



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 with dates.

EVERYONE IS INVITED TO JOIN US!

Please bring your chairs, drinks, and bug spray!



to our Newest Neighbors!

Kevin and Nuttapun-501 DR



NPT Community News & Events

PSL ACTIVITIES EVENTS CALENDAR-CLICK HERE

MID FLORIDA CENTER EVENTS -CLICK HERE

TRADITION EVENTS CALENDAR-CLICK HERE

TREASURE COAST AREA EVENTS-CLICK HERE

TREASURE COAST & PSL NEWS-CLICK HERE



ANNOUNCEMENTS

Welcome to our newest Board member, Roger Bowman, replacing Steve Barrett as our treasurer, effective 8/15/23.



BEWARE!!! WE HAVE ALLIGATORS IN THE LAKE AND ON THE BANKS! WATCH YOUR KIDS & PETS!



JOKE OF THE DAY

Where should you go in the room if you are feeling cold?

The corner—they are usually 90 degrees.



NPT SOCIAL MEDIA

Facebook: 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

Please read all of the e-mails & docs sent by the HOA. Please save this as a contact: customersupport@watsonrealtycorp.com



FEATURED WEBSITES

PSL Public Works Facebook Page for PSL

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-CHECK THIS OUT!

Alert St. Lucie Public Safety Alert Program
SIGN UP-CLICK HERE

Coming soon to PSL! GOOD INFO-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 Covenants specifically state **NO PARKING on the grass, at any time.**

Please remind your guests and vendors.



Meeting Minutes & Financials

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



Front Gate

Please program your phone with a new contact. **"FRONT GATE" 772-408-0054**
Every home has a Guest code, please use it.



Master Board News

All residents are welcome to attend the Master Board meetings. Notice is posted.



Neighborhood Security

Please lock your homes and cars at **ALL TIMES!** **We have had break-ins!** Call 911 on **any** suspicious activity & cars, kids acting unruly, solicitors, etc. **"See something, say something!"** The police encourage us to.



FRIENDLY REMINDERS

Quarterly Dues

Dues are \$495/quarter and **are DUE the 1st day of each quarter: 1/1, 4/1, 7/1 and 10/1**

Our HOA is funded by our dues. It is imperative your HOA Dues get paid on time so we can operate the HOA financially. **Please try to pay your dues on time.** The best way to do that is set up Auto Draft with Watson or Auto Pay at your bank to be paid on the 1st of each quarter.

Our dues include: Common areas and front yard lawn maintenance, standard channels Bluestream TV with HBO & Showtime, 400 MBPS Internet and limited neighborhood maintenance. **NOTE:** You must be current on your dues to receive the Bluestream Services.



HOA Meetings

3rd Tuesday each month

Meetings are held at the Watson offices and on ZOOM. (<https://www.zoom.us/join>)

Meeting ID: 715 3604 2014

Passcode: iNB77a

The 2024 Budget meeting will be November 21, 2023. You will be notified.



If you plan to dig in your yard for any reason, **CALL 811** 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



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 the storm passes. Shutters may stay on **during hurricane season**, only if home is **100% unoccupied**.



[HOA Rule violations, complaints, ALL ARB and SERVICE Requests, Dues](#)

Please email these issues to Carlos at: carlosherrera@WatsonRealtyCorp.com 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 **or** send an email to Watson
PSL CODE ENFORCEMENT: 772-871-5010
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 the VP)



Carlos Herrera is our HOA property manager at Watson Association Management. Contact him at: carlosherrera@WatsonRealtyCorp.com (Preferred) or by phone 772-871-0004. You should send Carlos 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:** Please contact Dina at Signature, 772-219-4474, the Property Manager for the Master Board. Lots are available, **ONLY \$300 ANNUAL** storage fee for Sawgrass residents!



2023 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	bobshonce@yahoo.com
Matt Holloway, Vice President	772-530-1351	hollowaymatthew425@gmail.com
Roger Boman, Treasurer	916-240-9925	rboman143@gmail.com
Larry Tonjes, Secretary	772-985-4004	ltonjes@gmail.com
Frank Bono, Director	313-300-4708	fpipe16@yahoo.com



Everyone is doing a great job on trash and recycle! THANK YOU!

REMINDERS:

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

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

REMAINING DATES FOR 2023: 10/26, 11/24 (Friday, due to Thanksgiving), 12/28

If you have items that will not fit in your garbage can and FCC will not pick up on a regular trash day, **the BULK DAY is the day to put it out. After 6 PM the night before for ALL items and pick-ups. 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

Trash & recycle cans and 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 cans. The only exception is when you schedule a special pickup, they will give you a 3 day window for pick-up. 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. PLEASE, DO NOT BLOCK THE DRAINS WITH ANYTHING.**

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

MORE INFO: www.CityofPSL.com/SolidWaste

NEW APRIL, 2023 PSL CITY TRASH & RECYCLE ORDINANCE, CLICK HERE



Bob Shonce is our contact person for Bluestream. If you cannot get a resolution to your issues by calling the Bluestream service department, please send him an email at: bobshonce@yahoo.com with: Your name, address, phone #, best time to call and a brief description of your problem.

