

# Portraits Homeowners Association

## SPRING 2024 NEWSLETTER

May 2024

### Landscape Capital Improvement Beginning

The removal of our Mahogany trees is a significant alteration to the neighborhood's landscape but it is a strategic move to mitigate potential risks. The Portraits Board of Directors are committed to maintaining the beauty and safety of our community and as part of this commitment, we would like to inform you about an upcoming **Landscape Capital Improvement project** that will involve the removal of all Mahogany trees in our neighborhood. This detailed schedule for the project, with specific dates and addresses, ensures transparency and allows homeowners to plan accordingly.

#### **Safety Enhancement Through Tree Removal**

In the coming days, we will be removing all Mahogany trees. We understand the value these trees add to our landscape, but their removal is necessary for the well-being of our residents and the integrity of our infrastructure.

**Traffic Disruption:** We acknowledge that there will be disruptions in traffic flow as part of this project. We are confident that effective communication can help manage expectations and reduce frustration for those affected.

#### **Parking Restrictions**

To facilitate a smooth and safe operation, we kindly request your cooperation with the following parking restrictions:

- **Driveways:** Please refrain from parking in your driveways during the tree removal process. This applies to residents having trees removed and those directly across the street from or beside an address having a tree removed.

- **Street Parking:** Avoid parking on the street near the designated work zones to prevent any hindrance to the tree removal equipment.

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### Sidewalks, Sod and New Trees

Our commitment to enhancing the safety and beauty of our community continues with meticulous attention to detail and planning with the implementation of Part 2 and 3 of the Landscape Capital Improvement Project.

#### **Post-Tree Removal Enhancements**

Following the removal of the Mahogany trees, we will be laying fresh **sod** in the areas affected. This will not only improve the appearance of our

neighborhood but also contribute to the environmental health of our community.

**Sidewalk Repairs** The roots of the removed trees have impacted some of our sidewalks.

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## Tree schedule continued

**Project Schedule** The tree removal project is scheduled to commence on **May 6** and is expected to conclude by **May 15th, 2024**. Our team will work on **Mondays, Wednesdays, and Fridays** to avoid conflicts with waste and bulk trash collection. The schedule for the tree removal is as follows (weather permitting):

- **Day 1 (May 6):** NW 2nd St (Addresses: 10710, 10700, 10680), NW 107th Ave (Addresses: 203, 209, 227, 233, 239, 245)
- **Day 2 (May 8):** NW 107th Ave (Addresses: 263, 281, 287,

301, 303, 363, 371, 379, 387), NW 2nd Circle (Address: 10674, 10689)

- **Day 3 (May 9):** Doggie Park (Address: 10698), NW 7th St (Addresses: 10692, 10674, 10662, 10656, 10651, 10657), NW 107th (Addresses: 600, 530, 430)

**Day 4 (May 13):** NW 107th Ave (Addresses: 388, 380, 372, 348, 332, 316, 308, 234, 228, 222, 210)

Our commitment to enhancing the safety and beauty of our community continues with meticulous attention to detail and planning with the implementation of Part 2 and 3 of the Landscape

Capital Improvement Project.



## Sidewalks, Sod and New Trees continued

We are dedicated to addressing these issues promptly. Repairs to the affected sidewalk areas will be completed **before the end of May**, ensuring safe and accessible walkways for all our residents.

**Tree Replacement Strategy** While our initial desire was to replant trees immediately, we must consider the timing of such an endeavor. The onset of hurricane season poses a significant risk to young, newly planted trees. Planting during the rainy season would reduce the need

for watering, but the potential for hurricanes could jeopardize our investment.

**Delaying Replanting** After careful consideration, we have decided to **delay the replanting of trees until after the end of hurricane season**. This decision prioritizes the long-term success of our landscaping efforts and the safety of our community. We understand that these improvements may cause temporary inconveniences, and we appreci-

ate your patience and cooperation. Together, we are not only preserving but also enhancing the place we all call home.

**Contact Information** Should you have any questions or concerns regarding the Landscape Capital Improvement project, please do not hesitate to reach out to us at **PortraitsHOA@comcast.net**. We appreciate your understanding and cooperation during this essential project. Together, we can ensure the continued beauty and safety of our community.

## Mail Box Thefts

It was great to see the community coming together to address the issue of mail theft. Your video evidence was used to assist law enforcement and the USPS in apprehending the mail thieves is a testament to the power of community vigilance. It's a great example of how technology and cooperation can help maintain the

safety and security of our neighborhood.

We added **USPS stickers** to mailboxes as an effort to bolster security and deter mail theft. If any homeowner notices that their mailbox has not been marked with a sticker, please contact us to ensure that your mailbox is included in this safety measure.



It's through such collaborative efforts that we can foster a secure and vigilant community. Let's continue to work together to maintain a safe and secure neighborhood.

