

IT'S ALL TRASH

You have received information from the City of Pembroke Pines and Waste Pro regarding changes to the City Recycling Program. Effective January 2, 2022, recycling will be on HOLD in Pembroke Pines, and NO Blue containers will be collected. All trash will be placed in the green receptacle. You are not to put "overflow" trash in the blue can. From what we were told by the City, they won't pick it up. Because, the City is working with Broward County to determine the feasibility of a recycling program in the future, each homeowner is to keep the blue receptacle. Contained within your Portraits documents, and City Ordinances garbage cans are not to be visible from the street and trash cans are not to be placed out before 6:00 P.M. the day before trash collection, and are to be taken out of sight no later than 10:00 P.M. the day of trash collection. Please keep Portraits looking clean by observing these rules.

In speaking with the City regarding Bulk Trash changes, there will continue to be two collections a month. Signs will continue to be posted at both entrances to remind you that bulk trash is limited to the second (2nd) and the fourth (4th) Friday of each month. The new Bulk trash guidelines from the City is that you are limited to 10 cubic yards of waste. Small remodeling waste is acceptable if limited to under 10 cubic yards. The city will not pick up concrete, glass, or tile. Any contractor you hire, must remove remodeling waste.

Any bulk trash should **not be placed next to your mailbox or light poles**. The trucks do a great job, but inadvertently bump a mailbox or streetlight, and that is your HOA funds being spent to fix the issue. Please help us, and the Bulk trash drivers and be aware of where the items are placed. If you have any questions about the new programs please contact the City at 954-518-9011 and speak to Rose. You can also check on line at <https://www.ppines.com/462/Sanitation-Recycling>

ITS OVER OUR HEAD

A number of Homeowners are replacing the roof of their homes. The Board has approved several styles and colors all of which are found on the portraitshoa.com website. Since the time when the Board approved the new roofing tile choices, some of the colors previously approved became discontinued by the Manufacturer. This has caused the Board had to do another deep dive into tile colors. The sole goal of this endeavor is to maintain a cohesive look to the community. We have worked with Paletz roofing and previously sent pricing for each home model. Additionally, Paletz has a listing of all approved styles and colors to make it easy for you. This is what is approved, and what will be found on the Portraitshoa website.

Barrel Tile:

Manufacturer: Eagle Roofing

Style: Malibu similar to Tuscany in Crown

Colors, Alhambra (pool), Terracambra Range,

Manufacturer: Crown Roofing

Style: Tuscany -Similar to Malibu in Eagle

Colors, Terracotta Range,

Manufacturer: Boral

Style: Villa 900

Colors: Casa Grande Blend (260 NW 107th), Madarin Sun(10687 NW 7th St)

Style: Saxony 900 Slate (275 NW 107th)
Color: Stone Mountain Blend

Flat Tile:

Manufacturer: Eagle Roofing
Style: Bel Air
Color: Rocklin Blend (401 NW 107th), Royal Palm (400 NW 107th)

Manufacturer: Crown Roofing
Style: Plantation Slate
Color: Black Antique Slate (10638 NW 7th St and 270 NW 107th)

Manufacturer: Boral
Style: Saxony 900
Color: Black Antique Slate

Stone Covered Steel:

Manufacturer: Boral
Style: Barcelona
Colors, Santa Fe, Sunset Gold (441 NW 107th, 460 NW 107th)

Manufacturer: Roser
Style: Cleo
Color: Terracotta

Composite

Manufacturer: Brava
Style: Spanish
Colors: Tuscan Clay, French Clay

LOOK UP AT THE POOL

The cabana building at the pool will have a new roof installed this winter. It will be done in the color: Alhambra by the Manufacturer Eagle. You will be notified in advance of the pool being closed for existing tiles to be removed, and when new tiles are installed.

LOOK AROUND AT THE POOL

The camera will be reinstalled at the pool area in a new location. It will focus on the lifesaving equipment that continues to be utilized as play toys in the pool. If the life ring is moved the videos will be reviewed, and the equipment inspected. Any damage to the equipment, the Homeowner will be notified and charged for any damage to this equipment. Remember, there is NO audio in these cameras. It has been turned off.

Also, beer bottles have been found at the pool and not in the trash. No glass is permitted at the pool.

PAINT NEEDED

If anyone has a small sample (4 brush full) of P6 – we need to paint at the pool where the fire extinguisher was removed from. Feel free to paint it or contact us to paint it. We would appreciate the donation of a small amount of paint. Please help us.

NEW MONTHLY ASSESSMENT

Beginning January 1, 2022 the monthly assessment will be \$150.00. Please assure that you update your records with this new amount. Please work with Melissa at Command Management if you have an existing ACH to modify it to \$150. If you would like to set up an ACH, also contact Melissa. The new budget is posted on portraitshoa.com

In the know

Fences, walkways between houses needs to be within the 4 foot maintenance easement outlined in Article II, Section 2 B of our documents, and this easement runs the length of the lot. Walkways should not be placed up to the neighbors wall and not be within this easement. Likewise, BBQ's, sheds, or any improvement cannot be constructed in the easement area or against the neighbors wall. Any fencing is limited to the back or sides of homes and cannot be placed in view of the front. Fencing on the perimeter is limited to green chain link. Lakeside fences must be approved by South Florida Water Management.

Walk Through in January.

Command Management, and the Board will be conducting a walk through of all properties in late January. Please take a minute and assure any weeds are removed from the driveways, and grassy areas. Roofs and driveways should be clean. Any walkways that have been placed without an ARB, and or abut the neighbors wall will be called out to the homeowner for correction. Any sheds, BBQ, or improvement of any kind contained within the 4' easement will be called out for correction. Any fences observed that have been installed without having had an ARB approval, or visible to the front, the homeowners will be contacted for correction. Please take a minute and look at your property.