

Communications Committee:

Lexine Carter, Chair

Info@heritageoakshoa.net

TOWN OF TRADITION
PORT ST. LUCIE, FL.

BOARD OF DIRECTORS

GARY FLANZ, President

NORMAN YTKIN, V P

GAIL COST, Treasurer

PAUL SILLIMAN, Secretary

JOE SARGEANT, Director

CORY SILVER, Director

RICH GIGLIA, Director

Property Management

SIGNATURE PROPERTY MANAGEMENT

459 NW Prima Vista Blvd
Port St. Lucie,
FL 34983-8731

Phone: 772-219-4474

Fax: 772-219-4746

SCOTT MONTAGNA,
Property Manager, LCAM, CMCA

propertymanager@heritageoakshoa.net

On site Administrator hours:

Monday and Wednesday:
Off Site – Call main office

Tuesday and Thursday
9am - 4:30 PM
Closed for Lunch (12:30 -1pm)

Fridays – 1:30PM -4:30PM

Direct Phone Line to On-Site
Office: 772-345-2398



this issue

President's Message **P.1**

Message from Property Mgmt **P.2**

How to improve your Curb Appeal **P.3**

ARC Message **P.4**

Community Board. **P.5**

Community News **P.7**

President's Message

Dear Heritage Oaks Neighbors:

It is my pleasure and I am so pleased to have this opportunity to serve as the Heritage Oaks HOA President.

I look forward to continue working with all my neighbors to ensure that Heritage Oaks maintains the look and feel of the gracious, friendly and safe neighborhood we all want.

We hope residents will assist in our efforts by being involved and aware of plans, challenges, and changes that are being made to the community. Please check the HeritageoaksHOA.net website regularly for news and if you are a Facebook user, join our closed group **.Heritage Oaks Homeowners and residents!** We are using both sites strictly for neighborhood alerts, to request or share contractor recommendations, post meeting and special event dates, etc.

As we move forward during these trying times, we look forward to our clubhouse expansion and the many amenities Heritage Oaks has to offer.

Please drive safely thru the neighborhood to ensure safety for everyone. The board would like to thank our community for their patients during this trying time. We wish everyone to be safe and Healthy,

Regards,

Gary Flanz

HOA President

A Message



From the

Property Manager

Residents, we are getting ready for a new holiday season that will be here before we know it, in a time where we are all just a little bit crazy tired of the “new normal”. That said, I want to wish everyone a great upcoming holiday season and to go over a few items.

- Our main front fountain was down for some time and is now up and running. We were told a fishing line was tangled in the motor resulting in the damage. We are also in the process of adding additional fountains in the two entrance lakes. We are asking our residents **not to fish in any lakes with fountains.** We have additional lakes and canals throughout our community that you are welcome to fish in your own enjoyment.
- The Main Entrance Gate will have repair work to correct some damages beginning soon. The existing pavers are damaged and with new pavers that are more friendly to heavy traffic and will be installed. While this work is going on, traffic will be handled through the south gate at Chadwick. Emails will be sent to residents reminding the community when this work is to begin.
- Please remember to look at your homes for mulch as the fall season is upon us.
- We are expecting re-open the gym once construction is complete. Recently we had a resident decided to climb in and out of an unlocked window to use the facilities while it was closed. This person was caught on camera. When the gym reopens there will be a limit of 4 residents in the gym at any given time.
- Renovations of the Clubhouse is nearly complete, and we anticipate the meeting room is expected to finish in the beginning of October. We are still working out the details to use of the room in compliance with any COVID 19 safety requirements.
- Since we are still in hurricane season, please continue to prepare a plan for your home and family. If you need assistance to install your shutters, please contact me in advance and I can forward you some names.

In addition, please be sure to obey traffic rules in the community as the HOA has been placing fines for those that do not.

Reminder, the HOA assessment for Heritage Oaks is now \$169 per month.

**Scott Montagna, LCAM, CMCA
Signature Property Management**

COMMUNITY COMMITTEES

ARC Committee

Chair - Judy Silliman

Covenant Committee

Chair - Moe Leduc

Communications Committee

Chair - Lexine Carter

Social Committee / Pool / Clubhouse

Chair - Joe and Jean Sargent

Landscape Committee Chair—Rich Giglia

If you would like to volunteer on a committee, please email info@heritageoakshoa.net

QUESTIONS OR CONCERNS?

