

Portraits HOA

Winter 2020

Message from the Board

We began 2019 with a rush of enthusiasm to complete the long awaited project of replacing mailboxes. In March we became embroiled in a legal issue revolving around ownership of our roads, pool area, and 6 other parcels of land. These parcels that we had maintained over the years belonged to DCA Homes, the “shell company” for Lennar who built this development. This Transfer of Ownership required us to expend funds that were not budgeted for. We needed to have all areas surveyed, Quit Claim Deeds Prepared and Documented with the County. This sounds simple but this process took over 8 months and all of our mailbox money for legal fees, and surveys.

Vandalism took its toll on the pool as well. We repaired bumpers, electrical outlets, replaced broken life rings, and other items totaling \$1684!

White Fly continues to be a problem with the hedges, but we have budgeted for periodic treatments, and have also increased the number of hedge cuts in 2020 to keep it looking neat and trim. We do think that the hedges are definitely looking better than they did two years ago. White Fly and Pest treatments cost us \$2150 in 2019.

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Keep our Community Clean and Safe

Keep it Clean:

Please help keep our communities clean by remembering that Portraits Bylaws say that trash cans cannot be stored in common area view. In addition, City Code and Portraits Bylaws state trash cans need to be placed at the curb the night before the scheduled pick up (after 6 p.m.) and be let out no more than 24 hours total. See Friendly Reminders Page 3

Controlling Rats and other varmints is the responsibility of each Home Owner. There are things you can do to reduce the possibility of rats. See Page 5.

When walking your Dog, please remember to use the plastic bags provided at the entrance and at the corner of NW 107th Avenue and NW 7th Street. Please dispose of the waste in the receptacle.

Please remember that you cannot put anything against your neighbor's house wall. There is an egress there. Please remove any debris or sheds.

Keep it Safe:

Keep our community safe by keeping your **garage door closed** when you are not entering or exiting. Open doors invite vandalism and theft.

Lock your cars. Remember that if your car is broken into, they can press the auto entry button in your car to open your garage door. If you experience any thefts or someone rummaged through your car please make a police report. Recently the perpetrators of two car break ins were apprehended and charges filed.

If you see someone within Portraits who does not belong here, do not hesitate to call the Pembroke Pines Police. We have signed a **no trespass agreement** and have a special number to call: 954-431-2200.

Remember we have **No Solicitation** signs at each entrance. Solicitation is also Trespassing.

See Page 3 to review our Friendly Reminders

Message from the Board

To eliminate constant repairs to the curb on the 7th St. Cul de Sac, it was totally redesigned and rebuilt. The \$5600 spent on it eliminates having to have the curb replaced every few years. Parking is still not permitted at that location and towing is enforced.

The irrigation wiring was completed and provided water to homes that were without it for some time. That cost we had budgeted for was \$4600.

We became aware that the City has a requirement to have the Storm Sewers cleaned. That was \$2650 that was not budgeted but will be in the future.

We held the first Fall Fest in what we hope will be an Annual event. We had great food and games for the Kids. A special THANK YOU to Jade McCready for pulling the event together, and providing the games for the kids.

In 2020 we hope to tackle the mailbox project and finalize a new agreement with Comcast. We need your participation to help us make the best decision possible with regards to Comcast. While the ultimate decision will be that of the Board, we really need your feedback as we have received pricing from them for different options. Please come to the February meeting to find out more.

At the Board meeting to be held on February 3rd and March 3rd we will be discussing the need for cameras at the pool.

We know that safety is a big concern in light of the car break ins we have had.

Join us **March 3rd** for a **special meeting with the Pembroke Pines Police Department.**

We look forward to keeping our Community looking its best, and welcome all constructive feedback!

If you have received this via the USPS, please help us save expense by sharing your email address with us. Please send a note to PortraitsHOA@comcast.net

Let's have a great 2020!!

Board of Directors

Portraits has a **new Property Management Company**. Command Management joined us in January. They are a small "boutique" firm of 3 people that will be able to be more responsive to our needs. See their contact information at PortraitsHOA.com.



Welcome Joseph, Melissa and Susan

Pembroke Pines Announces Hazardous Waste Disposal Schedule

February 15th, 2020 Pembroke Pines Public Services Compound-13975 Pembroke Road

March 7, 2020 Waste Pro Facility 17302 Pines Blvd.

March 21, 2020 Howard Forman Health Park 1001 Poinciana Drive

April 4, 2020 Waste Pro Facility 17302 Pines Blvd

April 18, 2020 Pembroke Pines Public Services Compound 13975 Pembroke Road

May 2, 2020 Waste Pro Facility 17302 Pines Blvd

May 16, 2020 Howard Forman Health Park 1001 Poinciana Drive

Hours of Operation are 8 a.m. to 4 p.m.

