter & Jennifer Navaretta	2198 SW Heronwood Road

## **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.

## **BOARD MEETINGS & ARB**

When the Board meets, they try to schedule the meetings on the 3rd Thursday of the month at 4 PM 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 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).

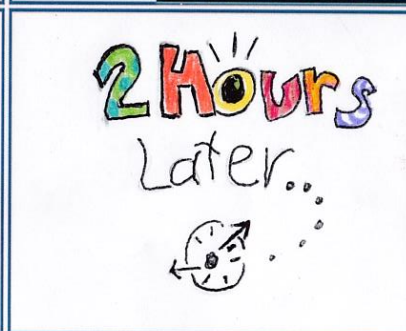
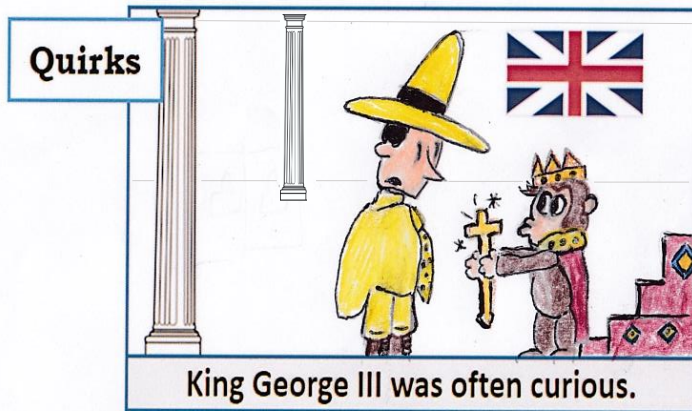
The Board understands that there is an interest from the residents to attend the Board Meetings. Please understand that these meetings are for business purposes and that if you would like to address the Board please schedule your comments in advance of the agenda (48 hours) with Alicia Brown, Advantage 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.

If you would like copies of the minutes from prior meetings you need to contact our Property Manager Alicia Brown at the number above. She will send them to you via email or USPS. Minutes from the previous meeting are accepted at the next upcoming meeting.

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).

### THE ADVENTURES OF DIPWAD

Alec Hall, of Heronwood Road, is 11 years old and attends Hidden Oaks Middle School. He has been creating comics consistently for over a year now. In his spare time he enjoys art, beginning band and 3DS. This series is titled "Dipwad" and has among its characters a mainstay, known for his sarcasm, and another who is a sort of naive, but lovable klutz. We look forward to more adventures of this comic strip in future newsletters.



Funnies

## **SPORTS RESORT / COMMUNITY CLUB**

Below is a brief update on conversations and action since the meeting:

- Over \$50,000 was tentatively pledged at the end of our meeting, to both a capital campaign to BUY the property and in sustaining memberships!
- Dennis Rohan contacted the owner of the property, shared a little with him about the effort underway, and requested more time to work out details on our end. He seems to have a commitment from the owner to hold on any action (excavating pools) while we attempt to work out a solution.
- The President's Council (made up of the presidents of the different West Villages communities and Crane Creek) met and discussed the issue. They reaffirmed the opinion that a private effort to purchase would likely have the best outcome, compared to any push for an HOA-led purchase or mandatory membership. Overall, they expressed they were getting positive feedback from residents who had heard of the effort.
- The conclusion--we will press on with the goal of procuring and improving the "Community Club" property through private funding and voluntary membership.

For those in the meeting who expressed interest in being on a committee to further the "Revive the Community Club" effort, you will be getting an e-mail after this one about getting together this week. Our focus will be: budget (creating a capital expenditure plan with stages and an operating budget), examining best practices within other similar community clubs and creating a contribution/dues structure that will support our plans and operating expenses, and setting up the entity to which pledges can be made, along with collection guidelines (to an escrow account), and a marketing plan.

Just to reiterate the words spoken by a fellow resident at the meeting weeks ago--the ideas spoken and efforts being put forth here are with the best of intentions...to bring our community together and (again) have a spot where neighbors can gather and fellowship. The plans may not be perfect or suit everyone's exact desires, but we will certainly be striving to make the Community Club a place that most widely appeals to the interests of all our residents. Should you have any questions or input, please contact Krista Singleton at [\*\*reviveCCCC@gmail.com\*\*](mailto:reviveCCCC@gmail.com) or Ray Bowles at 463-7233 or Laura Cardinale at 872-6466.

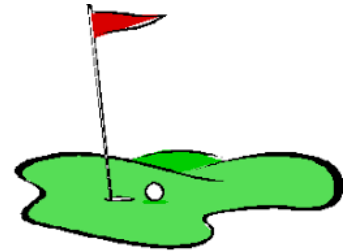
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## **BANYAN CREEK GOLF COURSE**

Banyan Creek (formerly known as Crane Creek) Golf Course will be opening October 16, 2017. Part of the Martin Downs Golf Club, the restoration project has kept the original structure of the old course and has enhanced the aesthetics to be on par with current trends. This golf course will be private with complimentary playing privileges at Osprey Creek. A new Banyan Creek Clubhouse is being built.