Email the Board of Directors at

Info@heritageoakshoa.net

Landscaping Committee Updates

The Importance of Curb Appeal

When seeking to sell your home, it is important to realize that the first impression comes from the curb appeal. That is, “how it looks from the street”. How often in your daily travels do you take notice to a home that stands out in attractiveness? We all do it. By taking pride in the front of your home, sprucing up the landscaping with colorful plants, mulching often, weeding, removing oil spots in the driveway, painting, lighting and other exterior improvements, will not only make your home more attractive, it can be fun.

Improving the curb appeal does not just draw buyers to add your home to their search list, it can also add significant value. Studies suggest that enhancing the curb appeal can increase the appraised value of your home by 7-10%. It is a relatively small investment with a great return.



Not looking to move. Well, that does not diminish the importance of maintaining curb appeal at your home year-round. The beauty of your home, and the homes surrounding, when properly cared for, help sell, maintain, and even increase the value of all the homes in the community. Then, when you are ready to sell, the buyers will come.

Living here in Heritage Oaks, I look around and I see the pride everyone takes in the appearance of their homes. I think it is great. Keep up the good work and stay safe.

**Rich Giglia – Board Director,
Heritage Oaks HOA,
Licensed Realtor**

Tips & Tricks to Improve Curb Appeal

- Upgrade Dated Door Hardware.
- Paint the Front Door.
- Upgrade Porch & Garage Lighting Fixtures.
- Create Seating Area on the Porch.
- Add Potted Plants, Flowers, or Small Trees.
- Buy a New Doormat.
- Paint Window & Door Trim.
- Reseal the Driveway
- Clean or Paint the Shutters
- Power Wash Border Blocks
- Plant Around the A/C Unit
- Paint the House if needed
- Remove any Webs or Insect Pods
- Improve Noticeable Window Treatments



Message from the ARC Committee

Our governing documents require that the Association approve all proposed architectural and landscaping changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. The value of your home is directly related to the condition, appearances, and aesthetics of our community.

The ARC committee is pleased to announce that we have recently approved the use of metal roofs in the community.

This was decided upon, as a cost-effective alternative, to replacement of the prominent tile roof. Approved style and color samples will be available in the Clubhouse Office during regular business hours. There are four colors to choose from and we ask that you choose a color to compliment the exterior house color.

In addition, we have chosen a color palette of acceptable exterior house colors. The palette has been expanded with the original colors to include more modern up to date choices.

A sample book of the colors for exterior use will be available in the Clubhouse Office as well. Special discounts are being offered by Regal Paints Benjamin Moore Store in St. Lucie West. Details available in the Clubhouse Office.

Our meeting is held on the first Wednesday of each month. Your completed application with all relevant paperwork will be considered at that time and our decision made no later than Friday of the same week.

Please note that ANY exterior changes require an application. The application can be found on our website at www.heritageoakshoa.net We require this in order to protect you and our community as well. All contractors must be licensed and insured and all required documents, listed on the application, must be completed. You may submit the application to the Clubhouse Office directly or send it through email at ARC@heritageoaks.net

Pest Control

Q: Have you found ants or spiders in your home lately.

COASTAL PEST CONTROL is under contract with Heritage Oaks HOA for fertilization and pest control. Coastal has a **guaranteed maintenance program** for insects. If you ever find ants, or spiders inside your home, just email Scott Montagna at Signature Property Management:
scott@signaturepropertymgmt.com

he will contact Coastal to call you to set-up an appointment to treat the inside of your home, for **free!** This is a no cost service provided to Residents in good standing. **Rodents are owners' responsibility.**

**PEST
CONTROL**



ARC@heritageoakshoa.net

COMMUNITY BOARD

Traffic Rules and Regulations



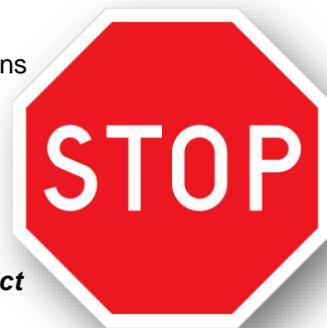
Please Obey All Traffic Rules and Regulations

While Driving Through Heritage Oaks

Rules Will Be Enforced in 2020

And Fines Will Be Issued

*Let's Enjoy a Safe Community and Protect
Our Families*



We are receiving complaints from residents about speeding and failure to stop at the intersections.

