

July 2015

Communications Committee

Judy Silliman, Chair

[info@heritageoakshoa.net](mailto:info@heritageoakshoa.net)

# HERITAGE OAKS MESSENGER

Town of Tradition,  
Port Saint Lucie, FL



## 2015 BOARD OF DIRECTORS

- NORMAN YTKIN, President
- DENNIS BONCZEK, Treasurer
- LISA CROVATO, Secretary
- PAUL SILLIMAN, Director
- SHELLIE MORGAN, Director
- MARCO MINELLI, Director

## ON-SITE PROPERTY MANAGER

### FirstService Residential Management

SCOTT MONTAGNA

[Scott.montagna@fsresidential.com](mailto:Scott.montagna@fsresidential.com)

On site hours:

Monday 8 AM to 10 AM by Appt. only  
 Wednesday 1 PM to 3 PM by Appt. only  
 2nd Thursday each month 5 PM to 9 PM by Appt.  
 Friday 8 AM to 9 AM no appointment needed

Barcodes, pool keys and decals by appointment

### FirstService

543 Lake Whitney , Suite 101

Port St. Lucie, FL 34986

772-323-2004 / FAX 772-878-1519

## President's Corner

Summer is upon us, and it is a good time to relax and walk the neighborhood or take a drive down our streets. Heritage Oaks has never looked better. Our yards are showing great improvement with the hard work of North Pointe Landscape, Coastal Fertilization and Luther's irrigation repairs. The cleanup and mulching of our common areas are almost complete, and we will soon begin the first phase of landscaping the berm at the end of Dunhill Court. Scott has been working diligently enforcing mulching and house painting, and will soon be emphasizing on replacing dead or stressed landscaping. As homeowners, we should all be proud of how much has been accomplished in such a short time.

It is important for the community to work with the HOA Board and bring any concerns or suggestions you have to our attention. In order for the Association to become everything the Owners would like it to be, you, the residents have to get involved. Homeowners shape their own neighborhood association by community participation. Volunteer for committees, keep your home and yard well maintained, and respect your neighbor.

Enjoy your summer and take advantage of our great pool and clubhouse. I hope to see you at our upcoming summer BBQ on July 25<sup>th</sup>.

Norman Ytkin, President

## QUESTIONS OR CONCERNS?

Email the Board of Directors at

[Info@heritageoakshoa.net](mailto:Info@heritageoakshoa.net)

## COMMUNITY COMMITTEES

ARC Committee	Chair - Lisa Crovato
Covenant Committee	Chair - Judy Weidenholz
Communications Committee	Chair - Judy Silliman
Clubhouse/Pool/Social Committee	Chair - Carl Siminski
Street Captain Committee	Chair - Patty Minelli
Family Activities Committee	Chair - Shellie Morgan

Our community is having a big problem with raccoons. Residents have been seen feeding the animals, resulting in a great increase in their numbers. Feeding wildlife is discouraged and, in some cases, illegal. A state law makes feeding alligators, raccoons, foxes and sandhill cranes a second-degree misdemeanor. Officials have stated blatant and repeat violations will be ticketed up to \$500 or 60 days in jail.

A nocturnal animal by nature, the raccoons are now walking the neighborhood in daylight looking for food. Anyone who knows or sees someone intentionally feeding these animals should call the 24-hour Wildlife Alert Hotline at 888-404-3922.

Please do your part in keeping Heritage Oaks a safe community.



## Community Notes

### 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 **tied bag** or **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 collection:

- Don't 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 days

Trash Pickup Days are: Tuesday and Friday

Recycling Day is: Friday

Yard Waste Day is: Saturday - Place containers at the curbside by 7 a.m.

Posted

Please Obey All Traffic Rules And Regulations

While Driving Through Heritage Oaks

Rules Will Be Enforced In 2015

And Fines Will Be Issued

*Lets Enjoy A Safe Community And Protect Our Families*



## Property Manager's Corner

By Scott Montagna-LCAM, CMCA, Regional Director  
Regional & Property Manager –FirstService Residential

I hope everyone is enjoying their summer so far. This month I am writing to you with some reminders;

Please remember that children under the age of 16 are not permitted into the pool area, gym or meeting room without adult supervision. When parents go to the gym, children under 16 are not permitted to be in the gym unless actually using equipment under their parent's supervision. Children under 16 are not permitted into the pool area while the parents are in the gym. This is being monitored by camera. The key fob for that resident in violation, will be suspended for 30 days for use of the pool and gym, as well as, barcode entry suspension at the gates.

Parking is never permitted on the lawns, common grass areas, stored in the clubhouse parking lot between 8am to 10pm or blocking sidewalks.