NEW! Online learning link: <https://www.bluestreamfiber.com/learning-resource-hub/>

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. **None of this is mandatory or required.**

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 does not work, call for service.

Bluestream may have to replace your box(es). They are currently installing updated TiVo boxes when needed.

*** Make sure they check all your TiVo boxes, your Plumes, 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/>

FYI! If you are moving, you must return ALL TiVo boxes, remote controls and plumes to the Bluestream office except for the ONT (modem). The modem stays in the house. If these are not returned, you will be charged for them. **The new homeowner will have to call to get their equipment installed and to activate the HOA and any extra Bluestream services.**

A MESSAGE FROM OUR COUNCILMAN, ANTHONY BONNA

Port St. Lucie's Incremental Approach to Tax Reduction Puts Taxpayers First

Budget discussions, hearings throughout the summer and fall, and the dissemination of TRIM (Truth in Millage) notices are often accompanied by resident and community discussions of millage rates, fees, and the overall tax bill.

Why are my taxes so high? Where are the funds being spent? Why does my neighbor pay less than I do when our houses are similar? These are some of the questions my office receives and we hear through public comments, social media, and community conversations.

You may have even heard it said, "St. Lucie County has the highest property taxes in Florida." Some even inaccurately give this distinction to the city.

As a former County Commissioner, in 2019, I was one of the voices pushing this message and creating awareness throughout the county when the county was missing opportunities to lower the tax burden for our residents.

While I always have been and always will be an advocate for lean and efficient government, I have consistently believed the city of Port St. Lucie's approach of incremental reductions to the issue of taxation has been the right one.

The City of Port St. Lucie controls only 2 line items on the ad valorem property tax bill, "City of PSL" and "City of PSL Voted Debt (Crosstown.)" Even then, we only control the millage rate, not the assessed value of your property.

For the past seven years, the city has reduced our portion of the property tax bill, from more than 6.6 mills to 5.3 mills. This year we plan a further reduction to 5.2 mills.

While the year-over-year decrease, such as a tenth of a mill this year, may not seem significant, the cumulative effect is powerful.

Since 1 mill equals \$1 for every thousand dollars the property is valued, a property valued at \$150,000 after exemptions would pay at least \$210 less in city taxes this year than they would have paid if council didn't make the incremental reductions in past years.

The savings are more apparent when adding up all the reductions during the 7 years and remembering this analysis is only for the city's portion, which is just 22% of your tax bill. Imagine the effect of this approach touching every line item of the tax bill.

With over 16 different ad valorem line items and state laws, possible CDDs, and various exemptions figured into the calculations, the confusion and frustration are certainly understandable.

These factors cloud the reality of taxation and budget within the city.

We can be confident in the city's approach by measuring up our city to our peers. Compared with our neighbors and the top 20 largest cities in Florida, we see Port St. Lucie has the fourth lowest city millage rate.

By viewing property tax reduction as an important policy priority that needs to be funded, your City Council is actively taking steps to put taxpayers first without burdening other policy priorities such as a public safety and our transportation network.

If you have questions about your tax bill or feedback on this article or any other city issue, please email me at **Anthony.Bonna@cityofpsl.com**. Additionally, you can also find resources at **www.cityofpsl.com/taxes**.

PSL's New Taxpayer Receipt Tool Shows Where your Money Goes

As the property tax season approaches, City residents have a valuable new tool at their disposal to gain insights into how their municipal tax dollars are utilized in our community.

Balancing Act's Tax Receipt Tool is now available to residents, offering an itemized receipt that transparently showcases how the City of Port St. Lucie allocates tax dollars. This innovative tool provides a clear breakdown of the programs and services supported by residents' municipal tax contributions, enhancing transparency and accountability in public spending.

With a straightforward process of entering a property's taxable value, residents can view the City's portion of their tax bill and how these funds are utilized. It's important to note that the City's portion constitutes less than a quarter of a resident's total property tax bill. Property taxes are distributed among 16 different entities, including the county and schools. Nevertheless, the City's portion of property taxes remains the most substantial source of funding for essential services such as street maintenance, law enforcement, parks, and other public amenities.

The Tax Receipt Tool empowers residents to be informed advocates for the services and programs they value most. To access this tool, residents are encouraged to visit the dedicated webpage at **www.CityofPSL.com/Taxes**. It is important to note that the tool does not include utilities, solid waste, or storm water fees.

Did you know that Port St. Lucie has the fourth lowest municipal property tax rates among full-service cities in Florida? Despite an increase in population and service demands, the City's millage rate has decreased over the past seven years, showcasing the City Council's dedication to providing high-quality services at cost-effective rates.

For more information about your City Tax Bill, visit **www.CityofPSL.com/Taxes**.



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. The HOA does not receive any compensation if you use these services.

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We have a limit of 2 to profession or category.

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

The 1st Quarter, 2024 newsletter will be published 12/29/23, EMAIL ONLY