



SOCIAL NEWS

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

[Cul-De-Sac Socials Schedule-ALL AT 6:30 PM](#)

3rd Friday every month-1/21/22, 2/18/22, 3/18/22

EVERYONE IS INVITED TO ALL! We love these!



Happy New Year's, Martin Luther King Day,
Valentine's, President's Day & St. Patrick's Day

[Welcome to our Newest Neighbors!](#)

Joe and Yaritza Aguilar-264 Panther Trace

Katlyn Schirle & Tyson Keldie-259 Panther

[NPT Community News/Events](#)

Please read the last page of the newsletter

Thanks to all that helped with the
neighborhood painting and clean-up on
11/13/21. The neighborhood looks great!

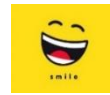
Ed & Rosemary (Organizers), Bob & Vicki,
Donald & Dorena, Dionne & Matthew,
Nelson, Jim Coleman, Robert & Savannah

[NPT Charity Donations](#) -Thank you to all
of those that donated to help the 2 families
at Christmas. A **Special Thanks** to Tony's
Landscaping for all of the gifts he donated.
The cookie exchange went great!

[PSL Area Activities & Events](#)

Port St. Lucie Home Show

- 01/22 & 23/2022, 10:00 AM-6:00 PM
- MIDFLORIDA Credit Union Event Center



JOKE OF THE DAY

What does a nosey pepper do?

It gets jalapeño business.



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

**Please read all of the emails & docs sent
by the HOA. **Please save this as a contact:**
northpanther@calibersoftware.email**



FEATURED WEBSITES

Port St. Lucie Animal Control-[CLICK HERE](#)

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



NPT-Watson HOA and Caliber 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 Caliber 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

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



Meeting Minutes & Financials

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



Front Gate

Need to change or get a code? Need a clicker? Email-bobshonce@yahoo.com



Master Board News

Bids are being taken for the RV lot CCTV and lighting systems



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. "See something, say something!" The police encourage us to.



FRIENDLY REMINDERS

Quarterly Dues-NO INCREASE for 2022!

Dues remain \$151/month or \$453/quarter.

HOA dues are due the 1st Day of each quarter, January, April, July and October.



HOA Meetings

2nd Tuesday each month

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

Meeting ID: 715 3604 2014

Passcode: iNB77a

ANNUAL MEETING: ZOOM & WATSON

2/8/22-ELECTION OF 2022 HOA BOARD



Garbage, Recycle & Yard Debris

should only be put out the night before pick-up, after 6 PM and secure in the containers. All cans should be brought in by 8 PM on pick-up day. Please do not leave your yard waste/trash out all week or on the side of the house.

It is unsightly & draws critters.



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**



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

www.CityofPSL.com/SolidWaste



To comment on and to contribute to our newsletter, please email bobshonce@yahoo.com



Complaints, HOA Rules Violations or Service Requests

Please email these issues to Hillary at: Hrothmel@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.

Just a reminder, NPT & SPT are separate HOA's.

PSL CODE ENFORCEMENT: 772-871-5010



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



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	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

OPEN SEAT, to be filled at Annual meeting on 2/8/22



Update

December 2, 2021-Construction began in NPT!! Construction will continue in phases to connect all fiber and services to our homes.

12/28/21-All of the directional boring is complete.

Please DO NOT move any flags or markers 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

1st Quarter, 2022- Residents' sign-up

1st Quarter, 2022-Residential BlueStream internet (400mbps) will be available for \$39.95 as soon as the infrastructure is complete. You will be notified.

1st Quarter, 2022-Beta Testing-2 weeks

To be announced: Periodic Bluestream Town Home meetings at the Hammock Cove Clubhouse

February through May, 2022-Residential installs

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

DO NOT SIGN LONG TERM CONTRACTS WITH COMCAST!! You should be able to cancel any Comcast contract and services you have on 6/1/22 provided Bluestream is activated for you. If you prefer, you can keep any Comcast services. However, those expenses would be at normal Comcast rates, 100% yours and you will still be paying for Bluestream via your HOA Dues, approximately \$80/month of the \$151/month dues we all pay.

EMAIL: If you are using a Comcast email address as your Primary email, you should check with Comcast to see if you can keep it after 6/1/22. If not, you should start migrating your emails to another email address.

Contact Bob at 734-787-9841 or bobshonce@yahoo.com with your questions.

