

We have completed our Cable and Internet negotiations and have awarded, with the rest of the West Villages a 5-year contract to Comcast. Proposals for 10- year contracts with Blue Stream and Hotwire were also considered. The new contract effective January 1, 2020 will offer all Heronwood residents high speed Internet, cable TV and equipment. While the HOA bill will go up, your Internet service provider bill will be reduced significantly.

The new contract includes service for up to 3 outlets and provides a free router/modem (savings of \$13.00), a multi-room DVR (currently included in current contract) and an extra HD box (savings of \$9.95). The video service channel line-up will be the same as we have currently. Comcast will charge separately for any additional premium channels, speed upgrades or equipment beyond the 3 video outlets.

All residents will be upgraded to the Xi platform and receive a free Home Health check (wiring) and free installation of the new bulk service. Free installation will be available for 120 days from the effective date of the service.

The high speed internet will be Comcast's Xfinity Blast service which provides up to 150 Mbps download speed, up to 7 email addresses and the Norton security suite.

Heronwood Board Of Directors

| | | |
|---------------------------------------|------------------------|--|
| <u>President</u> | <u>Laura Cardinale</u> | (617) 699-0328 lacardinale@verizon.net |
| <u>Vice President</u> | <u>Butch Webb</u> | (772) 485-6899 bwebb38@comcast.net |
| <u>Vice President</u> | <u>Gail Mey</u> | (772) 219-9655 gmmey@me.com |
| <u>Treasurer</u> | <u>Luis Rubio</u> | (772) 600-5555 rubioss@comcast.net |
| <u>ARB</u> | <u>Mark Mistarz</u> | (772) 220-0824 markm@chicagostainless.com |
| <u>Secretary/Comm</u> | <u>Lynda Meyers</u> | (772) 485-8938 lyndam@lyndameyers.com |
| <u>Dir Of Common Area Landscaping</u> | <u>Beth Mistarz</u> | (772) 220-0824 bmistarz@comcast.net |
| <u>Director</u> | <u>Keith Gershman</u> | (561) 632-5912 keithgershman@gmail.com |
| <u>Director</u> | <u>Ron Hale</u> | (937)610-4829 rhale.heronwood@gmail.com |
| <u>Property Manager</u> | <u>Alicia Brown</u> | (772) 334-8900 aliciaB@advpropmgt.com |

To illustrate the savings of this bulk agreement see the example below. This is one example and will vary based on each resident's current service. The numbers are rounded for illustration purposes and do not include fees and taxes. The example is of a customer that has a standard bundle with Comcast for Internet and phone service in addition to the bulk video included in the current Heronwood cable contract.

Example of Current Prices and Services Compared with New Contract

| | Current | 2020 |
|--|--------------|-------------|
| Bundle of 50 Mbps Internet service and Phone | \$105 | \$25 Phone |
| Bulk Internet | - | 34 |
| Internet/voice equipment Rental | 13 | Included |
| Additional HD set top box | 10 | Included |
| Cable TV package included in HOA | 42 | 36 |
| TOTAL | <u>\$170</u> | <u>\$95</u> |

Today the customer would be paying \$128 to Comcast and \$42 in the HOA monthly charge for a total of \$170. In 2020 it would be \$25 to Comcast for the phone and the remainder of \$70 for Internet and TV will be in the HOA charge for a total of \$95. Basically the bulk Internet price will be provided at a significant saving.

Comcast will be communicating with every resident in December and be able to customize service to meet each customer's needs. Note that Internet will no longer be part of your Comcast bill in 2020 but be included in your HOA fee at the reduced price.

Comcast requests that residents of this bulk agreement wait until Comcast provides notice in December to call with questions. The systems are not yet programmed to recognize our addresses with this contract.

Laura Cardinale
Heronwood President

We would like to welcome to Heronwood:

Anthony & Leah Bostwick

--previous owner Cynthia Lay

1977 SW Heronwood Road

Mike & Debbie Orsatti

--previous owner Maureen Stack

2297 SW Heronwood Road

Manuel & Rosa Triana

--prev owners William Durish & Linda Guy

4198 SW Heronwood Terrace

Hongjie Wang & Lili Jiang

--previous owners Lew & Sue Werlin

2417 SW Heronwood Road

Joel & Piathip Harris & H.C. Salomonsky

--previous owner Suzanne Evans

2283 SW Spoonbill Drive

Shawn & Anna Sims

--prev owners James Baker & Jill James

2038 SW Heronwood Road

Charles & Laura Roeder

--previous owner Jayne Johnson

2163 Spoonbill Drive



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. 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 address the Board, please let Alicia Brown, 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 or USPS.