Osprey Creek golf course will now be a fully public course; no longer offering memberships. Golfers will be able to reserve tee times 7 days in advance, use their own golf carts and the Martin Downs Women's Golf Association (MDWGA) will continue weekly tournaments on Thursday mornings.

For more information about either club, please contact Kevin Nutt at 772-286-6818 ext. 207 or [knutt@MartinDownsGolfClub.com](mailto:knutt@MartinDownsGolfClub.com)



## **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 are beverages, such as cola and tea. If you are interested in volunteering to host the party at your home in the future please contact Lynda Meyers at 485-8938 or by email at [lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com).

Starting in January of 2018 the parties will go from 4 a year to 2 a year. One will be in the spring and one in the fall.

The December Party will be hosted by Board Member Gail Mey and her husband George. An email notice will be sent out when a date has been picked.

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## 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 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, or can pick them up from you to dispose of. If you have any questions or want to arrange drop off please contact her at

[lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com) or 485-8938.

## AMENDMENT VOTING RESULTS

Following are the results of the amendment vote as of 8/15/2017. We had 112 respondents, a 71% rate, which is possibly the best participation percentage we've seen in a long time. For an amendment to pass, 81 votes in favor is needed, which is 51% of the 157 homes in Heronwood.

Board members and our property manager went to painstaking efforts to reach out to those that did not respond to the resubmission, making sure all votes were counted. Butch Webb has stepped down as President but will remain on the board as a director. The new positions are as follows:

Laura Cardinale: President

Ray Bowles: Vice President

Mark Mistarz: Vice President/ARB Chairman

Gail Mey: Treasurer

Lynda Meyers: Secretary

Beth Mistarz: Landscape Director

Darlene Jones: Ambassador Chairperson

Gary Owens: Director

Butch Webb: Director

## Passed:

### Amendment

### What Does it Mean?

General Assessments	The Board is now allowed to negotiate contracts for more than cable TV only. Example: internet & communication services
Trash & Construction Debris	Defines how trash and construction debris can be disposed of. Example: Construction debris may not be placed curbside.
Motorhomes	Allows motorhomes to load and unload for a 24 hour period, 6 times a year. Owners & renters must notify the Association in advance for a pass.
Grandfathered Motorcycles	Motorcycles are still prohibited, this amendment allows current owners to register and keep their current motorcycles with limitations. <b>NO NEW MOTORCYCLES WILL BE ALLOWED.</b> Owners must register their current motorcycles with the Association to be legal or risk loss of motorcycle.
Golf Carts	Allows golf carts.

## DID NOT PASS:

### Amendment

### What Does it Mean?

Trucks – Residents	<b>No changes in the covenants. NO HOMEOWNERS MAY KEEP A TRUCK ON THEIR PROPERTY.</b>
Trucks - Guests	<b>No changes in the covenants. NO HOMEOWNER’S GUESTS MAY KEEP A TRUCK ON THEIR PROPERTY.</b>
Leasing Restrictions	No changes in in the covenants regarding leasing.



**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)

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

Anyone selling their home needs to have their binder with the By-Laws, Covenants & Regulations available to new home buyers. 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.

**CLUBHOUSE RESTAURANT**

They are open for lunch Wednesday - Saturday from 11-4. A few lunch items include chicken tacos, burgers, salads and a special of the day along with other items. Wednesday Night is \$5, award winning, Burger Night and Happy Hour with \$1 off alcoholic beverages. No reservations needed, dine in only. It is open to the public so go down and enjoy. They will be open every first & third Friday of every month for dinner and dancing.

Text 85100 to Bite to receive notifications of upcoming events and specials. Call (305) 394-3575 for more information.

## 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 mans 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 [schedulepickup.com](http://schedulepickup.com) or Salvation Army at 1-800-728-7825 to schedule a pickup.

## SAFETY AROUND THE NEIGHBORHOOD

Whether you're riding a bike or riding around 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. And please don't assume all dogs are friendly. Please keep your distance until you know for sure.

Remember, 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.

As always we need to be careful of children waiting at bus stops and morning walkers. It is very dark and cars need to be going the speed limit and always be on the lookout for pedestrians.

## **CHANGES TO YOUR PROPERTY**

ANY changes to the outside including cutting down trees, taking out any vegetation 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. 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 [zratsim@comcast.net](mailto:zratsim@comcast.net).

## **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. Please take a look around your home and make the necessary repairs and cleaning. Our property manager will be adding these items to her watch list as she does weekly inspections.

