



## SOCIAL NEWS

[NPT Social Committee](#) (Rosemary-Chairperson)

**Cul-De-Sac Socials Schedule-ALL AT 6:30 PM**

10/15/21-Panther Trace, 11/19-Tulip Deer Run,

12/17-Lake Deer Run-**EVERYONE IS INVITED TO ALL**



**Happy Halloween, Veteran's Day, Thanksgiving,  
Hanukkah, Christmas & New Years!**

[Welcome to our Newest Neighbors!](#)

290 Panther Trace-Stuart & Felicia Gluck

296 Panther Trace-Roland Hicks, Welcome Back

[NPT Community News/Events](#)

**Volunteer NPT clean-up day:** We need  
volunteers to help paint the street signs,  
poles, pick-up garbage, etc.

**Sat. 11/6/21, 8 am-10 am**

If anyone needs their mailbox painted,  
please contact Rosemary. It is \$10. The  
money goes to our social committee events.

[PSL Area Activities & Events](#)

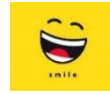
**Household Hazardous Waste Collection Day**

**Saturday, 10/23/2021 8:00 AM - 12:00 PM**

Public Works Complex

450 SW Thornhill Dr.

Port St. Lucie, Florida 34984



## JOKE OF THE DAY

What did one ocean say to the other  
ocean? **Nothing, it just waved.**



## NPT SOCIAL MEDIA

[Facebook:](#) **PLEASE JOIN US FOR UPDATES!**

[https://www.facebook.com/groups/  
2233578896781592](https://www.facebook.com/groups/2233578896781592)

**Another good website for our  
neighborhood and the general area is:  
[www.nextdoor.com](http://www.nextdoor.com)**



## FEATURED WEBSITES

[Port St. Lucie NICE program](#)

[https://www.cityofpsl.com/government/de  
partments/neighborhood-services/nice-  
program/about-nice](https://www.cityofpsl.com/government/departments/neighborhood-services/nice-program/about-nice)

[The City Manager's Bi-Weekly Report](#)

[Bi-Weekly City Manager's Report-CLICK HERE](#)

**Very informative**



## PLEASE BE NEIGHBORLY

Please clean up after your dog when  
walking them in or around the  
neighborhood and Sawgrass Lakes.



### NPT-Watson HOA and Caliber Websites

HOA Governing 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 Caliber password-protected page with your account info & HOA docs, use the "Community Portal" link at the top of the page. Contact Watson if you do not know or have your user's name and password.



## BOARD NEWS & UPDATES



### [Meeting Minutes & Financials](#)

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



### [Front Gate Update](#)

**New system installed 7/1/21.** Please see Page 5 below for details. **Please read all of the emails & docs sent by the HOA.**

**Please save this as an email contact:**  
**northpanther@calibersoftware.email**



### [Master Board News](#)

Renovations of the 2 Sawgrass Lakes monument signs approved.

**Page 6-Lake Usage agreement letter.**



### [Neighborhood Security](#)

**It is imperative we all work together to keep NPT safe.** Please call 911 on **any** suspicious activity & cars, kids acting unruly or speeders. The police encourage us to.



## FRIENDLY REMINDERS

### [Quarterly Dues!!](#)

Please remember that your HOA dues are due the 1<sup>st</sup> Day of each quarter, January, April, July and October.



### [HOA Meetings](#)

**2<sup>nd</sup> Tuesday each month.** You will get an email meeting notice & the notice is always posted to the bulletin board.

We use ZOOM for our meetings. (<https://www.zoom.us/join>) The log-in info is always the same:

**Meeting ID: 715 3604 2014**

**Passcode: iNB77a**



### [Street Parking](#)

**Please be careful where you park in NPT.** No parking on the streets overnight and no parking on the grass anytime. All vehicles must be operable & licensed properly.



### [Garbage, Recycle & Yard Debris](#)

should only be put out the **night before pick-up, after 6 PM.** All cans should be brought in by 8 PM on pick-up day. **Please do not leave your yard waste/trash out all week. It is unsightly & dangerous.**



If you plan to 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 NAMED STORMS. (Please, no pruning during a named storm) SHUTTER RULES:** They must be off your windows 2 weeks after storm passes. Shutters may stay on during hurricane season, only if home is 100% unoccupied.



Contact info for Waste Pro

Trash, Recycle, Yard waste

Lois Cardinale @ 772-873-6317,  
[lcardinale@wasteprousa.com](mailto:lcardinale@wasteprousa.com)



Complaints or HOA Rules Violations

Please email these issues to Hillary at: [Hrothmel@WatsonRealtyCorp.com](mailto:Hrothmel@WatsonRealtyCorp.com) and copy the entire HOA board.

