

Portraits Homeowners Association



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Special points of interest:

- 2021 Budget and New Bank to send Payments to.
- Park at Pool at the Holidays tow free
- Make sure you get your Mail
- Help Decorate the entrances for the Holidays
- Annual Meeting 1/5/2021

NEW BANK and 2021 Finances

Portraits Homeowners Association has partnered with a new bank effective January 1, 2021. While changing banks is a temporary inconvenience to everyone, it was done to alleviate the many banking fees incurred in 2020. (Saving money where we can.)

U.S. Century Bank is the new bank, and all information regarding where to send your payment will be found on your new coupon book arriving in December.

Checks should always be made out to Portraits Homeowners Association and NEVER to the management company. Checks should always be sent to the address found on the coupon book and NEVER to the management company.

You have received, and the Board has approved, a new HOA fee for 2021 of \$140 per month. Maintenance Fees are something that the Board struggles with yearly, and looks for ways to balance the benefit to Portraits HOA's shared interests and perform its core maintenance functions.

This increase was due to in part the new services provided by Xfinity, as well as an increase in some routine expenses. If you have Xfinity now, this increase should be offset by the decrease in your monthly invoice,

Looking Back—as of December 2016 when the current Board was elected, upgrading the infrastructure became the sole focus. Projects such as upgrading to LED Lighting on the streets, LED lights at the cabana building, this was done not just to look nice but save money monthly on electric costs. Rusted doors in the cabana building were replaced, irrigation wiring was installed to improve service, redesign of 7th St. Cul de Sac, the installation of new and larger mailboxes, sidewalk cleaning and the grinding down of problem areas took precedence. This left little money over the years for improving aesthetics. With the exception of the road and landscaping, the infrastructure has totally been upgraded, and it took 4 years to do it.



Looking Forward—The Board is now hoping that barring any unforeseen expenses, focus will be given to items that you do "see." For starters, we would like to re-landscape the median at the entrance. We will see what we can accomplish in 2021 regards to landscaping.

Monies are also being put into reserves for the paving of our streets. The category was added in 2017 to the reserves when it was discovered that the previous Management Company did not set aside monies for this purpose for 20 years! We have a long way to go to reach the necessary \$100k. The road condition will be monitored for the next three years and determine if a special assessment in the future will be necessary.

Parking at the Pool

HOLIDAY PARKING AT THE POOL — First come, First Served Parking at the pool **will be permitted** and not subject to towing on the following holidays:

Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve, and New Year's Days.

Towing will be enforced beginning noon on November 27th (day after Thanksgiving) and noon on January 2, 2020.

Having a Party? Having a get together and need to park at the Pool? Cleaning your driveway and need to park at the Pool? Obtain a special 24 hour sticker to be placed on your dash so you will not be towed. Send the email to Portraitshoa@comcast.net

PLEASE do not block sidewalks as people with strollers and wheelchairs use the sidewalks. Don't park in front of a mailbox,

as the Post Office will not deliver the mail. Keep two wheels on the swale. Obtain permission from your neighbor to park in front of their home on their swale. Please be courteous. Some areas are becoming congested and neighbors are having difficulties exiting their driveways.



Post Office will not deliver mail

If your mailbox is blocked



After discussions with the local supervisor at the Post Office to understand why the delivery times are erratic, it came to light that Portraits is normally last on the route, so mail could be delivered anytime up to 10:00 PM. So that explained the late delivery.

More importantly the Postal Supervisor informed us that the carrier will no longer exit the vehicle and deliver the mail if a mailbox is blocked by either a car, trash bins, or any other obstruction. If your mail

is not delivered due to a mailbox being blocked by a car or trash bins, the mail will be held at the post office for you to pick up, and **no** attempt to re-deliver it will be made. A note will be left in your mailbox telling you to come pick up your mail at the Post Office

Parking Courtesies—Do not block sidewalks as people with strollers and wheelchairs use the sidewalks.

Don't park or put trash bins in front of a mailbox, as the Post Office will not deliver the mail.

Keep two wheels on the swale. **PLEASE** obtain permission from your neighbor to park in front of their home on their swale.

