

North Panther Trace

JAN 2023-PUBLISHED QUARTERLY





SOCIAL NEWS

NPT Social Committee (Rosemary, Chairperson)

Cul-De-Sac Socials-ALL 6:30 PM to 8:30 PM
You will be notified via email and flyer with details.

EVERYONE IS INVITED TO ALL!









to our Newest Neighbors!

523 Deer Run-Donna & Daniel Denigris

to Tyson & Katlyn at 259 Panther Trace on their new baby boy!



NPT Community News & Events

PSL ACTIVITIES EVENTS CALENDAR-CLICK HERE

MID FLORIDA CENTER EVENTS

CALENDAR-CLICK HERE

TRADITION EVENTS CALENDAR-CLICK
HERE

TREASURE COAST AREA EVENTS-CLICK HERE

TREASURE COAST & PSL NEWS-CLICK
HERE



JOKE OF THE DAY

I entered ten <u>puns</u> in a contest to see which would win. "No pun in ten did!"



NPT SOCIAL MEDIA

<u>Facebook:</u> PLEASE JOIN US FOR UPDATES!

NPT Facebook Page-CLICK HERE

Another great website for our neighborhood and the general area is:

nextdoor CLICK ON THE PIC

<u>Please read all of the emails</u> & docs sent by the HOA. <u>Please save this as a contact:</u> customersupport@watsonrealtycorp.com



FEATURED WEBSITES

PSL Public Works Facebook Page for Construction News-CLICK HERE

Bi-Weekly City Manager's Report-CLICK HERE-PSL NEWS, VERY INFORMATIVE

Access to City Hall-1PSL-CLICK HERE-24/7-WEB & APP-772-871-1775

ALERT ST LUCIE Public Safety Alert Program SIGN UP-CLICK HERE



NPT-Watson HOA and Vantaca Websites

HOA documents including meeting notices, ARB requests, NPT policies and guidelines, are on our website at: https://www.watsonassociationmanagement.com/communities/north-panther-trace/. To see the VANTACA password-protected page with your account info, HOA docs and Financials, use the "Community Portal" link at the top of the page. Contact Watson if you do not know or have your user name and password.



Please be neighborly

Our By-Laws specifically state <u>NO</u>
<u>PARKING</u> on the grass, <u>at any time</u>.

Meeting Notes

Meeting Minutes & Financials

You can find the NPT & Master HOA meeting minutes & confidential documents on the Watson Caliber website, see instructions above.



Front Gate

Vendor/Guest codes are working. Please program your phone with a new contact. ****FRONT GATE" 772-408-0054**



Master Board News

There are a few spaces available in the RV lot for Sawgrass Lakes residents. \$300/year



Neighborhood Security

It is imperative we all work together to keep NPT safe. Please call 911 on any suspicious activity & cars, kids acting unruly, speeders, etc. "See something, say something!" The police encourage us to.



FRIENDLY REMINDERS

Quarterly Dues

At the November 8, 2022 Budget meeting, the Board agreed we need to raise our dues to \$165/month or \$495/quarter.

Some of the reasons are:

- 1. 2023 will be a full year of Bluestream services, 2022 was only 7 months
- Prices have gone up on many goods & services the HOA uses Your HOA dues are due the 1st Day of each quarter. Our dues include: Common areas and front yard lawn maintenance, standard Bluestream TV with HBO & Showtime and 400 MBPS Internet. NOTE: You must be current on your dues to receive the Bluestream Services.



HOA Meetings

2nd Tuesday each month

We use ZOOM for our meetings. (https://www.zoom.us/join)

Meeting ID: 715 3604 2014 Passcode: iNB77a

SCHEDULED NPT HOA MEETINGS-2023

1/10, 2/21 (2023 Elections) and 3/14

If you plan to dig in your yard for <u>any reason</u>, <u>call 811</u> to get your underground utility lines marked, for free. Beware of the new Bluestream Lines



Yard Waste pick-up info:

PSL YARD WASTE INFO-CLICK HERE

FCC ENVIRONMENTAL SERVICES
WEBSITE-CLICK HERE



To comment on and to contribute

to our newsletter, please email Bob at:

bobshonce@yahoo.com

WEATHER for NAMED STORMS. (Please, no pruning during a named storm)
SHUTTER RULES: They must be off your windows 2 weeks after the storm passes.
Shutters may stay on during hurricane

season, only if home is **100% unoccupied**.

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HOA Rule violations, complaints,

ARB and Service Requests, Dues

Please email these issues to Hillary at: <u>Hrothmel@WatsonRealtyCorp.com</u> and copy the entire HOA board.

For Service Requests, you can use the "Work Orders" on the top of the front page on our website <u>or</u> send an email to Watson

PSL CODE ENFORCEMENT: 772-871-5010 Or better yet, use the 1PSL app or website

Just a reminder, NPT & SPT are separate HOA's. There is also a Master Board HOA for all of Sawgrass Lakes. (Bob is our rep)

Hillary Rothmel is our HOA property manager at Watson Association Management. Contact her at: Hrothmel@WatsonRealtyCorp.com (Preferred) or by phone 772-871-0004. You should send Hillary an email on all HOA issues. If you are not getting the HOA emails, please check your SPAM folder and verify Watson has your correct email. ***RV LOT: If you need help with the RV lot, please contact Dina at Signature, 772-219-4474, the Property Manager for the Master Board. There are lots available.

board for anything, please include all Board members and Hillary on your email.