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



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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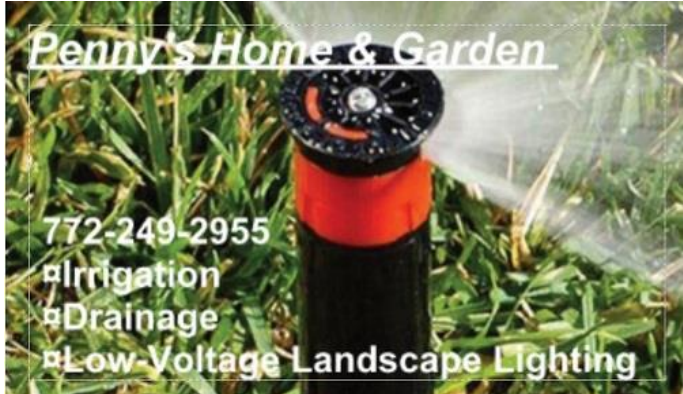
772-204-1292
www.knowpressurecleaning.com

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F 561.624.6363



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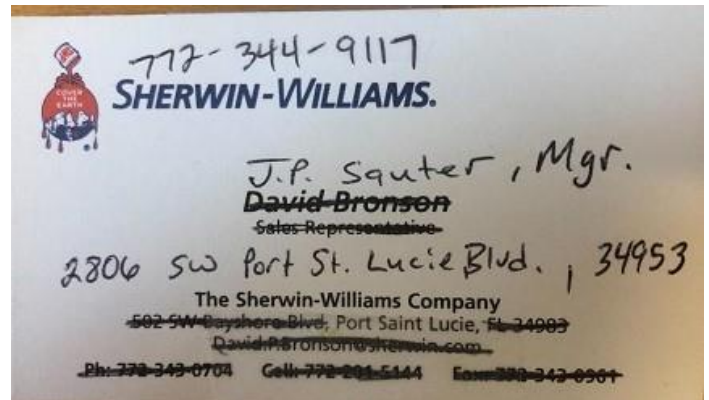
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A Division of Coastal Health

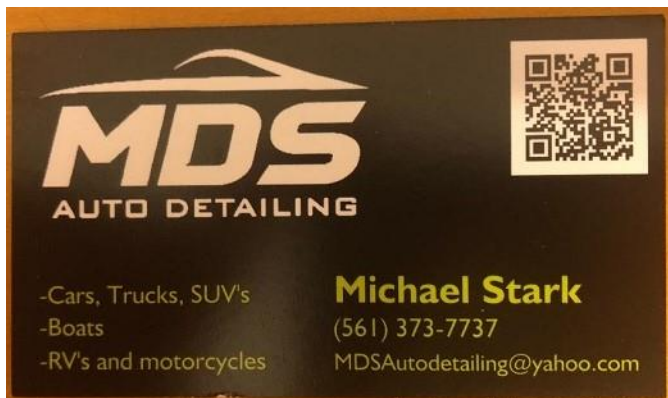
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WATSON-NPT HOA MANAGEMENT



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

bobshonce@yahoo.com or 734-787-9841.

We have a limit of 2 to profession or category.

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

The 2nd Quarter newsletter will be published at the end of March, 2022



THE IMPORTANCE OF CURB APPEAL

By Rich Giglia, a Florida Realtor for Berkshire-Hathaway

When looking to sell your home, it's important to realize that the first impression comes from the curb appeal. That is, "how it looks from the street." How often in your daily travels do you take notice of a home that stands out in attractiveness? We all do it. By taking pride in the front of your home, sprucing up the landscaping with colorful plants, mulching often, weeding, removing oil spots in the driveway, painting, lighting and other exterior improvements, will not only make your home more attractive, it can be fun.

Improving the curb appeal doesn't just draw buyers to add your home to their search list, it can also add significant value. Studies suggest that enhancing the curb appeal can increase the appraised value of your home by 7-10%. It's a relatively small investment with a great return.

Not looking to move? That doesn't diminish the importance of maintaining curb appeal at your home year-round. The beauty of your home, and the homes surrounding it, when properly cared for, help sell, maintain and even increase the value of all the homes in the community. Then when you are ready to sell, the buyers will come. Meanwhile, you have a beautiful home to come to every day and your neighbors will get more when they sell.

Here are some common tips to improve your curb appeal:

1. Upgrade dated door hardware
2. Paint the front door
3. Upgrade porch and garage lighting fixtures
4. Create a seating area on the porch if possible
5. Add potted plants, flowers or small trees
6. Buy a new doormat
7. Paint window and door trim
8. Reseal the driveway
9. Clean or paint the shutters
10. Power wash border blocks, driveway and sidewalks at least annually
11. Plant around the A/C unit
12. Keep trees and bushes trimmed
13. Paint the house or power wash it if needed
14. Maintain your mailbox. Paint, replace or fix if damaged
15. Remove any webs or insect pods
16. Improve noticeable window treatments
17. Maintain your lawn: front, back and sides
18. Replace your roof when needed, 20 years in Florida is usually the max