HELP SAVE YOUR MONEY

A penny saved is a penny earned...

Ben Franklin

New to Portraits? An old timer? Want to be in the know? Please **sign up to receive communication via email**. This not only saves us money for printing and stamps, but gets information to you sooner. If you currently don't receive emails from Portraitshoa@comcast.net, and would like to, please send us an email and request it. **Every penny counts!**

If you are thinking of adding a patio, landscaping, or walkway, and/or need a sprinkler head capped or added; please submit and ARB form so your plans do not affect the overall sprinkler system. **That will save us money**. Any additional sprinkler heads will be charged to the Homeowner, while replacements are part of your Association Assessment.

Please do not park on your lawn as it damages the sprinklers, and these charges increase our maintenance costs yearly.

Every penny counts!

Don't put anything in the storm drain except water. Rake or use a broom and gather the leaves and debris and put it into your trash. We budget for storm drain cleaning, but the debris you add could cause a clog just when we need the drains the most. **Every penny counts!**

Time for you to take a bow!

What do you think about a Quarterly Recognition for a neighbor? Recognize someone who went the extra mile for you, whose landscaping caught your eye, or flower box is outstanding, or whose Holiday Decorations are truly spectacular?

Submissions or Shout outs could be submitted and published in each newsletter and/or on the website.

What do you think of this idea? Without your thoughts, this could go nowhere, so please let us know.

Another idea is that a quarterly "best front yard landscaping" award to be awarded on the basis of your submissions and include a small sign to put in the yard for that quarter?

We want to recognize you for being such great neighbors!

Hopefully in 2021, we can once again have our Fall Fest in the 2nd Circle Cul de Sac. It was great fun in 2019.

The Board is open to ideas to help recognize the wonderful neighbors you are.

Send us your ideas on how to recognize your neighbors to Portraitshoa@comcast.net.



Wish 2020 Goodbye... or also titled: a Recap of 2020

Like all of you, we are looking forward to a much better year in 2021. While Covid has reshaped your lives for the time being, it also reshaped how we conduct business.

In order to keep you informed, the Board switched to a virtual format for all meetings, the call-in number is located on www.PortraitsHOA.com. We hope that you take advantage of participating in these meetings from the comfort of your home. The Board certainly appreciates the questions that are raised when people participate.

We began the year with a new Management Company and we're

hoping you are pleased with. Command Management. It is a small boutique firm that gives the personal touch. Rather than send a letter they would rather call you. (Saving money where we can)

An unexpected legal expense was incurred after a homeowner complained to the City that the sidewalks on NW 108th needed to be cleaned. They City sent us a code violation for this. For the past 25 years the sidewalks on NW 108th Street were maintained by the City. After the intervention of our Attorney, the City agreed for "the time being" to continue to maintain the sidewalks.

In the event we are tasked with cleaning the NW 108th St side-

walks, the Board received budgetary bids to clean them in the future. If necessary. That cost has been now been budgeted for.

Another unexpected expense, but a very necessary one, was to remove Racoons from a few areas within Portraits.

Unfortunately due to Covid the pool remains closed, but the expenses associated with it have not abated. Recently a new pump gasket and assembly were installed. We applied for a permit in March to re-diamond brite the pool bottom, and as of this writing, 8 months later, Command Management is still working with the City to secure the permit.



There was bright spot! The new mailboxes were finally installed!! Hope you like them. The interior sidewalks were cleaned, and routine maintenance was done to clear storm drains, trim palms, and maintain the common areas.

It's Your Pet Thing

We all love our pets, but please become familiar with Article IX, Section 6 of the Portraits documents which outlines the Association bylaws regarding pets. If you don't have a copy, they are located on our website

Per our Documents, **no Pit Bull dogs are permitted.**

Even though Pembroke Pines is a designated Bird Sanctuary, Poultry is excluded and therefore also not allowed in Portraits or any residential property.

When walking your dog, keep it on the leash as per Broward County Law, and remember there are two (2) "poop" bag stations located within Portraits. **Please clean up after your dog.**

We are receiving a number of complaints about cats roaming free within Portraits, jumping on cars, and scratching the paint, as well as the feeding of Feral Cats.

