



North Panther Trace

Semi-Annual Newsletter-May, 2021

HOA Meetings & ZOOM

We have scheduled our monthly HOA meetings for the 2nd Tuesday of every month, on ZOOM and in person when needed. The location changes monthly and is always on the meeting notice. The ZOOM log-in info is also on the meeting notices. **All residents, homeowners and tenants are encouraged and welcome to attend.**

Our meeting notices are always posted on the message board at the front entrance and emailed to each resident, as long as we have your correct email. If you are not getting these notices and other HOA emails, please call Watson to update your email address on file. If you want to know what is going on in NPT, where your HOA dues are going and get updates on the Bluestream Fiber installation, you should attend these meetings. If you miss one, the meeting minutes are posted on the Caliber website as a Draft until we approve them, usually posted within 2 weeks of the meeting.

We will continue to use ZOOM so that folks that cannot attend the meetings in person can attend online. Remember you can use your smart phone to download the app for free, or use your computer. The folks who use it love it and it's a great way to keep everyone involved. The log-in info is always the same for ZOOM: **Meeting ID: 715 3604 2014, Passcode: iNB77a**

Front Gate and Keypad Entry System

The gate can be opened in various ways: your 4-digit code (pushing the # button 1st), your clicker, your 3-digit code (no # button) and you can program your car's HomeLink System.

The 4-digit code is yours and should not be given out to anyone except residents of your home. To change your 4-digit code or the phone # the system dials, please fill out the form on the website and send to Watson or bobshonce@yahoo.com. **Please allow 3 business days for changes to take effect. There is a \$15.00 fee from our vendor to make the change, which is the residents responsibility.**

The 3-digit code is assigned to your property and cannot be changed. It should be used for guests, delivery folks and vendors to notify you they are at the gate. When the 3-digit code is used, it will call the phone # you had us program in to the system. You can then talk to the person at the gate or simply hit "9" on your phones keypad and that will open the gate. **To get your 3-digit code for guests, deliveries and vendors, email Bob at: bobshonce@yahoo.com with your name and address.**

Additional clickers are \$35.00 each, payable to North Panther Trace and Bob has them at his home.

Committee & Board Volunteers

This is the time of the year that we ask folks to consider donating time to the community and committees. If you have a special expertise that you think would be useful, we could always use the help. Some of our committees are: Social/Welcome, Infrastructure, Safety & Security, Fines & Violations, Newsletter.

Our Social Committee is working hard to create some social functions for North Panther Trace as well as working with South Panther Trace for joint socials. If you have any ideas or would like to help, please contact Rosemary Carpentier at **772-812-5659** or rosecarp14@aol.com. Every December, we take applications for the board member election that take office in February. An application can be found on our website and will be mailed to you with the Annual Meeting Notice. Please submit to Watson if you wish to be considered for the board.

Watson HOA Website and Caliber

We have taken the time to go over all our association's documents and meet with Watson to make sure they are posted on our webpage. Most documents that are appropriate for the public to see, including meeting notices, are on the website at:

<https://www.watsonassociationmanagement.com/communities/north-panther-trace/>

For any documents that are not appropriate for the public to see (like our monthly financials, meeting minutes, etc), these will be housed on the Caliber website. Caliber is the password-protected bookkeeping/management software that Watson uses and you can log in, by using the Community Portal link at the top of the NPT page (link above) and see your account balance, any outstanding maintenance violations and those documents that are posted for homeowners only. If you do not have your log-in info, please contact Watson.

As always, if there is any document that you do not see online and would like a copy, please ask a Board member. We will get you any document without delay and get it posted to the website for all.

Social Media

We now have a Facebook page if you would like to join and/or contribute:

<https://www.facebook.com/groups/2233578896781592>

Another good website for our neighborhood and the general area is: www.nextdoor.com

It's free to use and has lots of features.

HOA Management

Hillary Rothmel is our property manager at Watson Association Management. She does a great job for us! You can contact Hillary by email at Hrothmel@WatsonRealtyCorp.com or by phone **772-871-0004**. You should send Hillary ARB forms for the Board's approval, ask questions, report irrigation and gate problems, respond to violation letters, handle your HOA Dues payments and anything else that comes up. Hillary is a Licensed Community Association Manager (LCAM) and is extremely knowledgeable about HOA's.

Comcast

According to our Sawgrass Lakes Master Association Bulk Contract, each homeowner is entitled to two HD boxes (HD channels 376-476, plus all HBO channels) and two digital boxes at no charge. **The cost is incorporated in your quarterly dues.** If you get extra services like the sports package, other movie channels or more equipment, you will have to pay extra for those items. Call 1-800-XFINITY (1-855-788-0064) if you are being charged for items that you should not be charged for under our contract, and

reference contract number 01643327039-01-3. You can get internet services from Comcast, which is the homeowner's responsibility.