Basketball backboards are to be stored out of site or at the garage door. Unattended basketball backboards are never to be left at the end of the driveway, street or stored on the grass.

Garbage cans and recycle cans are to be stored away in the garage by the evening of pickup. No trash cans or recycle cans are permitted to be stored outside the home.

Barcodes should never be moved to another vehicle. They must be replaced when you turn in a car.

Finally, as a reminder; stop signs are being monitored for full stops. There have been 17 individuals already fined for going through stop signs. Cameras and/or security will be monitoring these areas.

My administrative assistant has changed, please see below for your management team below:

Scott Montagna- Regional & Property Manager- Direct dial-772-807-5212- [scott.montagna@fsresidential.com](mailto:scott.montagna@fsresidential.com)

Paola Alvarado- Administrative Assistant-Direct dial- 772-807-5209- [paola.alvarado@fsresidential.com](mailto:paola.alvarado@fsresidential.com)

Terry Lord-Bookkeeper- 561-575-3551-ext- 225- - [terry.lord@rsresidential.com](mailto:terry.lord@rsresidential.com)

For afterhours and weekends, dial: 1-800-340-4546. It will advise you if this is an emergency to press "0" (zero). Once you press "0", it will then prompt you to press "1" for English or follow the prompts for the language desired. Finally, after selecting your language, it will say, "if this is an emergency, to press " 1" again and a Customer Care Representative will be right with you. We have approximately 6 Customer Care Reps assigned to our community for after hour emergencies who will handle reporting and contacting the necessary party to handle the situation.

Again, this is for emergencies. For instance; if you notice your sprinklers are off, but there is a little water seeping from the heads over the sidewalk, this can wait until the following morning. You can also go to the Heritage Oaks website and place a work order, or email me direct at [scott.montagna@fsresidential.com](mailto:scott.montagna@fsresidential.com). However, suppose you arrive home and have discovered your sprinklers are not turning off and are running full speed. This should be called into after hours so we can get the system shut off.



## SUMMER BBQ PARTY

SATURDAY JULY 25TH @ 6:30 PM

VISIT WEBSITE FOR DETAILS AND PLEASE RSVP

# At The Clubhouse

### MENS POKER

Monday 7 PM

### LADIES POKER

Tuesday 7 PM

### BOOK CLUB

1st Wednesday of the month at 2:30 PM

### WATER AEROBICS

Wednesday 9:30 - 10:30 AM

### MAH JONGG

Thursday 1 – 4 PM

### FAMILY MOVIE

Last Friday of each month - 7 PM

Check website for details

### THE GYM IS OPEN

5 AM – 10 PM daily

### POOL AND SPA

Open dawn to dusk - Heated winter months

### CLUBHOUSE LIBRARY

Drop off a book ♦ Take a book *Our collection is always growing*



## FAMILY FUN



Families are very important and we encourage and promote involvement by everyone in our Community. We can get to know our neighbors, network and socialize in a safe environment.

This will only enhance our neighborhood.

**Our upcoming event will be: END OF SUMMER BACK TO SCHOOL SPLASH!**

**Date and time to be announced.**

**Volunteers are needed for our Family Activity Committee !!**

Please contact Shellie Morgan at [info@heritageoaks.net](mailto:info@heritageoaks.net) to volunteer

### REAL ESTATE TRENDS

Hello Neighbors,

With the ease of lender restrictions, access to mortgage credit is at its highest level. Credit standards are expected to loosen even more this year according to the Mortgage Bankers Association. There is no question that mortgage underwriting has become less restrictive than it once was.

While standards are still high, they have loosened up from the tight underwriting standards of the last few years. Nearly 17% of large banks have recently eased credit standards for prime purchase mortgages, while 5.6% have tightened their standards. The remainder have left standards the same according to the Federal Reserve.

So, how does this affect you when looking to sell your home? More mortgage availability means a greater pool of qualified buyers. This will help drive prices up as listings are still in short supply.

Also, VERY IMPORTANT, new guidelines with regard to how long it will take to process your mortgage application will go into affect on October 3, 2015. Please contact myself or your local lender/bank for details.

Have a wonderful summer and stay COOL!

Lisa C. Crovato [lisa@heritageoakshoa.net](mailto:lisa@heritageoakshoa.net)

## Community Activities

**HERITAGE OAKS GOLF CLUB - Tuesdays and Fridays**

To join our golf club, email [golf@heritageoakshoa.net](mailto:golf@heritageoakshoa.net)

*Please include name and contact information*

**WATER AEROBICS AT HERITAGE OAKS**

Wednesday at 9:30 AM



**Visit Our Website - [Heritagesoakshoa.net](http://Heritagesoakshoa.net) To View Our Community Calendar**



## Why Scoop The Poop ?

It doesn't take much to remember that we have pets in our Community. In fact, if you don't watch your step, your 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 waste with 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.