What can you do?

While there is no leash law for cats in Broward County, there are options for solving a problem when a neighbor's cat comes on your property and creates damage, urinates, leaves

scratches on the paint of your car etc. Here are some steps to take:

Step 1

For starters, talk to your neighbor and explain the problem with the cat.

Step 2

An Animal Care Specialist can be sent to the pet owner's house to check for current Rabies Registration tags and rabies vaccinations.

Simply call Animal Care Dispatch at 954-359-1313, extension 9249. Provide the complete address of the cat owner and when he/she is home.

The Specialist can either issue a citation or 30-day warning to the pet owner. The Specialist can also warn the pet owner the cat is causing a nuisance in the neighborhood and subject to possible trapping.

Step 3

Animal Care Ordinance Chapter 4, Section 4-4 gives you and or the Association the right to trap a cat that comes on our property.

Cat Trap options include

- Trap the cat yourself. Companies offer traps for rent. Look in the Yellow Pages under Rental Service Stores and Yards.
- After you trap the cat, then call Broward Animal Care for pick up. Animal Care will only pick up a cat that is contained in a box or trap.
- They will not pick up on weekends, so if you trap a cat please only do so at a time when the cat can be picked up by Animal Services.
- Hire a private trapper to trap and remove the cat. You can find one in the Yellow Pages, under Animal Removal Services.

"Read Article IX Section 6 of the Documents which outlines the Associations Bylaws about pets"



Per our Documents Pit Bulls are NOT Permitted

Command Management Property Management Company

Command Management contact information:
Melissa - 954-937-8360
Joseph - 305-335-2303

Please contact Command Management to answer any questions, but check the Website first to assure that the information is not already handy.

We're on the Web!!
Portraitshoa.com



Send an email to PortraitsHOA@comcast.net if Is there something you would like us to focus on in a newsletter

Are you getting a new Roof? Did you know Architectural Guidelines are on the Web? Look before you add that patio, or change your roof or windows.

After all you've endured personally in 2020, we Hope you can enjoy the Humor:



gogladly.com/comics gladly

We Miss You!

The Annual Meeting and Election of Officers will be held VIRTUALLY on **January 5, 2021** at 6:45 PM. Per the Documents you will be notified of this meeting 14 days in advance.

The Annual Meeting, as well as all future Board Meetings, and Homeowner meetings will be held virtually until we can safely gather at the pool. We miss seeing you and hope that 2021 will be kinder.

Board Meetings are OPEN to everyone. The Board meets on the First Tuesday of Every Month, With the 2021 Homeowner meetings slated for the first Tuesday of March, June, and September.

The November Board meeting will always be a Budget meeting for the Board to approve the next years budget. **This year only 2 homeowners participated in the Budget meeting. Where were you??**

Free Conference Call.com is our meeting place until Covid is gone.

To dial in (NOT VIA A LANDLINE AS THERE ARE CHARGES) dial:
978-990-5196
Passcode: 782754#



You can also dial in from your computer at: Freeconferencecall.com and utilize the passcode to join.

WE NEED INFLUENCERS Do you have some spare time? Please consider joining the Board, we need new creative ideas. We miss you

REMINDERS:

COMCAST Each of you have received information regarding the new HD service? Have a question? Check PortraitsHOA.com, or call XFINITY 800-934-6489. You are entitled to 1 HD DVR, 1 HD TV Box and 1 HD TV Adapter. Plus If you have their internet, the Voice Remote is Free!

WANT TO HELP DECORATE PORTRAITS for the Holidays? We have someone to decorate the median, but need volunteers to donate and decorate the entrance signs on NW 108th St, and also the one on Johnson Street. **ADOPT an ENTRANCE WALL** and decorate it! Just assure that all decorations are removed **NO LATER THAN January 9th, 2021.**

Got Nuts! Do you have a coconut tree? Please trim the coconuts as they are falling on cars and into the lake.

Hurricane Season is finally over, and time to remove your shutters.