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, puts them on the record.

GOLF CLUB RESTAURANT

Martin Downs Golf Club would like to announce a change in management of their food and beverage operation effective immediately. The new name of our bar and restaurant will be called "Sunday's at Martin Downs". Sunday Piccoli, a Martin Downs resident and formerly of Manero's, will direct and oversee operations with Brian Wenrick continuing as owner. Dan Bettencourt, owner of "The Clubhouse at Martin Downs" will continue to handle the food operation allowing him to give it his 100% attention.

THE ADVENTURES OF DIPWAD

Alec Hall has been creating the comic for many years. He is 13 years old and in the 8th grade. He attends Hidden Oaks Middle School. Along with writing and drawing the comic he enjoys hanging out with friends, reading, riding his 3 wheel scooter daily, loves Marvel movies, Lego's and gaming and plays the clarinet in the concert band at school. We look forward to more comic strips in upcoming issues.

 **Funnies** 

Quirks – Halloween Addition



Dracula's Maid



Skeleton Bowling

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. 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.

HOMETOWN NEWSPAPER

Seasonal residents or residents that don't want the Hometown News Newspaper, please call the Hometown News office to discontinue or place a hold on the papers when you return back north. There is no point in letting it sit in your driveway for weeks and alerting thieves that you're not home. Please contact the office at 772-465-5656 or by email at



DIRECTORY

A new directory will be coming out after the Annual Board Meeting in March. Forms will be sent out through email sometime in the new year. Please take a few minutes to fill it out and mail back to Alicia, our property manager or give to any board member. If you do not want your information listed, please inform her. If she does not get a new form from you, your old information will be printed.



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. We all want to live in a beautiful community and sometimes it takes all of us to make that happen.





THE VILLAGE
CLUB & PRESERVE
EST. 2018

The Village Club is up and running! A new building, a large pavilion and all reconditioned pools. Two brand new pickleball courts are actively being used and group lessons have been available for anyone who wants to come see what all the excitement is about.

We have had the privilege to host camps for Operation 300 twice this year so far. Established in 2012, Operation 300 is a 501c3 organization that provides mentorship to children of the fallen, honoring the sacrifice of those who've given their all for our freedom, and promoting patriotism and service in our communities. For more information on Operation 300 go to <http://op300.org/>

We have our second annual Run for the Village 5k Fun Run on October 5th. <https://runsignup.com/Race/FL/PalmCity/RunfortheVillage5KFunRun>. Please come out to participate or watch for runners that might be running by your house

We have educational events every month while continual planning takes place as we seek to add more opportunities to serve our community with the wonderful facilities we're so blessed to have.

If you are interested in finding out more about the VCP go to <https://villageclubpreserve.com> or call Beth @ 772-486-7972 or Krista @ 561-339-6535



RULES & COVENANTS BOOK

To receive a book with all the Rules And Covenants please contact Lynda, contact information is on the front page. You can search online at www.heronwoodpalmcity.com. Along with the Rules And Covenants on the website you will also find forms you might need.

HOLIDAY DECORATIONS

Gail & George Mey will be taking over the Decorating Committee this year. Beth Mistarz has been the Chairperson for numerous years and has now handed over the torch. Thank you Beth for all your hard work over the years.

Gail & George are looking for some merry minions to help to make the displays beautiful. If anyone is interested in helping please contact Gail, her contact information is on the front page. They are hoping to start decorating around Thanksgiving.



TRASH CANS & RECYCLING BINS

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.



Effective March 4th, Martin County Utilities and Solid Waste Department Offices have moved. The new location is located in Willoughby Commons at 3473 SE Willoughby Blvd., Stuart, FL, 34994. This includes customer service, technical services and where residents may pick up free recycling bins. For any questions, please call the front desk at (772) 221-1442 or customer service at (772) 221-1434. Just a reminder that trash and recycling pickup is Tuesday, yard waste pickup is Wednesday and trash pickup again on Friday. Just a reminder that there is a one day delay in service after a holiday.