Bulk Pick-Up Freon Change – City of Pembroke Pines

Refrigerators, air conditioners, and appliances containing Freon will be collected **ONLY** if a sticker and tag have been affixed to the appliance stating that a certified technician has removed the Freon. Residents will need to contact a local certified appliance tech to conduct a service call and have the Freon removed from their old units and when complete, the tech will put a sticker on the unit as well as attach a certification/removal statement to it so that it can be pulled off and handed to the scale clerk at the disposal site. Any local appliance repair company can handle the removal as long as they are certified.



Portraits HOA Friendly Reminders

We would like to remind everyone of the Rules and Regulations of Portraits Home Owners Association Inc. and some common courtesies:

Trash: (City of Pembroke Pines)

- Garbage receptacles must be stored in the side or rear yard, except when placed out for scheduled pick-up.
- May be placed out 6:00 p.m. the day preceding the regularly scheduled day of collection and shall not be permitted to remain past 10:00 p.m. of the collection date, providing, further, that the customer/property owner shall ensure that all containers are stored and kept in a clean condition and inside a structure, or in the back yard, or at least ten feet behind the building line, whenever possible and practicable, in the side yard or screened from view from the street and adjacent properties except during collection

Parking: (Courtesy) See Special note about parking on page 6

We understand that Portraits was developed with less than adequate parking. However, please:

- Do not park in front of another homeowners mailbox, or driveway
- Parking on the street is at your own risk. (Any emergency vehicles will “push” cars out of the way, if need be).
- Please assure that Emergency / Delivery vehicles can safely enter and exit the development
- Overnight parking at the pool is prohibited. (exceptions may be granted by the Board on a case by case basis) i.e.: driveway cleaning and sealing

Vehicles: (Home Owner Documents Article IX Section 11) see City of Pembroke Pines Codes on page 4

- No commercial vehicles are permitted unless for the process of being loaded or unloaded
- No commercial vehicles are permitted overnight – remove or cover signs
- No boat, trailer, camper, golf cart or other type of recreational vehicle and/or commercial vehicle parking is permitted. (Except to load and unload)

Pets: (Home Owner Documents Article IX – Section 6) see City of Pembroke Pines Codes on page 4

- Trash receptacles and trash bags are available at two locations
- Please pick up after your pet
- Pets (dogs and cats) need to be on a leash at all times (Broward County Code of Ordinances, Chapter 4, Animals and Fowl, Section 4-3 <http://www.broward.org/Animal/Resources/Pages/AnimalLaws.aspx>)

Hurricane Shutters:

- For fire safety, please remove / open all Hurricane Shutters, no later than 15 days after a storm.

Barbeque Grills: (Home Owner Documents Article IX – Section 9)

- Barbeques may be located or permitted only upon the back patio of a Home. Read more in your Documents.
- Please do not put them on either wall of your next door neighbors.

Renters:

- Are subject to all Rules and Regulations. and courtesies

CITY OF PEMBROKE PINES COMMON CODE VIOLATIONS

Maintenance of Yards and Vacant Land

Excessively high grass and weeds are prohibited. Yards should be mowed regularly, including vacant land. Edge the perimeter of the property, including the sidewalk.

Maintenance of the public right-of-way, including the swale, sidewalk and curb, is the responsibility of the abutting property owner. The swale should be maintained with live vegetative material such as grass or plantings. Dirty or mildewed sidewalks should be cleaned.

Dead trees and limbs must be removed from the property. Swale trees are to be trimmed to a level of 8ft above the sidewalk and 10ft above the street. Removals of most types of trees require a permit from the Engineering Department 954-435-6511. **However, get a copy of the latest State Statute about tree removal from the Board.**

Property Standards

Maintain the exterior to avoid blighting influences on neighboring properties. Surfaces requiring painting shall be kept painted and evidence of weathering, such as mildew or peeling, must be removed. This is to include exterior walls, doors, fascia, soffit and trim. Pools shall be maintained with clear water and free from presences of insects, algae or other unsanitary conditions.

Refuse and Debris

Regular garbage service shall be maintained to avoid creation of an unsanitary condition.

Garbage receptacles must be stored in the side or rear yard, except when placed out for scheduled pick-up. May be placed out 6:00 p.m. the day preceding the regularly scheduled day of collection and shall not be permitted to remain past 10:00 p.m. of the collection date, providing, further, that the customer/property owner shall ensure that all containers are stored and kept in a clean condition and inside a structure, or in the back yard, or at least ten feet behind the building line, whenever possible and practicable, in the side yard or screened from view from the street and adjacent properties except during collection

Outdoor storage of hard junk is not permitted. Hard junk includes appliances, furniture, vehicle parts, wood, scrap metal and the like. Items should be stored inside a wholly enclosed structure or disposed of properly with monthly bulk pick-up.

