

Special Points of Interest:

- *Parking—the Puzzle explained*
- *Irrigation—before you Dig*
- *The Future—opinions requested*



Parking Etiquette in Our Community: A Friendly Guide

Let’s Park with Purpose and Keep Our Neighbors Smiling

Parking—such a simple act that can bring joy or frustration depending on how it’s approached. Recently, we’ve been hearing concerns about parking practices in our community, and while it might not be the most thrilling topic, let’s tackle it together with a touch of humor and a lot of kindness. After all, good parking makes good neighbors!

The Right Way to Park on the Street

Have you ever seen cars parked like they’re auditioning for a Fast and Furious stunt sequence? Parking the

wrong way on the street, where your car faces the opposite direction of traffic flow, is not just visually confusing but also an issue. Let’s keep the streets orderly (and law-abiding) by ensuring the front of your car points the same way as the traffic. It’s a simple adjustment that can make a big difference—and your car will look much more coordinated as a result.

Maximizing Driveway Space: The Puzzle Game

All homes in our community are equipped with driveways that, when utilized properly, can fit three to four cars comfortably. Here’s the trick: park strategically! Think of your driveway as a dynamic puzzle rather than a random scatter of vehicles. One delightful idea is to park a car horizontally across the "apron"

of your driveway (that little area near the street). You can also pull your cars up right against the garage door to create extra room. Who knew parking could be so creative?

Respecting Your Neighbors: The Golden Rule of Parking

Imagine waking up to find your neighbor’s car parked right in front of your house for days on end. Not ideal, right?

(continued on page 3)



Inside this issue:

Irrigation Adventures	2
Parking ..Continued	3
The Future	4

Consider Joining Our Board

Are you ready to make a meaningful impact in our community? We are seeking dedicated individuals to join our board of directors, offering a chance to contribute your expertise and vision while shaping the

future of our Association. As a board member, you’ll collaborate with others passionate about driving positive change and play an essential role in strategic decisions that support our mission. Whether your skills are in leadership, finance, newsletters, or com-

munity engagement, your perspective is vital.

This is a unique opportunity to help our organization thrive and achieve its goals. Your voice matters as we work together to make a lasting difference. Join us and be part of something incredible.

The Adventures of Lawn Maintenance: Why Surveying Before Digging is Your Lawn's Best Friend

Ah, the great American lawn—tenderly nurtured, lovingly mowed, and occasionally turned into an unintended waterpark when an irrigation pipe meets an ambitious shovel. Ladies and gentlemen, let us talk about the humble irrigation system and the precautions that can save your grass (and your wallet) from unnecessary drama.

Sprinklers: The Unsung Heroes of Your Lawn

For most of us, sprinklers are those magical little contraptions that keep our lawns looking lush and green. But let's face it, they're also the divas of landscaping. A broken sprinkler head can transform a serene yard into a swampy marsh faster than you can say "Oh no!" If your grass is looking suspiciously parched or you notice a geyser erupting where it shouldn't, don't panic! Simply fill out a Sprinkler Repair form, conveniently found at Portraitshoa.com. F&S, our trusty irrigation experts, will make their

rounds on the last Tuesday of each month to perform a wet check (yes, that's the official term—giggle if you must). Post-check, any issues will be forwarded to the Vendor, then to the Board for approval. Voilà, chaos averted.

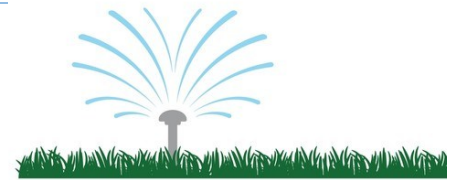
The Rising Costs of Watering Green Dreams

Now, let's talk about the elephant in the yard—costs. Our irrigation and repair expenses have skyrocketed faster than gas prices on a holiday weekend. Every broken pipe or misplaced sprinkler head adds to the budget woes. So, how can you help? By treating your lawn like the delicate ecosystem it is. That means no off-road parking, no spontaneous digging, and definitely no "surprise" patios without proper planning.