**If you see anyone not cleaning up after their pet, please email Management as soon as possible with the details. If possible, please take pictures. All owners need to be proactive, and assist in keeping Heritage Oaks a clean and beautiful neighborhood we are proud to call home.**

As A Homeowner, Renter or Investor you should take pride in how your home looks. Please replenish dead plant material and keep your landscape beds mulched.

**Play Your Part And Help Keep Heritage Oaks Beautiful**



## A Message From The ARC Committee:

**Making Any Changes**

**Don't Forget To Obtain Approval First !**



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.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values.

Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact our Association Manager or email [ARC@heritageoakshoa.net](mailto:ARC@heritageoakshoa.net)



## *The Adventures of Evelyn and Moe*

### Dear Friends and Neighbors

Our quest for fun and adventure has taken us to some different and quirky places we think our neighbors of all ages will enjoy. We recently celebrated a milestone anniversary with a short trip to West Palm Beach for a little "surf & turf". We boarded a big blue and yellow bus (outside Macy's at City Place) called the "Diva Duck" equipped with duck boots, duck whistles, and tons of duck jokes that really quacked us up. Following a short informative tour of WPB, we drove due east into the Intracoastal!! The amphibious bus continued the tour by taking us by the Palm Beach Island homes of the rich and famous while we listened to appropriate music (Splish Splash I was Taking a Bath and the theme from Gilligan's Island). It is an inexpensive, fun day for children and adults alike.

Now for those of you who would rather a more subdued feast for the soul and senses, you might enjoy going to the beautiful Port St. Lucie Botanical Gardens for an evening of jazz. Tour the gardens early evening to beat the heat and stay for the Fort Pierce Jazz and Blues Society's Jazz Jam indoors at the Pavilion at 6:30 pm. You get to hear some great music, check out the gift shop and have some coffee and pastry all for \$5. Oh and for those of you with musical talent, you can even sing or play along with the pros.

Now we can't forget FOOD!! Our pick for this edition is "11 Maple Street" in Jensen Beach. Great for special occasions. Small plates and regular meals full of different delicious food.

**Get out, have fun, and enjoy!**

**Eve & Moe**

## Preventative Roof Cleaning Treatment

It is likely that everyone reading this has had their roof cleaned to comply with Association rules or to obtain a sense of pride in their property. What some homeowners may not realize however, is that the cause of their dirty roof is actually algae growth, and it is very much alive.

Although pressure cleaning is often thought of as the go to method to clean a roof, it can have negative effects. The pressure itself can cause damage to the roof components, force water into cracks and under tiles, and walking the entire scope of the roof increases the potential for cracked tiles. Pressure cleaning is a temporary solution which only removes the visible portion of the algae and does not actually kill it. In fact, if you have ever had your roof pressure cleaned, you will notice that within 8 to 12 months the algae returns.

Chemical cleaning employs an algacide solution which kills and dissolves the algae at its root. A chemical cleaning will last for 2-3 years and is safe for your tiles, shingles and other roof components. In fact, it is the only method recommended by roofing manufacturers. **Although chemical cleaning is an incredibly effective method of roof cleaning, it also carries with it the risk of damage to surrounding plants and grass if not applied by an experienced professional.**

An alternative solution to traditional roof cleaning methods is a preventative treatment. It is a proactive approach which prevents the algae growth in the first place. Preventative treatments offer a solution without the risks associated with cleaning, and eliminates the cause of roof cleaning notices from the Association. **A preventative treatment every 6 months is a homeowner's answer to keeping the roof clean and is more cost effective than having your roof cleaned every few years. Preventative maintenance is a smart solution which is safer, cheaper, effective and most importantly proactive.**

If you have any questions about how you can benefit from preventative maintenance, please feel free to contact Nick with Ardor Roof Cleaning at 772-812-1880 or at [ArdorRoofCleaning@Gmail.com](mailto:ArdorRoofCleaning@Gmail.com).

## WARNING ! COMPOST USA COMING TO PORT ST. LUCIE

By: Steven F. Vieira, Concerned Resident, Heritage Oaks @ Tradition

I would like to thank the Board of Directors of Heritage Oaks for this opportunity to address all the residents, owners and renters of our Community..

Most of us came to Tradition because it was new, fresh and an overall great opportunity to live, work and play in one of the best planned communities on the east coast of Florida, where families thrive, the air is clear, and the overall yearly weather is conducive to good and healthy living.

However, just a short 3.5 miles from Tradition, there are activities going on that I want to make all of you aware of.