**We need 2 Mediation Committee members. Please contact Bob**

**PSL CODE ENFORCEMENT: 772-871-5010**



To comment on and to

contribute to our newsletter, please

email [bobshonce@yahoo.com](mailto:bobshonce@yahoo.com)

ANNUAL MEETINGS: ZOOM & WATSON

**11/9/21-2022 BUDGET MEETING**

**2/8/22-ELECTION OF 2022 OFFICERS**

Notification letters will be sent along with a Proxy and Board Officer nomination form.



Hillary Rothmel is our HOA property manager at Watson Association Management. Contact her at: [Hrothmel@WatsonRealtyCorp.com](mailto: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 Scott Montagna at Signature. [scott@signaturepropertymgmt.com](mailto:scott@signaturepropertymgmt.com) or 772-219-4474, Property Manager for the Master Board



**2021 North Panther Trace Board of Directors. If you need to contact the board for anything, please include all Board members and Hillary on your email.**

Bob Shonce, President	734-787-9841	<a href="mailto:bobshonce@yahoo.com">bobshonce@yahoo.com</a>
Rosemary Carpentier, Vice-President	772-812-5659	<a href="mailto:rosecarp14@aol.com">rosecarp14@aol.com</a>
Steve Barrett, Secretary/Treasurer	574 536 1771	<a href="mailto:rvexpert7@gmail.com">rvexpert7@gmail.com</a>
Frank Bono, Director	313-300-4708	<a href="mailto:fpipe16@yahoo.com">fpipe16@yahoo.com</a>
Christina Dolan, Director	561-516-4045	<a href="mailto:mrschristinadolan@gmail.com">mrschristinadolan@gmail.com</a>



## Update

**8/20/21-All permits approved!**

**9/20/21-Construction is underway. The original installation time line is below. **These dates are approximate, are likely to change and will be updated throughout construction.****

**Date to be announced soon-**There will be an evaluation of all parts of the sprinkler system to avoid damage to pipes and heads as much as possible. **Please DO NOT move any flags or markers when this inspection is done, till notified.**

- ✓ Anything damaged, including landscaping, will be repaired by BlueStream ASAP.
- ✓ Construction hours-8 AM-6 PM, Monday-Saturday
- ✓ CDC Covid-19 protocols will be followed

**11/15/21-Construction completion target date**

**11/15/21-11/30/21- Residents' sign-up**

**12/15/21-Residential BlueStream internet available for \$39.95**

**1/1/22-HOA dues will be adjusted for Bluestream, Internet will be included**

**2/15/22-Beta Testing-2 weeks**

**DATES TO BE ANNOUNCED-Periodic Bluestream Town Home meetings**

**Late February through June, 2022-Residential installs**

**June 1, 2022-Bluestream live for all of Sawgrass Lakes**

**Contact Bob at 734-787-9841 or [bobshonce@yahoo.com](mailto:bobshonce@yahoo.com) with your questions.**

**As Bluestream updates the HOA's, we will send newsletter or email updates to you.**

**TRY NOT TO SIGN LONG TERM CONTRACTS WITH COMCAST PAST 5/31/22!!**

**FRONT ENTRY GATE SYSTEM. This email was sent on Friday, July 2<sup>nd</sup>, 2021.**

If you did not receive it, please check with Watson to make sure they have your email address correct and check your SPAM folder. **Please save the address it came from so these do not go to spam.**

**The front gate has now been repaired.** Your codes have been entered into the new system. **We will be turning on the gate again at Noon Friday, 7/2/21.** Sorry for the inconvenience, it could not be avoided. Just a few minor changes:

1. Your clickers should work fine, if you need a new or additional one, **call Bob, 734-787-9841** or [bobshonce@yahoo.com](mailto:bobshonce@yahoo.com). They are \$35 each, cash or check to: North Panther Trace HOA
2. **You must hit any button on the keypad to "Wake" the system**, then enter your 4-digit code or use the directory, **then hit the GREEN ENTER button.** You may also use a Vendor/Guest code to call a resident; **1, 2 or 3 digits.**
3. **The new system will not let a code, 3 or 4 digits, start with a "0".** Therefore, your guest/vendor (formerly 3 digits) codes are just your number now. They could be 1, 2 or 3 digits, no "0's" to start.
4. The same goes for your 4-digit private personal codes, can't start with "0". If your code did start with "0", we moved the "0" to the end of the number. Example: 0123 would now be 1230
5. Whether you use a guest/vendor code, private personal code or the directory, **you must hit the GREEN "ENTER" after you enter the number. You no longer need to hit the "#" button before the 4-digit code (there isn't a # key, LOL).** Just enter your guest/vendor code or your 4-digit code, **then the GREEN "ENTER" button**
6. When someone uses your Guest/Vendor code or dials you from the directory, the system will call the number you have provided us. You can answer and talk to the person through the keypad or simply answer your phone and hit "9" on your phone's keypad. That will open the gate. Please be aware of who you are letting in and do not give out your private personal code to vendors and guests, use your 1/2/3/ digit code for them. **Please give your Vendor Code to all delivery people that you are expecting.** If you do not know your guest/vendor code, call Bob.
7. Bob now has the ability to make 4-digit code (**not guest/vendor code**) and phone # changes in the system. Please email him to make a change and allow 24 hours to take effect.
8. If you do not like the way your name displays on the keypad directory, call Bob to figure it out and he will change it. **You can access the Directory (sorted by last name) by pushing the Black "Home" key, then enter, then scroll to your Last Name initial and name.**
9. If any issues opening the gate, **dial 145, ENTER.** Bob will answer and help you.