## **RADAR GUN**

Radar gun use will begin shortly. The gun cost will be divided by those that use it. It will be used on the ring road, at the Meadows, Charter and Sunset Trace. Crane Creek is looking into participating and would then also share the cost. It will be set up in a security car, pictures of the license plate and cars speeding will be issued tickets. Residents are responsible for their guests and any workmen that come in. If a guest is speeding the license plate will be matched with the resident that called in the guest and the resident will be ticketed. The ticket costs are to be determined. If we determined that we wanted to use on any Heronwood roads we would have to let them know and then we would share in the purchase cost of the equipment based upon how many days per month we wanted to use it.

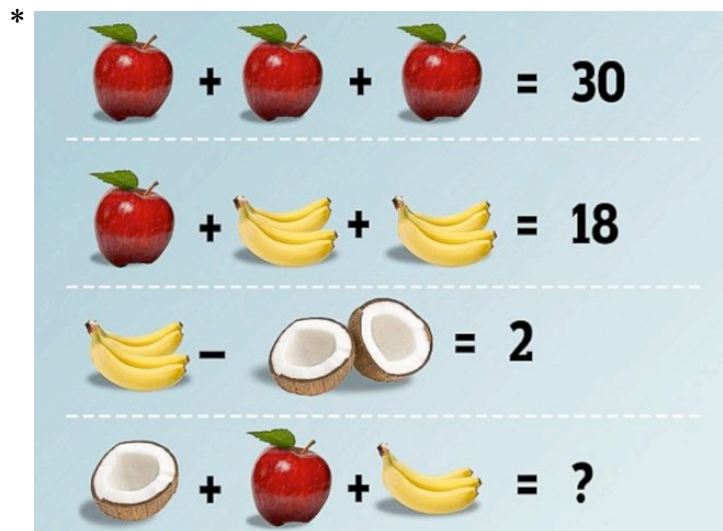




## RIDDLE

Here are 5 riddles. Think you can solve them? Send your answers to Lynda Meyers at [lyndam@lyndameyers.com](mailto:lyndam@lyndameyers.com). A raffle will be held and the person who gets the most right will win a \$40 gift card to a local business.

- \* The number 8,549,176,320 is a unique number. Can you tell what is so special about it?
- \* What word looks the same upside down and backwards?
- \* I saw a man in white, he looked quite the sight. He was not old, but he stood in the cold. And when he felt the sun he started to run.
- \* What is often returned, but never borrowed?



## WILD ANIMALS

Please be careful when outside. Coyotes, along with other critters, have been sighted by residents. Just because you don't see them does not mean they don't see you. Please keep an eye out for children and pets while outside.



## TRASH CANS & YARD WASTE

It is now allowed to put trash and recycling bins out the night before pickup. It needs to be put out **AFTER 6 PM** the night before 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.



### HERONWOOD ROCKS

Make sure to be on the lookout for these painted rocks while you are out walking. It's sure to bring a smile to your face.



## DOGS

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. **DOGS MUST BE ON A LEASH AT ALL TIMES AND CATS SHOULD BE INSIDE AND NOT ALLOWED OUTSIDE TO ROAM FREE, EVER.** As well as Heronwood leash laws, Martin County also has a strict leash law. Please do not allow your pets to roam free on your neighbors property or anywhere. When cats are outside they also need to 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.



## PLEASE SLOW DOWN

Some residents and visitors were using Heronwood roads as their own personal speedway. It was becoming a serious problem. There are too many children, elderly residents, joggers and walkers out on the roads to be speeding. The posted speed limits are 30 mph on the main road and 20 mph on Heronwood side roads. Please be courteous and slow down on the roads for the safety of walkers, bike riders, joggers and other drivers. Thank you for slowing down.



## **POND EDGES**

The Heronwood lakes, along with others in Martin Down Property Owners Association, are undergoing a re-constitution of their embankments in order to correct the steepness caused by erosion over the past years. This leveling has been ordered by MDPOA insurance company as a safety measure to protect residents in the surrounding area.

The work has already started in the lakes behind the homes on Heronwood Road and Creekside Drive and although heavy rains have delayed the work, it should be completed in a matter of weeks.

The Lake Bank Restoration project, which is going to be a \$4 million dollar, probably 20 year project is starting with lakes #2 & #4, which straddle Sandhill Road in Heronwood, and Lake #8 at Egret Pond. All the lakes within Martin Downs were reviewed and ranked in order of priority by the South Florida Water Management District. Unfortunately, the cost of this project is only allowing MDPOA to do up to 3 lakes a year.

The relatively quiet and non-intrusive process, involves pumping mud from the bottom of the lake pouring it under a strong fabric anchored into the ground of the apron around each lake. The water flows down into the lake following the contour of the fabric and forms a gently, sloping bank. When the newly restored embankment is dry, sod will be planted around the perimeter of each lake. Littoral plants, which function to help clean the water and prevent wind erosion, will be planted in the water along the edges of the lakes.

## **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.**

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## ASK ME ABOUT MEDICARE



Call Gary Owen for info at 772-370-3131