Thinking of Adding a Patio, Pool, or Tree? Stop Right There!

Planning a backyard makeover? Maybe a sleek new patio, a sparkling pool, or a majestic oak tree to shade your hammock? Before the excitement takes over and you start wielding a shovel, please, for the love of sprinklers, call Command Management. Why? Because lurking beneath your lawn are irrigation pipes just waiting to ruin your project (and your mood). Even something as innocent as planting a new shrub can turn disastrous if it hits the wrong pipe.

Our irrigation company can survey the area and make sure your dreams



of backyard bliss don't turn into a soggy nightmare. Remember, one quick call can save you from a flood of tears—and water. Capping sprinklers and re-routing pipes are chargeable to each Homeowner while the HOA (our monthly assessment) pays for repairs.

Dig Safe, Dig Smart

Here's the golden rule: Always call Command Management before you dig. No exceptions. Think of it as a simple mantra: "Measure twice, dig once, and avoid soaking your shoes." This applies whether you're planting daisies, installing a walkway, or going all-in on a koi pond. Trust us, hitting a pipe is not the surprise plot twist your summer project needs.

Help Us Help You

Together, we can keep our irrigation system running smoothly, our lawns looking lovely, and our budgets from imploding. Let's be mindful, plan ahead, and make that phone call before any digging begins. Your sprinklers (and your HOA) will thank you.

So here's to happy lawns, fewer repair bills, and projects that proceed without a hitch—or a flood. And remember, when in doubt, call Command Management. Your lawn—and your HOA budget will appreciate it.



Let's be considerate by avoiding parking in front of our neighbors' houses unless they've explicitly said it's okay. Respecting each other's space is the cornerstone of being part of a community. Plus, it saves you from any awkward "Can you move your car?" conversations.

Oh, and don't forget about the mailboxes! Parking in front of mailboxes can block deliveries, leaving someone's eagerly awaited package stranded at the post office. Nobody wants their day ruined by missing mail, so let's all keep those mailboxes clear and happy.

Swale Parking: A Two-Wheeled Wonder

When it comes to parking on the swale (the grassy area between the sidewalk and the street), there's a simple rule: two wheels must stay on it. It's a balance that keeps things neat and ensures everyone has enough room. Think of it as your car's way of politely blending into the landscape—part road, part lawn.

Avoiding Street Congestion: Emergency Vehicles Matter

Two cars parked on opposite sides of the street may seem harmless, but it can quickly turn into a traffic bottleneck. Emergency vehicles need enough room to pass through swiftly and safely. So, when park-

ing on the street, remember to leave enough space for fire trucks, ambulances, and other life-saving vehicles. A few inches of thoughtfulness can make all the difference in an emergency.

Parking: Not Just a Skill—An Art Form

As members of this amazing community, let's treat parking as an opportunity to show our kindness and creativity. Whether it's squeezing an extra car into your driveway like a Tetris master or ensuring your street parking respects the flow of traffic and your neighbors' boundaries, every considerate act adds to the harmony of our neighborhood.

Keep Sidewalks Accessible for Everyone

Sidewalks are like the red carpets of our neighborhoods—they're meant for smooth and safe passage, not for parking your car or cluttering with random objects. Blocking sidewalks doesn't just inconvenience people; it turns a simple stroll into an obstacle course for parents with strollers, joggers dodging debris, and folks with wheelchairs navigating tight spots like expert drivers. Let's keep these pathways clear so everyone can move freely without unnecessary barriers. Together, we can ensure sidewalks stay open and accessible, supporting everyone's comfort, mobility, and sanity (because let's face it, no one wants sidewalk gridlock).



Final Words: Parking with Heart

At the end of the day, parking is more than just finding a spot for your car—it's about fostering a community built on mutual respect and care. By following these guidelines, we can make our streets safer, our driveways more efficient, and our relationships with neighbors stronger. So, let's park with purpose, embrace the art of parking, and keep spreading smiles throughout the community. And hey, if you see someone struggling to parallel park, why not offer a friendly hand? Good parking karma might just come back to you!