Please do not sign or agree to a Comcast Contract that goes past 5/31/22. That is when Bluestream Fiber services start. Your equipment, TV and Internet will be part of your HOA Dues starting 6/1/22.

Bluestream Fiber Update

As you know, Bluestream is or will be in the neighborhood running the fiber optic wire for our new services that start 6/1/22. You will be notified of the next ZOOM presentation or Town Hall meeting so you can get answers to your questions.

The March 25, 2021 Bluestream presentation is posted on the front page of our website, which should answer many of your questions or concerns. You can also contact Bob at: bobshonce@yahoo.com or 734-787-9841. He is our contact person for the Bluestream transition.

4/29/21 UPDATE: Bluestream has the fiber ready to install, they are waiting on the conduit to be delivered. It is taking longer than expected due to a trucker shortage.

Irrigation System

The HOA maintains the main sprinkler control system as part of your HOA dues. Please do not turn on the sprinklers for any reason without a Board member's presence and do not change the sprinkler schedule. We will be resetting all schedules to the times the sprinkler company suggests, per zone.

It is the homeowner's responsibility to maintain the sprinkler heads in your yards. Please replace these if necessary as it affects everyone on your zone when they do not work properly.

If you are not happy with the irrigation system, we understand. We are looking at ways to improve it in the near future. You are allowed to install your own system and put in a pump to draw the water off the lake.

Neighbors & Safety

We all like to think that because we live in an HOA gated community that nothing bad will ever happen. But we are also responsible for what happens in our community. Some folks have visitors that speed through our development. Please tell your visitors not to speed through the development. Many folks have cameras at their houses which help capture violators.

We have had an issue with kids riding illegal motor vehicles through our neighborhood. The police have advised us to call 911 every time and report their location.

We have been notified that we have cars prowling the NPT streets in the early (2-5 am) hours. They are possibly looking for garages left open or unlocked cars. Please take precautions. If you see these cars, please call 911 to report it.

The HOA Boards of NPT and SPT have authorized the Port St. Lucie Police Department to patrol Panther Trace for illegal activity including driving infractions and trespassing. This is to show a police presence in our neighborhood and hopefully deter violators such as the kids on the motorbikes. We also have cameras to record violations.

Street Parking

The general rule in NPT is no overnight parking on the streets. During daytime and evening hours, street parking is permitted. However, please be careful where you park in the street. Sometimes it is difficult to see parked cars when coming around the curves, especially if 2 or more cars are parked there. There is

definitely no parking on the grass at any time, for any reason. Also, please watch your parking at the front gate. It's difficult to enter the neighborhood if too many vehicles are parked near the boat launch.

Hurricane Season

Hurricane season is June 1st to November 1st every year. Please be prepared and look for our Hurricane suggestions email soon.

Sawgrass Lakes

FUN FACT: Sawgrass Lakes has 8.5 miles of shoreline. Who knew?

ALLIGATORS: We do have alligators in the lake. 1 real big 12 foot one and a few smaller ones. The county would like to catch the bigger ones, however that is tricky. If you spot one, call our Alligator Rep, Steve Barrett at 574-636-1771. Please call ASAP and give him the location and address of the alligator. He will call his contact at the city so they can react quickly.

Listed below are some common rules & guidelines that exist to make our neighborhood look and operate its best:

Trash, Recycle & Landscape Debris

- Garbage pickup is every Tuesday and Friday.
- **Garbage, recycle and yard debris should only be put out the evening before pickup, after 6 PM or early the day of pickup.**
- Garbage must be placed inside a covered garbage can (do not place a plastic bag of garbage at the curb).
- **When put out too early, like 2 days before or uncovered, the garbage tends to blow all over the neighborhood. If this happens at your house, please pick it up.**
- Garbage cans must be stored out of site inside the garage (not on the side of the house).
- Recycle pick-up day is Tuesdays only. Same guidelines as the trash.
- **Pickup for ALL landscaping brush and clippings is Wednesday.**
- There is no need to call for a special landscape pickup if you have a lot of bushes or trees. They come through on Wednesday for the small stuff and notify the claw for the big stuff. Please keep this debris on the side or in the back of your house until the day before or day of pick-up. **Please do not put out early!**
- **WASTE PRO handles all garbage, recycle and yard waste for our neighborhood. If you have an issue with any of these services, please call or email: 772-595-9390, garbagepickup@stlucieco.org**

Minimum Level of Maintenance

- All flower beds must be weeded and mulched.
- Flower beds should contain plants as well as the required 3 palm trees.
- Bushes and hedges should be kept trimmed.
- Lawns should be kept green and weed free.