YARD DEBRIS

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, in the street gutters (It blocks the water from getting into the street gutters and can cause water to back up) or along Sandhill Road (It will not get picked up). Please keep the streets clear. Yard debris must be on your property, either in the grass or in the driveway.



DONATIONS TO CHARITY

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 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. While it is fun to have grandchildren visit, they are not valid drivers and therefore should not be driving golf carts unless they are old enough to have a license. 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, family and service providers as well.**



STORM DRAINS

If you live near a storm drain, we hope that you will please take a few minutes to make sure it's clear. With hurricane season in full swing and rain almost every day we need to keep them clear and flowing. Please do not sweep leaves and debris into them. This clogs them up and prevents water draining correctly. Thank you for your help.



CHANGES TO YOUR PROPERTY

ANY changes to the outside including, but not limited to, cutting down trees, taking out or putting in any new vegetation, new roofs, front doors, windows or doors, fences around mechanical equipment, adding a pool, replacing or painting driveways or painting projects **MUST** be approved by the ARB. If you are going to paint your home, including front doors, please know that any color has to get ARB approval. For any ARB requests, please submit your request 30 days prior to any work being done. The ARB Committee needs time to review the changes requested and will let residents know if the changes are approved or if there are questions or concerns from the committee. There are color books that have some options already available. Please contact Lynda Meyers to get the books. 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 or by contacting Alicia Brown, Advantage Property Management at 772-344-8900 or Mark Mistarz at 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. The Board decided to not send letters over the summer months for dirty roofs and driveways. Now as we head into fall, please take a look at your roof and driveways to make sure they are clean and

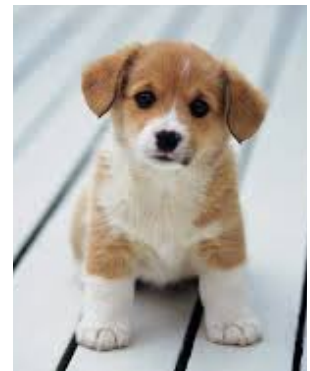


free of built up debris. Our property manager will be looking for these items and many others as she does her weekly inspections and letters will start going out **October 15th**. If you happen to get a violation letter please remember that it is a reminder or notification that something needs your immediate attention. The letters are usually very business like 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/fixd the violation, please contact Alicia to inform her. This will make weekly inspections go faster and smoother.

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 by keeping your animals on a leash and under control.



SELLING OR LEASING YOUR HOME

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. 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:

- * Residential Contract For Sale & Purchase (from real estate agent)
- * 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
- * Non refundable Application fee of \$150.00 payable to Heronwood HOA

NOTE: Applications to Purchase or Lease must be submitted in full with current documents available at 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. 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. Any violations will need to be taken care of before the property can close.

Submit the entire package to:

Alicia Brown
Advantage Property Management, LLC
1111 SE Federal Highway Suite 100
Stuart, FL 34994



DRONES

If someone is selling their home please be aware that Realtors take arial photos so you might see a drone flying around.

***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. Or Lynda will take them at her home at 2278 SW Heronwood Road. It is up to every one to help the planet and make sure we leave the world better than when we found it.

MEET AND GREET PARTIES ENDING

It is with a sad heart that the Meet & Greet Parties are going to stop due to lack of interest. They started in October of 2012 and a big thank you goes out to everyone who opened up their homes to gather. It was fun to meet the other neighbors.

COMMON COURTESY

Remember that we are all neighbors and a little courtesy goes a long way. Remind family members and visitors to keep the speed down and please don't blare your music.

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. The Automated Bank Draft (ACH) Form can be found on the Heronwood website www.heronwoodpalmcity.com

HURRICANE SHUTTERS

Now that we have had one hurricane scare this season, this was a wake up call to make sure you have everything you need and already have a plan in place. If not, now is the time to start making preparations. 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. Shutters are to be up or closed 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 remain up or closed after the threat or storm has passed.



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.

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@advpropmgt.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.” Visitors trucks also need to go into the garage for the night. If it does not fit, the truck will need to be kept off property.

HOMEOWNERS TRUCK REGISTRATION FORM 2019

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.No toolboxes, ladders or other work items can be affixed
- 4) No signage of any type

Approved By : _____ Title _____

Date _____

Approved By : _____ Title _____

Date _____