Submit an ARB for ANY Exterior Changes

Dreaming of turning your home into a Pinterest-worthy paradise? Well, before you unleash your inner DIY superstar, pause for a moment. Whether you've got plans for a fancy new roof, charming windows, painting the driveway, new landscaping or a pool to rival the one at the Ritz, submitting an Architectural Review Board (ARB) form is

mandatory.

The ARB form, conveniently found on Portraitshoa.com under the "Forms" section, is your golden ticket to hassle-free home upgrades. Think of it as the "magic wand" that ensures your project stays fabulous *and* compliant.

So, before you start painting, digging, planting or installing, remember:



A single form is all it takes to ensure a smooth and hassle-free project.

Be sure to consult your documents as well as those Architectural Guidelines available online for reference on our Portraitshoa.com website



Contact Us:

Property Manager:

Melissa Georgianna

Phone: 954-931-3245

Email: Melissa@CommandHOA.com

BOARD

Elise Herman President
Elsie Florido Vice President
Mark Gerwig Treasurer
Scott Hoch Secretary
Director—Open

VISION STATEMENT: The Portraits Board members envision the community as a desirable place that we are all proud to call home. A community of well-maintained, safe, caring and respectful neighbors who cooperate with each other to uphold and grow the value of our properties, and our family, friends and community relationships,

MISSION STATEMENT: The mission of the Board Members of the Portraits Homeowners Association is to preserve and enhance the property of our community by maintaining the common ground areas, and upholding our Covenants, By-Laws, Deed Restrictions, Guidelines, and policies. The Board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners. Portraits will be maintained as a safe, friendly and enjoyable place to live for each homeowner and his/her respective family. We will enforce the Associations Covenants, ByLaws and Restrictions by providing ethical and fiscally responsible solutions to promote a sense of community, to enhance our property values and to plan for the future.

We're on the Web:
PortraitsHOA.com



SHAPING OUR COMMUNITY TOGETHER ONE PROJECT AT A TIME

As 2026 approaches, we're excited to share our vision for enhancing the community. First on the list is landscaping the front of the pool building. Imagine stepping into an inviting space filled with greenery and charm—it's about making first impressions count! Next, we aim to secure the irrigation pump with a sturdy fence to ensure safety and functionality. Though it may not be the flashiest project, it's definitely an important one.

The pool bathrooms are also getting their turn in the spotlight. We're planning to install new countertops and sinks, freshen up the walls and doors

with paint, and give the space a much-needed upgrade. It's time these bathrooms got the glow-up they deserve! Lastly, we're dreaming of a modern fob system for pool access—no more fumbling with keys or codes, just a simple tap to your aquatic adventures.

Our plans are ambitious, but they depend on available funds. That's why we want to hear from you! What projects would you prioritize? Are there other ideas that could make our community even better? Your input will help shape our 2026 vision. Together, let's turn these dreams into reality and make our neighborhood an even more special place to live. Let's dive in—better bathrooms await!

Fast Speeds and Big Questions

As we inch closer to 2027, it's time to put on our "contract exploration" hats and dive into the Xfinity conundrum. With a whopping 86% of you relying on Xfinity, we're asking: Should we spice things up by adding internet to the HD package we have now? Imagine streaming cat videos at lightning speed while watching HD reruns of your favorite sitcom—sounds thrilling, doesn't it?

Now, after some digging, we've discovered that dropping Xfinity



altogether would result in a hefty increase to your personal budget of over \$100 per month for those utilizing their services. On the flip side, adding internet to our HOA package would lead to a slight rise in monthly HOA fees (though exact figures are yet to be determined).

We'll be sending out a survey soon to gather your input. Your opinion matters, so stay tuned for its arrival. Mark your calendars—August 2026 is when any new contract will be signed. Let's navigate this together and ensure our neighborhood stays connected, entertained, and just a little quirky.