**LAKE USAGE: This Email was sent to all Sawgrass Residents on August 5, 2021.**

Good morning North Panther Trace residents,

This email is on behalf of the Sawgrass Lakes Master Association in which North Panther Trace at Sawgrass Lakes is part of.

The lake use agreement Amendment between the City of Port St. Lucie and the Sawgrass Lakes Master Association from 2006 & 2007, stipulates that no vessels can be docked/moored in the water and also no permanent structures can be built in the thirty-foot easement of the lake lots as that is a utility easement and lake maintenance easement. The City is the owner of the lakes, not Sawgrass Lakes. All 5 of the Sawgrass Lakes communities that make up Sawgrass Lakes Master Association, must comply with the City agreement or the City can revoke the agreement which means Sawgrass Lakes residents will not be able to use the lakes.

In addition, the Master Association will be checking to make sure that the agreement is being followed at each of the Sawgrass Lakes communities. We ask all residents to please follow the above and we thank you all for your time and cooperation.

Sincerely,

Signature Property Management, Inc. on behalf of Sawgrass Lakes Phase 2 Association, Inc.

(772) 219-4474 | [www.signaturepropertymgmt.com](http://www.signaturepropertymgmt.com)

1) All references to Sawgrass Lakes, Inc. are hereby modified as Lakes Master Association, Inc. ("Association").

2) Paragraph 2 of the Agreement shall be modified to read as follows:

*2. Association and its successors and assigns are hereby granted a non-exclusive license and right to use the premises described as S.W.F.S.L. Pond A4 in Planning Area 731 and as more particularly described in Exhibit "A" attached hereto and by reference incorporated herein. The non-exclusive license is strictly for the limited purposes of fishing and the use of non-motorized water craft and water craft powered by electric motors up to a fifty-pound thrust. The parties agree that all water craft must be removed from the lake when not in use. Additionally, Association agrees that it will not construct or otherwise authorize the construction of any docks or other permanent improvements within the lake.*

**NOTE:** I want NPT to know this notice is being posted at the request of the Master Board. I did an inspection of NPT and we do not have any of these issues to worry about. We have no boats "in the water", I have not seen anyone with a boat over the maximum "50 LB thrust" and the only "permanent structure" we have on shore pre-dates these amendments and we have been told by the Master President, "Don't worry about it."

Bob Shonce, NPT HOA Board President



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 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.**

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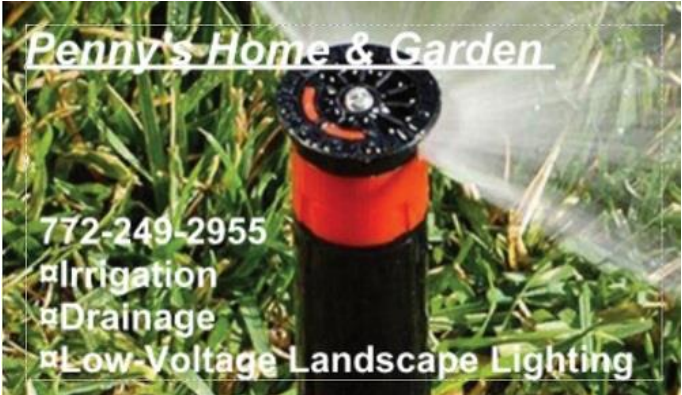
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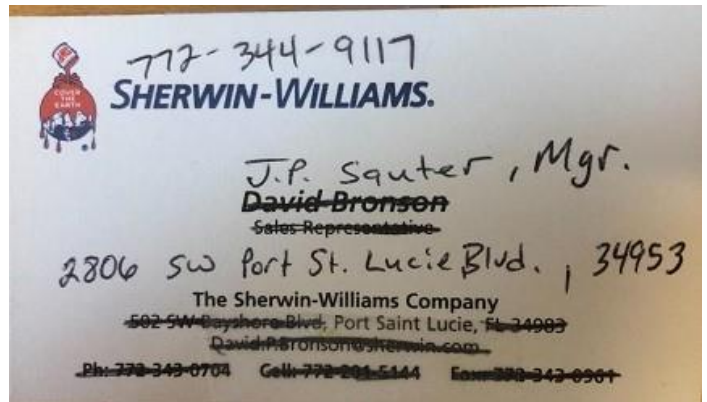
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**We have a limit of 2 to profession or category.**

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