## Fall Fest

As the leaves turn vibrant shades of orange and gold in the Northern States and we contend with rain and storms, we're excited to propose a **Fall Fest** for our community! 🍂 🍷

**What's a Fall Fest?** A Fall Fest is a delightful gathering where neighbors come together to celebrate the season, share stories, and enjoy delicious food. It's a chance to connect with new faces and strengthen the bonds that make our community special.

**When?** We're aiming for the **middle to end of October**—

a perfect time to revel in the autumn air and cozy vibes.

**What's on the Menu?** Prepare your taste buds for a **smorgasbord of delectable food!** We're talking about a good old-fashioned **potluck**. Each neighbor can bring their favorite dish—whether it's a comforting casserole, a sweet dessert, or a savory appetizer. Let's create a feast that reflects our diverse culinary talents!

**Getting to Know You** Fall Fest isn't just about food; it's about forging connections. Meet your new neighbors, swap gardening

tips, share funny anecdotes, and discover common interests. Who knows? You might find a fellow pumpkin spice enthusiast!

**How Can You Get Involved?** If you're interested in joining the Fall Fest fun, please reach out! You can email us

at **PortraitsHOA@comcast.net**. Let us know if you'd like to contribute a dish, volunteer, or simply attend. Your participation makes all the difference. If no one responds, then we will not hold an event.

**Stay Tuned!** Keep an eye on our community notice board (emails

## Making ANY Exterior Changes?

In our continuous effort to maintain the aesthetic integrity and property values of our community, we would like to remind you of the importance of submitting an **Architectural Review**

**Form** before undertaking any exterior modifications to your home.

**Why Submit an Architectural Review Form?** The Architectural Review Form is a crucial step in ensuring that all exterior changes meet our community's standards and guidelines. This includes, but is not limited to:

- **Windows and Doors:** Upgrading for energy efficiency
- **Roof:** Repairs or replacements to keep your home safe and dry.
- Roof colors and style choices available on Portraitshoa.com
- **Hurricane Shutters:** Colors are available on Portraitshoa.com
- **Paint Color:** Choosing a new color scheme within our palette that complements our neighborhood's look. Color choices available on Portraitshoa.com

○ **Walkways and Fences:** Enhancing curb appeal and ensuring safety.

○ **In-Ground Pool:** Constructing a pool in your back yard

○ **Hedge and Tree Removal:** Making way for new landscaping projects or to prevent potential hazards.

**Addition of Trees in Swale Areas:** Contributing to the greenery and environmental health of our community within Pembroke Pines and Portraits Tree Choices.

**Patio, Pool and Walkway Additions** If you're considering adding a patio or walkway, it's essential to contact us in advance. Sprinkler heads may need to be capped or relocated to accommodate your new outdoor space.

**The Review Process** Our Architectural Review Committee diligently reviews each submission to ensure that proposed changes align with our community's vision. The review process helps

preserve the unique character of our neighborhood and protects your investment in your home.

**How to Submit Your Form** To submit your Architectural Review Form, please visit our community website or contact Melissa at Command Management. We're here to assist you every step of the way.

We appreciate your cooperation in adhering to these guidelines. Together, we can keep our community looking its best and ensure that any changes enhance not only your property but also our collective home.



## CONTACT US:

**Property Manager:** Melissa  
Georgianna Phone: 954-931-3245

## 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

## Garage Sale

If anyone is interested in participating in a Community wide Garage Sale, please send us an email. So far, no one has reached out.

Just a friendly reminder to send in your compliments for a neighbor's beautiful landscaping or any other community contributions you've noticed. We love celebrating our residents' efforts and would be thrilled to feature them in our upcoming newsletter. Let's spread positivity and recognition in our wonderful community!

## This and That

### Parking

It's crucial to **respect our neighbors' space** by avoiding parking in front of their houses without permission. Additionally, **not blocking mailboxes** ensures that everyone receives their mail promptly. Let's continue to foster a considerate and neighborly environment in our community!

### Bulk Trash

We want to keep our community clean and organized, so here's some reminders about **Bulk Trash Pickup**.

1. **Pickup Dates:** Bulk trash collection occurs on the **2nd**

**and 4th Fridays of each month.** Mark your calendars to ensure you don't miss it!

2. **Signage Reminder:** Signs are prominently posted at the community entrances as a friendly reminder. Look out for them as you enter or exit our neighborhood.

3. **Placement Guidelines:**

- **Mailboxes:** Please **refrain from placing bulk trash close to mailboxes**. We want to avoid any potential damage to mailboxes during pickup.
- **Street Obstruction:** When placing your bulk trash items outside, be mindful not to block the sidewalk or have trash cascading

into the street. Let's keep our walkways clear and our streets safe.

- **Early Placement: Do not place bulk trash outside before Thursday.** Early placement can create clutter and inconvenience for everyone.

Thank you for your cooperation! By following these guidelines, we can maintain a tidy and welcoming environment for all residents.