

Homeowner Association

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Board of Directors:

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



Xfinity Comcast

Since this Board took office, it has been working on a new contract to provide cable service to Portraits. The Comcast package that exists had not been upgraded since 1993, and had increased in cost over 7% a year with no new added services.

The Board enlisted the assistance of a group of Homeowners to assist in this endeavor and looked at Comcast and ATT&T (who never responded).

When the options were narrowed down, a survey was sent to each Homeowner asking for feedback. While the survey results were in favor of the package with internet, in these uncertain times, the Board opted to provide only HD services, thereby reducing the impact to the Portraits 2021 budget. Also negotiated was a 4% increase per year for the 7 year term of the contract.



In October you will receive written communication from Xfinity/Comcast outlining the new package. If you currently have Xfinity/Comcast, and have HD there is little to do unless you want to add more devices. If you do not have Xfinity/Comcast at this time, or do not have HD with them and wish to convert, then follow the instructions on the letter in order to begin your service.

For those existing Xfinity/Comcast HD customers you should see the reduction on your monthly bill from them effective in November cycle.

If you have any questions, please send an email.

All information including the channel listings are on www.Portraitshoa.com

Beginning 2021 planning

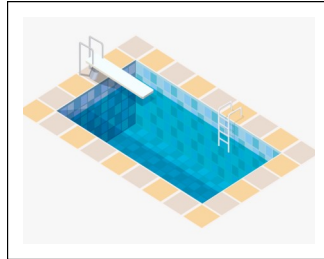
The Board and Command Management are beginning to work on the 2021 Budget. With the mailbox project in its final stages of completion, and the sidewalks cleaned, we are exploring projects for 2021 that should be considered. We are in process of securing bids for

new landscaping at the 3 entrance signs, the median at the entrance as well as the pool inside and outside. At this time we do not know which of these financially will be completed in 2021. Please know that what isn't completed will be done in 2022. Our goal is to lessen

the amount of an increase for 2021. You have a right to review finances and can do so by contacting Command Management.

Opening the Pool amid Covid-19

There is a lot of speculation and rumors about why the pool isn't open. We would like to set the record straight. The Board in compliance with the Broward County Emergency Orders, and advice of our Legal Counsel closed the pool at the



WE NEED YOUR IDEAS!

beginning of the pandemic. None of us thought it would last this long.

The Board sent out a survey to gauge interest in reopening and received a clear message: "Do not open until safe."

We understand the need for the pool to exercise, and so mental health but in order to open the pool **WE NEED YOUR HELP** as Pools can open **if specific rules are followed**.

A written plan must be

submitted to Broward County Dept. of Health for approval to open the pool. On our website: portraitshoa.com, there is a list of questions that need to be answered,

While we think we could entertain opening 2 afternoons a week and cover cleaning, the monitoring question looms.

Please take the time to look at the website, and if you have a solution please let us know, as we would like to open the pool.

Help keep our neighborhood clean and neat. Both City Codes and Portraits Docs state that trash bins are to be kept OUT OF SITE. Take a look—where are yours?

Violations during the pandemic

Because some people are out of work during this pandemic only those violations that are easily fixed are being sent out.

If your **roof is dirty**, and you have the financial means to clean it, please do so.

Please take the time and clean out the **weeds** in the

driveways. With the sidewalks being cleaned, the weeds are quite noticeable. Weeds are invading the **perimeter hedge**. Please clean your area. If you replaced your hedges and have a green shield—check for weeds on the 108th St. side and remove.

Bulk Trash is the 2nd and 4th Friday of the Month. Please do not place any items on the curb prior to Thursday at 6PM (this is City Code). Having bulk trash out days in advance detracts from our neighborhood. **Place all trash cans outside of view when not at the curb for regular trash pickup.**

Sprinklers

Are you aware that there is a sprinkler request form on the website? If you need your sprinklers fixed, please complete the form. All requests are normally completed on the last Tuesday of each month between 8 and 12. That is also when a "wet check" of each yard is done.

If you are thinking of adding a patio, landscaping, or walkway, and or need a sprinkler

head capped or added, please submit the form so your plans do not affect the overall sprinkler system.

Any additional sprinkler heads will be charged to the Homeowner, while replacements are part of your

Association Assessment. Help keep our costs down,

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



Send in a form from the website to get your sprinkler fixed.

Architectural Guidelines

There are many items covered in our documents as to what you can and can not do to the exterior of your home.

