

Winter 2021 Newsletter

Notes from the Board

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Special points of interest:

- Win a Publix Gift card
- Need your roof cleaned?
- Need a new roof?

As we begin 2021, the Board would like to thank each homeowner for helping to make Portraits a great place to live. While the pandemic has kept us from doing the things we love, it has taught us to treasure the moments we do have.

We miss having our meetings in person, but want your participation as the Board still meets the first Tuesday of each month and the call-in information is published on our website. Please join us. March 2nd will be our first meeting of the entire membership, please, please join us (and win a \$10 Publix Gift card). Read the newsletter to find out how to win the gift card!

We are pleased to have a guest homeowner contributor this month. In addition to the Holiday picture on this page, **Joe Pruett** has also written an article on roofs that you will find interesting. If you have an idea for an article, or would like to write

one for inclusion in the next newsletter, send us an email portraitshoa@comcast.net

By now you should have received the coupon books to make maintenance payments. We changed banks to eliminate a multitude of fees that we were experiencing. If you have not received a book, or want to do ACH, contact Melissa at: melissa@commandflorida.com.

Hope you are enjoying your Xfinity HD. Please check your bills to make sure you got the credit for HD if you already had it. If you did not have Xfinity HD, hopefully you take advantage of signing up for this great amenity. If you have any issues regarding the credits or installations drop us a note that will be forwarded to our Xfinity contact.

No one has responded to the idea of providing shout outs and commendations to Homeowners. So, we will try something else. Be the first to correctly identify the house number of what we spotted in the front of a

home, and win a \$10 Publix Gift Card during our March 2nd meeting. See the picture on the next page. The persons house depicted is not eligible for the Gift card. The first person to send in the correct address to Potraitshoa@comast.net wins! Perhaps this can become a regular feature in the newsletter, but participation will dictate that.



Picture Courtesy of Joe Pruett

Continued on next page:

It's Amendment Time...WE NEED YOUR VOTE

In 2019 at the last meeting we had in person. An amendment to provide for the screening of renters was reviewed. This needed Amendment also includes verbiage to prohibit VRBO, and Airbnb, both entire homes or rooms.

Presenting the Amendment to you for your vote was put on hold due to the pandemic.

Even though, we are still at its mercy, the Board feels that with help from **each of you**, this Amendment can

get passed prior to July 1.

The proposed Amendment, its timing, return the proxy votes, and final counting will be discussed at the March 2nd board Meeting.

Notes from the Board (continued)

Regarding the pool. We remain in sync with both Images and Southbridge. To open the pool we still must meet the guidelines, and have no solutions to



them. We would greatly appreciate it if you could assist us with your ideas, based on a review of what can be done, to open the pool. The ideas of many rather than a few can perhaps find solutions. Check out the questions on our website. Stay healthy and safe during this continued pandemic. If you need assistance please don't hesitate to call on us. Hopefully we can be of help in providing you what you may need.

Please attend the Homeowners meeting on March 2nd. We would like your opinion if the Homeowner, not the HOA should begin to be charged for letters from the Attorney

on issues that are not related to Collections. Letters in the past have been regarding such items as neglected violations, or not painting after repeated HOA letters. These letters should cost anywhere from \$75-\$200 dependent upon the length of time, or research the Attorney may need to do. This charge will be to help offset expenses within our budget.

Interested in joining the Board? Helping the Board? Please let us know by sending an email to Portraitshoa@comcast.net

Remember identify the house number where the picture on the left was taken and win a \$10 Publix Gift Card.

What is an HOA? Who are they and why are they here?

“When you bought your home, you automatically became members of the HOA”

When you decided to move into your dream home at Portraits, you became a member of the Portraits Homeowner Association. Membership binds you to the association's covenants, conditions, and restrictions (CC&R). Our documents and guidelines assist in preserving property values by maintaining a clean and cohesive look to the community.

The most obvious pro of a neighborhood HOA, is found through the documents and Architectural Guidelines. Through them there is the potential boost in property value from the neighborhood's added amenities or aesthetic appeal. Realtors love our community amenities such as Xfinity HD, sprinkler system and a Pool (when it's open) and the quiet environment.

Property owners within an HOA will typically find excellent curb appeal, well maintained community spaces, and more. Each of these features can not only help market a property for sale, but also enhance the value of the home itself. With your membership in our HOA you do trade the diverse look of a typical neighborhood for a more uniform appearance. While our rules could thwart your dream of having a purple front door, say, or of leaving your RV/Boat permanently in the driveway, the HOA offers the prospect of exchanging some control over your home for the benefit of enjoying a community that is well maintained and visually pleasing. More importantly, this also means an HOA with a lower chance of a neighbor's decorating taste or sloppy maintenance habits becoming a problem for you.

While these rules could be interpreted as a downside to some, for the most part these rules are put into place for the benefit of residents. For example, those living in Portraits enjoy the quiet and tranquility and find that quiet hours are essential (we do have a quiet time of 11pm – see Documents) Similarly, rules regarding picking up after your pet make the neighborhood cleaner, and painting our homes every 10 years means Portraits looks “new” and not run down.

When planning to change something on your property, and especially before hiring a contractor, consult your Documents (found online at Portraitshoa.com) and the Architectural guidelines that have been adopted (also found on the website).

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What's above your head?

By: Joe Pruett

As our roof (use 'rooves' if you must) ages (they are now 25+ years old) it can develop leaks, tiles may crack and separate and pieces may get lost, leaving the underlying plywood vulnerable. These aging roofs have many of you starting to think about a replacement. As you know, having a watertight roof maintains the integrity of your home and therefore helps maintain its value as well as your health and safety, as well as keeping those tootsies dry. According to Angie's List: "a [roof leak](#) repair should take the highest priority on your list of home maintenance issues." So to help you on your quest for a new or cleaner roof, we've compiled some tips about cleaning, or if you are thinking of getting a new roof.