We will once again, be proactive in enforcing our stop sign violations. There will be **No** warnings issues.

Please, obey our posted speed limit signs

New Office Hours

Monday and Wednesday – Offsite

Call main office

Tuesday and Thursday 9am -4:30pm

Closed for Lunch from 12:30-1pm

Friday 1:30pm – 4:30pm

Heritage Oaks Poker Club



Join us at the clubhouse:

**Mondays & Thursday
Nights @ 7PM**

AT THE CLUBHOUSE

MENS POKER

Mondays
7 :00PM

High/Low Game

Thursdays
7:00 PM

LADIES POKER

Tuesdays
7:00 PM

BOOK CLUB

1st Wednesday of the
month at:
2:30 PM

MAH JONGG

Thursday
1:00 PM – 4:00 PM

CANASTA

Thursdays
7 :00 PM

THE GYM IS OPEN

24 Hours

POOL AND SPA

Open dawn to dusk -
Heated during winter
months

COMMUNITY BOARD

Fishing Club



Streetlight Problems

To report a streetlight outage here in Heritage Oaks and to ensure that it is fixed do the following:

www.FPL.com

* On the upper task line hit the "search icon".

* Type in the keyword area...private streetlight out.

* Open STREETLIGHT Single Form

(Streetlight Single Forms)

* Fill in the required information.

The Outage will be handled within a very reasonable time period.



To get on the Heritage Oaks Fishing Club email list, and for updates and information on upcoming trips, send an email to Captain Rich Giglia at:

RichGiglia@BHHSFloridarealty.net



Heritage Oaks Golf Club



To join please email Joe @

joe@heritageoakshoa.net

Include in the body of the email:

- Your Name
- Email Address
- Telephone Number



Golf Club



Join us for a game
Tuesdays & Fridays



Why Scoop the Poop?

It does not take much to remember that we have pets in our Community. In fact, if you do not watch your step, you are liable to step in one such reminder!

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the Community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our Community, remember that it must be leashed.

Also, it is important to immediately clean up after your pet. Take along a baggie with you to pick-up your pet waste and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute, not only to the beautification of Heritage Oaks, but also towards the elimination of one of the most irritating nuisances in our Community.

Community News



Trash Pickup and Recycling

Holiday Schedule

Waste Pro services will be provided on all holidays except for **Independence Day (July 4th)**, **Thanksgiving** and **Christmas**. Garbage, yard waste and recycling collection will resume on the next scheduled day.

Household Garbage Collection

- Place containers at the curbside by 7 a.m. on regular collection days. Garbage must be in a covered can
- Do not mix garbage and yard waste—they must be in separate containers
 - Cans should be no larger than 32 gallons and weigh no more than 50 pounds. No auto parts, boat parts, or empty gasoline cans (get more information about hazardous waste).

Garbage Containers

Garbage cans are not provided by Waste Pro. They must be no larger than 32-gallon capacity and weigh less than 50 pounds each when filled. **ALL GARBAGE CONTAINERS MUST BE STORED IN THE GARAGE AT ALL TIMES.**

FINES WILL BE ENFORCED.

Yard Waste

Yard waste in all areas will be collected on scheduled pick-up days. Composting of yard waste is welcome, but not required. Waste Pro recommends leaving grass clippings on the ground after mowing, but they will be picked up if left curbside. Follow these guidelines when preparing yard waste for collections

- Do not mix garbage and yard waste
- Loose yard waste, i.e., grass clippings, leaves and small twigs must be containerized
- Neatly stack limbs, branches, palm fronds, etc. at the curb
- Limbs not to exceed four feet, except palm fronds. No piece to exceed 50 pounds.
- Separate stumps from other yard waste. No single piece of a tree should exceed 50 pounds
- Box it or bag it—individual containers cannot weigh more than 50 pounds

Stack yard waste in neat, manageable piles. Yard waste that exceeds the limits for collection requires a larger truck for pickup. **Contact Waste Pro at (772) 595-9390** to schedule a special pickup.

Recycling

All recyclable material can now be placed together in the new large green bins that have been delivered to every residential property in the city. This 64-gallon bin has a lid and wheels for convenience. For recycling bin questions, please call Waste Pro at (772) 595-9390.

Trash and Recycling Pickup Days

Trash Pickup days are **Mondays and Thursdays**

Yard Waste & Debris Pick up: **Wednesday** – Place containers at curbside by 7a.m.

Recycling Day is **Thursday**