Bob Shonce, President		734-787-9841	bobshonce@yahoo.com
Rosemary Carpentier, Vice	-President	772-812-5659	rosecarp14@aol.com
Steve Barrett, Secretary/Tr	reasurer	574 536 1771	rvexpert7@gmail.com
Frank Bono, Director		313-300-4708	fpipe16@yahoo.com
Larry Tonjes		772-985-4004	ltonjes@gmail.com





Thursday is our regular trash, recycle and yard waste pickup days.

The 4th Thursday of every month is our Bulk Garbage pickup day.

If you have items that will not fit in your garbage can and FCC will not pick up on a regular trash day, this is the day to put it out, after 6 PM the night before for ALL items. No other day or time is acceptable.

You can also call for a special pickup anytime. **However, there will be a fee for special pickups**. To schedule a special pickup for bulk waste or yard waste, use the 1PSL app at: 1PSL Port St. Lucie or call 772-871-1775. You should also use this contact information if you have any issues with the FCC services.

CLICK ON PICTURE FOR THE 1PSL LINK. This link has a wealth of information on how to contact the city for just about anything, including FCC.



Download the mobil app at your App store

In any event, cans <u>and</u> yard waste should not be put out before 6 PM Wednesday nights. Cans should be 3 feet apart to give the truck lift enough room to pick up your can. The only exception is when you schedule a special pickup, they tell you to put it out and they will get to it when they can. If it is out for more than a few days, please call again and request your pick up again. We do not want trash or yard waste out at the curbs every day of the week or all week/month long.

Trash and recycle cans should be stored inside your garage. If that is not possible, please store them behind your house. The lids must be closed at all times to avoid rodent infestation, for you and your neighbors.



TIP! Do you miss shows sometimes and forget to record them? Maybe you thought you were taping your show but it ended up being a sporting event or weather reports.

You can download individual station apps to your TV, sign in with your Bluestream info and watch most any show you want, anytime you want.

Most of these apps are free to download and use. Some do have a fee and you will be prompted to subscribe if so. **This is not mandatory.**

Service not acting properly? Unplug the power to your box, wait 45 seconds, plug it back in. This should reboot the system and your service should work properly. Each TV works independently, so you may have to do each one. If this doesn't work, call for service.

*** Make sure they check your TiVo boxes, your HDMI connection on your TV and the Bluestream Fiber connection on the outside of the house. We have had issues with the outside connection not secured properly.

NEED BLUESTREAM SERVICE? Call 772-242-7017 to Schedule your service call. Be sure to ask for a Bluestream tech, not a sub-contractor. If you are on hold for more than a minute or 2, it probably means Bluestream knows there is an issue and they are working on the solution. **You can also contact** Bluestream using this link: https://www.bluestreamfiber.com/community/sawgrass-lakes/



This section is designed to make it easier for you to find quality vendors for work you need done or products you may want to buy. Many of these companies have done work for me, you or your neighbors, are your neighbors or are relatives or friends of them. You should check out their website and Internet reviews.

Please retain this list for future use. Check out our new vendors this issue!

DISCLAIMER: The NPT HOA does not endorse any vendor here nor assumes any liability for any products, services or work done by these individuals or companies. The HOA does not receive any compensation if you use these services.

POWERWASHING



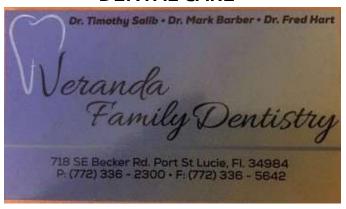
LIFE & LONG-TERM CARE INSURANCE



PROPERTY INSURANCE



DENTAL CARE



ROOFING & CONSTRUCTION





RESIDENTIAL REALTOR



REALTOR-RESIDENT



PAINTER



CABINTRY & COUNTER TOPS



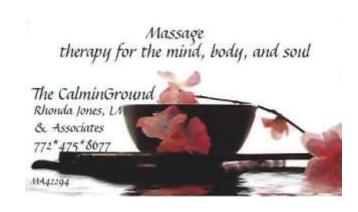
MEDICARE INSURANCE



GARAGE DOOR INSTALLS & REPAIR



IN-HOME MASSAGE THERAPIST



LANDSCAPING SERVICES



VEHICLE REPAIR



SOLAR ENERGY SYSTEMS-RESIDENT



MOBILE AUTO DETAILING

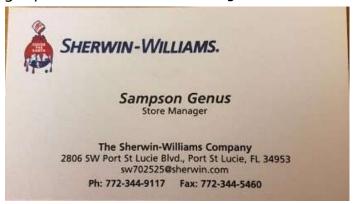


CHIROPRACTOR



SW NPT Account #1343-9925-2

30-40% PAINT DISCOUNTS & 15% OFF SUPPLIES



WATSON-NPT HOA MANAGEMENT



SHIPPING & PRINTING



- North Panther Trace -

If you or a quality vendor you know would like to advertise in our future newsletters, please have them contact Bob Shonce at:

<u>bobshonce@yahoo.com or 734-787-9841</u>.

We have a limit of 2 to profession or category.

Residents are no charge, vendors are \$50/year (4 issues).

The 4th Quarter newsletter will be published at the end of September, 2022