If you are going to clean your roof:

Helpful Tip 1: Roof cleaner folks walking on your roof can cause cracks, so having your roof inspected afterward will allow those cracked tiles to be glued back together. If you do not have a roof repair person and would like a suggestion, please contact us.

Helpful Tip 2: Consider having your roof cleaned with a liquid solution rather than high pressure as it may help

preserve longevity. Some no-pressure cleaning comes with a two-year warranty. Contact your friendly HOA for the names of a couple of companies that have cleaned some homes within Portraits and do not use high pressure. Operators are standing by!



Thinking about a new roof?

What kind of roof should you get when you have made the decision to "take the plunge?" Portraits HOA has approved four roofing choices (located at www.portraitshoa.com) and they are:

- 1) Concrete/ Clay Barrel Tile** – These tiles look like those on our existing roofs. See the new roofs at 530 and 600 NW 107th Ave. Type used at 600 NW 107th Ave was Boral Villa 900 Color: Gold Dust
- 2) Boral Stone Covered Steel Barrel Tile** – These tiles carry a 50 year transferable warranty. See at 460 and 441 NW 107th Ave for this type roofing in two color examples.
- 3) Brava Composite Barrel Tile** - 50 year transferable warranty. No one has installed at this time. Two colors have been approved:

Tuscan Clay or French Clay.

4) Entegra / Boral Plantation Slate – The colors approved are Terracotta, Stone Mountain Blend, or Black Antique Slate. See Black Antique slate at 10674 NW 7th St, Stone Mountain Blend at 275 NW 107th Ave. Terracotta has yet to be installed.

Finally, remember to get parking passes to park your vehicles at the pool while repairs or cleaning are being done.

• According to Angie's List: "a [roof leak](#) repair should take the highest priority on your list of home maintenance issues."

To Roof or Not to Roof, that is the Question

Considerations for a new roof?

- How long will you be in your home or will you be selling
- What type of warranty does the roof have
- Shop around
- Check with your neighbors who have a new roof, what was the experience with their roofer
- What can you afford?
- What style of those approved by Portraits do you prefer for your home

(remember paint colors will be updated every 10 years with no guarantee of current colors remaining)

- Flat tile may cost less than barrel style
- Roofer should be licensed and insured
- Get a permit, this can help to ensure that your contractor follows building code. Plus, your roof warranty is likely void if you don't get the permit.
- A written contract that specifies all of the

agreed-to details, products, and costs of the project.

- A letter addressed to you from the contractor's insurance carrier confirming that the specific project is covered under the roofer's worker's compensation and liability plan.



- If you've had old roofing stripped off, about 10,000 nails came with it—and most landed on your grass, mulch, and driveway. Contractors have a tool that makes it easy to pick these up—a giant magnet on wheels that they pass over the yard to grab the dropped fasteners so they don't cause any flat tires or injuries. Ask them to run it on your property before final payment.

Portraits Homeowner Association

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

email:
Portraitshoa@comcast.
net

We're on the
Web!!
Portraitshoa.com

REMINDERS

Parking Passes are available if you are having a party, cleaning your driveway, or for any other reason you need to park at the pool. Reach out to secure **parking passes** to assure that you are not towed.

Bulk Trash is to be kept in the front of your own home and not placed in common areas or in front of your neighbors (unless you have permission from them to do so). Bulk has been showing up at the corner of NW 107th And NW 7th St.

MEETING SCHEDULE

The Board meets the first Tuesday of every Month, 6:45 P.M.

Membership meetings for 2021 are: March 2, June 2, September 1 at 6:45 PM

Budget Meeting November 3, 2021 at 6:45 P.M.

Annual Meeting January 4, 2022 at 6:45 P.M.

Dial via your cell, as charges apply for utilizing a land line. You can also download Freeconferencecall.com and dial in via computer.

Call in number: 978-990-5196 Passcode: 782754#

PLEASE PARTICIPATE IN A MEETING

PLEASE ATTEND THE HOA MEETING MARCH 2ND

What is an HOA (continued from page 1)

Think to check what is permitted and approved before you sign a contract to change the roof, add impact windows, add a new front door, or even simply add yard art. If you don't see the topic, reach out to the Property Manager or the Board.

Portraits has never wielded a big stick approach to the maintenance of your home. We do not have, or plan to have fines for violations. **We rely on Homeowners to have pride in their property and to maintain it.** Homeowners should NOT rely on the HOA or Codes to point out issues with their property. **Homeowners should take pride in their home**, and assure that their roofs and driveways are clean, weeds under control both in the yard, and in the driveway, and that trash cans are out of

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THE HOMEOWNER'S WORST NIGHTMARE



"Ma'am, I'm with the Recycle Police, and we've noticed too many unacceptable plastics in your bin. You'll have to come with me!"

sight (this is a Pembroke Pines and HOA rule). **It should not be the HOA that needs to remind a Homeowner of these issues.**

Portraits HOA has also allowed for some individuality when it comes to front door styles (not colors), landscaping, walkways, and other unique touches.

Finally, since the rules and regulations of any particular HOA may be unique, don't rely on second-hand information or past experience at other developments to learn what an HOA's rules and covenants are. Read the Documents and the Architectural Guidelines both found online at www.Portraitshoa.com. Have a question? Please send an email to portraitshoa@comcast.net.

*Stay Healthy
Be Happy*