- Back and side yards must be mowed every week during the spring, summer and fall, which is the homeowner's responsibility. As part of your HOA dues, the front and common areas are cut for you, either weekly or bi-weekly in the Fall and Winter.
- Trees should be trimmed so people can walk under them (harsh pruning is prohibited).
- Shrubs should be trimmed as needed and so they do not interfere with the sidewalk.
- Trees overhanging the road must be trimmed so branches do not scrape trucks and trees, near a street light must be kept trimmed as to not block the light, for safety reasons.
- Driveways, sidewalks and culverts should be power washed when needed.
- Houses should be free of dirt, mold, stains and loose items in the yards.
- Mailboxes should be standing straight and spray painted with Hunter Green when needed.
- Holiday decorations should be removed by 2 weeks after the holiday.
- Watson and the HOA Board does monthly neighborhood inspections to keep our neighborhood looking in great shape. If you get a violation letter, please do not take it personally. We all get them from time to time because we overlook something that should be corrected. If you can't correct the violation in a timely manner, usually 30 days, please contact Watson with your issue and your plan of action to correct the problem. When you do correct the problem, it is a good idea to notify Watson.
- We do have a Violation & Fine System for those that choose to ignore their problem and the HOA notices. We really do not want to fine anyone though. We just want North Panther Trace to look great, all the time!
- If you need help with any of these maintenance items, let a Board member know.
- A good way to look at is; **If you were going to list your home for sale or buy it today, would you, given the way it looks now?**

HOA Dues and Other Stuff

HOA Dues are \$453.00 each quarter, due on the 1st of every quarter and Past Due on the 30th of January, April, July and Oct. If you cannot pay your dues on time, please contact the Board to make payment arrangements.

All changes to the outside of the property, including landscaping, **require an ARB approval before beginning work. The form is on the website.**

Bee, ant and other pest invasions should be eliminated promptly.

Do not park on the grass.

This newsletter is a shortened version of our Covenants, Restrictions and By-Laws. For a full version, please visit our website.

****If you dig in your yard for any reason, call 811 to get your underground utility lines marked for free****

****KEEP AN EYE ON THE WEATHER FOR TROPICAL STORMS AND HURRICANES**
(No pruning when there is a named storm)**

We are looking for suggestions for additional content for our Quarterly Newsletter. Our intention is to make the newsletter more about the residents, events and the neighborhood than rules and regulations.

If you have any suggestions or would like to contribute content, **please contact Norm Trudell at:**

track6@icloud.com

North Panther Trace Board of Directors

Bob Shonce, President/ 734-787-9841/ bobshonce@yahoo.com

Rosemary Carpentier, Vice-President/ 772-812-5659/ rosecarp14@aol.com

Steve Barrett, Secretary/Treasurer/ 574 536 1771/ rvexpert7@gmail.com

Frank Bono, Director/ 313-300-4708/ fpipe16@yahoo.com

Christina Dolan, Director/ 561-516-4045/ christina.dolan@waters.nestle.com

PSL POLICE: EMERGENCY: 911, Non-Emergency: 772-871-5000, ALERTS: 772-460-4357

ST LUCIE COUNTY SHERIFF: 772-461-7300

PSL FIRE: EMERGENCY: 911, Non-Emergency-772-871-5464

PSL WATER: 772-871-5330

Clean out Sewer Cover lids outside: Maria: 772- 871-5332

Clean out Water Lid covers outside: George: 772- 344-4015

ANIMAL CONTROL: 772-871-5042

CITY HALL: 772-871-5225 MAYOR: 772-871-5159 TAX OFFICE: 772-462-1650

FPL ELECTRIC: 772-287-5400 (Repair post, light bulb) 800-468-8243

WASTE PRO TRASH: 772-595-9390 Email: Lois-lcardinale@wasteprousa.com

COMCAST CABLE: Bulk HOA Services-855-788-0064, Additional Services-800-934-6489

POST OFFICE: ST. LUCIE WEST-772-873-0674, OUR MAIL MAN: Dan

HOA FRONT LAWN SERVICE: Tony, 772-370-0265 (He will trim trees, sides & back for an extra fee)

SPRINKLERS REPAIR (Personal): Jim Johnston, 772-486-4357. If you have an HOA sprinkler, please notify a board member.

PAINTING: 40 % discount on paint at Sherman Williams, (Mention-North Panther Trace)

RECYCLING HAZARDOUS MATERIALS: 772-464-8515

**HILLARY IS OUR HOA MANAGER: hrothmel@watsonrealtycorp.com or 772-871-0004
430 NW Lake Whiney Place PSL, FL 34986**