Our documents were created in 1992 and many things were not addressed by the Developer, mainly because items didn't exist at the time (ie: impact windows, DISH)

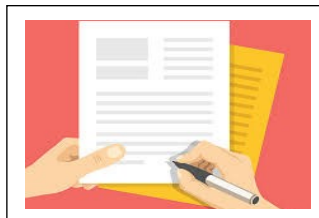
The Board has developed guidelines to address those items **NOT** in our Documents.

Some of the items that were addressed by this Board and published were windows,

roofs, and doors and specifics are found on the website. Take some time to look through them before you decide to redo something to your home.

There are a host of items that are within the documents that are **outdated**. Satellite dishes aren't allowed, tinted windows too! You will find another file of such items, and our ideas to update them. Take the time to review and let us know if there is something to be added.

Each item contained **within** the existing documents will need to be voted on by the



Complete an "ARB" form

Membership before they can be changed, whereas the guidelines were not addressed in the original documents can stand as is.

Most importantly, remember to file an ARB form if you want make changes. The Board meets on the first Tuesday of the month to review/approve all ARB requests.

Follow Up Items

The next Homeowners meeting is September 1, 2020 at 6:45 P.M. it will be a virtual meeting. Use a computer to access freeconferencecall.com, and use passcode 782754. Or you can call from a cell phone to 978-990-5196.

Use passcode 782754#. Calls from landlines incur charges. PLEASE ATTEND!

We are looking for people to be a part of the solution—people who want to influence where Portraits goes in the future.

Interested in serving on the Board? Please send an email to Portraitshoa@comcast.net for more information.

Did you know that Satellite dishes are not allowed? We want to change that..read Architectural Guidelines story

Parking

You can have your guests park at the pool. Provide the date and time, number of cars, and the duration of time needed in an email to PortraitsHOA@comcast.net. You will be provided dashboard cards so that cars will not be towed.

Do not block sidewalks, or mailboxes. Keep two

wheels on the swale or park a car horizontally at the end of the drive to avoid blocking the sidewalk. Obtain permission from your neighbor to park in front of their home on their swale.



Remember people with walkers, wheelchairs or a

Some areas are becoming congested and neighbors are having difficulties exiting their driveways. Also, trash trucks are having issues navigating areas of our streets.

PORTRAITS

Command Management

Melissa - 954-937-8360
Joseph - 305-335-2303

We're on the Web....
Portraitshoa.com

Hurricane Season is here again! While it happens every year from June 1st till December 1st, it seems like it comes sooner each year

Because we are now in the peak of the season we would like to remind you that **if you have a Coconut Palm, please take the time and remove all coconuts prior to a storm.** DO NOT THROW THEM IN THE LAKE. Consider removing them before a storm is announced, as your attentions may be needed elsewhere. In the event of a storm, please prepare your home by bringing anything that could become a projectile inside.

If there is storm debris, the parking lot at the pool can **NO LONGER** be used as a repository for debris. Please keep the debris on your swale. Per FEMA in order to expedite the debris pick-up process begin by sorting bulk and storm debris, as well as separating hurricane debris from vegetation debris and construction debris. Place separated debris piles in the swale away from powerlines, mailboxes, trees, hydrants, water meters, vehicles and storm drains. Portraits had the storm drains cleaned, so it would be greatly appreciated if you did not wash leaves or other debris into the storm drains.

To report or track a power outage, call 1-800-4-OUTAGE (1-800-468-8243) or visit www.FPL.com/outage. Or, for up-to-date news and information regarding FPL overall restoration progress, go to www.FPL.com/PowerTracker; visitors can also go to [FPL's Storm Center](#). Online.

Separate Storm Debris per FEMA

BULK PICK UP

BULK HOUSEHOLD WASTE

Furniture (sofas, tables, beds, desk, chairs, lights), White goods (refrigerators, washers, dryers, water heaters), toilets, bicycles, mattresses, household goods, mirrors, wire and cable, cabinets



DO NOT MIX bulk items with storm debris
DO NOT place more than 24 hours in advance



DO THIS

-Bulk items have been separated
-Placed within 24 hours of scheduled pick-up

STORM DEBRIS

SEPARATE

HURRICANE DEBRIS

Fencing, roof tiles, screens, posts, siding, pool enclosures, sheds, gazebos, awnings

and

VEGETATION DEBRIS

Branches, tree trunks, tree limbs, vegetation



DO NOT MIX hurricane and vegetation debris



DO THIS

-Hurricane debris and vegetation debris have been separated



DO NOT MIX garbage bags and vegetation debris



DO THIS

-Vegetation debris has been separated
-Only vegetative items found in pile