Bulk pick-up is twice monthly. Check with Utilities for your zone and time.

Commercial Vehicles

No person shall park, cause to be parked, or allow to be parked upon property owned or under the control of that person, or in the streets, alleys, or parkways of the city, any trailers having a length greater than 30 feet measured from the hitch to the rear of the trailer, tractor trailers, tow trucks, trucks having a box cabinet, a platform, a rack, a lifting device, a ladder or bucket or aerial device, a refrigerated box, a utility bed, or having any other equipment for the purpose of carrying goods other than personal effects of passengers or performing any work of a commercial nature.

Pets

Walking Dog or Cat; Defecation of property of others prohibited.

(A) It shall be unlawful for any person walking dogs or cats to allow the dogs or cats to defecate on the private property of others, or on city property.

(B) It shall be unlawful for any person walking dogs or cats to allow the dogs or cats to defecate on the swales of the city unless the defecation is removed by the person.

More information available on city codes:

[http://library.amlegal.com/nxt/gateway.dll/Florida/pembroke/cityofpembrokepinesfloridacodeofordinanc?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:pembrokepines_fl](http://library.amlegal.com/nxt/gateway.dll/Florida/pembroke/cityofpembrokepinesfloridacodeofordinanc?f=templates$fn=default.htm$3.0$vid=amlegal:pembrokepines_fl)

Rats and other varmints

While this may be the Chinese Year of the Rat, they are not something that you want around your home. Because some Homeowners are complaining about Rats we thought we'd give a few helpful hints as to what to do.

The responsibility to control and eradicate them lies with each Homeowner. There are some things that you should do to lessen the chance of rats and mice.

- First remove potential rodent nesting sites from your property, including leaf piles and deep mulch. Dispose of palm and tree cuttings promptly.
- Clean up food and water sources in and near your house. Keeping food out for feral cats is a good way to attract rats.
- Keep stacked materials such as wood and bricks at least 30 cm above the ground to minimize hiding / nesting / thoroughfare of rats and mice.
- Regularly clean out sheds, storage areas and dispose of unwanted items.
- Remove unwanted undergrowth – cut back grass, trees, bushes, and creepers which may provide cover or access to the roof.

Chemical Control

Chemical control should only be considered as part of a broader control program of eliminating food sources and rodent harborage. Chemical control is generally short-term and rodents will return if food and shelter are still available.

Rat poisons or rodenticides containing an anti-coagulant can be purchased from hardware stores or supermarkets.

If you have questions regarding chemical control measures or are uncomfortable using chemical baits contact a licensed pest control operator.

Things to consider

Chemical control may not be appropriate in all situations. Before using poison, consider the following:

- If rodents die and decay in hard to reach places they may cause an offensive odor.
- Pets and children may eat toxic baits or poisoned rodent bodies.
- Some individuals are sensitive to rodent control chemicals in their environment

Warning

Extreme care must be taken when storing and using poisons (read instructions carefully) to prevent the danger of children or pets being accidentally poisoned.

Trapping

Mouse and rat traps differ in size and strength. It is important that the type of rodent is identified and the proper trap used. Traps can be purchased from hardware stores or supermarkets.

Natural Control

Combine 1 cup of flour or cornmeal with 1 cup of sugar or powdered chocolate mix. Add 1 cup of baking soda and blend the mixture very well. The sugar or chocolate will attract the **rats** and the baking soda will soon kill them after they've consumed it. Fill some jar lids about half full with the **rat bait**.



Meeting Schedule

Home Owner Meetings

March 3, 6:45 p.m. at the pool. Topic – Pembroke Pines Police to speak about Parking and Safety within Portraits

June 2, 6:45 p.m. at the pool. Topic to be announced on PortraitsHOA.com

September 1, 6:45 p.m. at the pool. Topic to be announced on Portraits HOA.com

January 5, 2021 6:45 p.m. at the pool - ANNUAL MEETING

Board Meetings

First Tuesday of Each Month

6:30 p.m. at the Pool



Are you installing a new front door, garage door, roof, impact windows, house numbers, coach lights, or cutting down a tree? Remember to download an Architectural Review Change Form from the website and submit for approval.

Contact the Board for a copy of the new state statute regarding cutting down trees.

Parking

Having a get together and need to park at the pool? Cleaning your driveway and need to park at the Pool? Contact the Board for the special 24 hour sticker so **you will not be towed**.

Refer to parking courtesies on page 3. Please do not park in front of a mailbox. Please do not block the road for emergency vehicles



COME TO THE MEETING ON MARCH 3rd at 6:30 p.m. To discuss Parking and other safety concerns with the Pembroke Pines Police Department.