First though, a quiz! Have you ever heard of a raw composting process? Or Compost itself ?

Compost can be bought at your local Home Improvement locations and is nothing more than a raw organic product consisting of many various substances which is turned into a form of soil and/or fertilizer for the home garden and also used in commercial landscaping as a top dressing. In its processed and bagged but it still has a very powerful stench which can be offensive to the lightest sense of smell.

As mentioned. just a short distance from us, there is a new proposed facility to be built by a large company known as CompostUSA on a 182 acres of the west side of Shinn Road, approximately 1.5 miles south of West Midway Road. The project is identified by the Board of Commissioners for the County of St. Lucie as Resolution RES-2015-24. The proposed parcel of land contains 182 acres that, upon development, will consist of approximately 15 acres of lakes, 15 acres of access roads and parking, and **97.50 acres** of **Composting Cells**. The proposed facility is accessed from Shinn Road, an unpaved County roadway reached via West Midway Road or the C-24 Canal Road. Surrounding uses are agricultural, except for one single family home that is located on an exempt parcel to the north. This property is owned by the Becker family who will also be partners with CompostUSA. FYI, we at Tradition, are known as District 2 and our Commissioner is Tod Mowery. See Here: [http://www.stlucieco.gov/BOCC/bocc\\_district\\_2.htm](http://www.stlucieco.gov/BOCC/bocc_district_2.htm)

### **What will be happening daily:**

Short of being too graphic, this facility will receive what is called raw sewerage "cakes" and recycle them.

There will be 90 trucks in and out each day.

The facility has already received preliminary approval from the City Council.

This facility is less than four miles by way the crow flies from Tradition and within two miles from our neighbors to the north at PGA Village.

This facility is in close proximity to both our schools and day care centers.

And last but not least, Tradition receives its fair share of winds out of the Northwest, need I say more?

Continued on next page



THE CITY OF OCALA IS ALREADY IN A LAW SUIT AGAINST COMPOST USA FOR THE EXISTING PLANT BUILT WITHIN CLOSE PROXICIMITY TO RESIDENTIAL AREAS AND WANT THIS EXISTING PLANT CLOSED DUE TO THE STENCH GENERATED BY THESE TYPE OPERATIONS. RESIDENTS CLAIM THEY CANNOT EVEN GO OUT TO ENJOY THE SERENITY OF THEIR OWN BACKYARDS WITHOUT BEING FORCED INDOORS BY THE SMELL OF ROTTING AND COMPOSTING RAW SEWERAGE.

**RESIDENTS OF HERITAGE OAKS, LETS POOL TOGETHER AND BE PROACTIVE TO NIP THIS BEFORE ONE SHOVAL IS LIFTED TO CONSTRUCT THIS PLANT WITHIN OUR BACKYARD.**

**THIS IS A SERIOUS SITUATION, NOT TO MENTION HEALTH CONCERNS AND GROUND WATER POLUTION.**

**What you can do:**

**First, write a letter addressed to Paula Lewis, Commission Chair, St Lucie County Board of Commissioners, 3<sup>RD</sup> Floor, 2300 Virginia Ave, Fort Pierce, FL. 34982**

**Second, attend the proposed meeting to be held as follows:**

**THERE WILL BE A MEETING OF THE BOARD OF COMMISSIONERS TO BE HELD AT THE FT PIERCE CITY COUNCIL FACILITY AT 2300 VIRGINIA AVENUE, 3<sup>RD</sup> FLOOR, DECEMBER 3<sup>RD</sup>, 2015 AT 6PM. IT IS IMPERATIVE THAT AS MANY RESIDENTS AS POSSIBLE COME OUT, SPEAK UP AND PROTECT THEIR PROPERTY VALUES.**

**Our HOA will keep you up to date via the HOA email system so if you do not receive emails from our Property Manager, I urge you to sign up immediately. Go to our website.**

**All residents must keep the pressure on our Commissioners, sending letters and emails, and by attending every meeting possible to voice their objections and concerns.**

**Thank You,**

**Steven F. Vieira**

For more information please Google Compost USA in Port St Lucie

Or visit

[http://stluciefl.iqm2.com/Citizens/Detail\\_LegiFile.aspx?MeetingID=2067&ID=2691&Print=Yes](http://stluciefl.iqm2.com/Citizens/Detail_LegiFile.aspx?MeetingID=2067&ID=2691&Print=Yes)

Environmental Protection Agency and the Florida Department of Environmental Protection documents on biosolids and biosolids composting may be found at:

<http://water.epa.gov/polwaste/wastewater/treatment/biosolids/index.cfm>

<http://www.dep.state.fl.us/water/wastewater/dom/resmake.htm>