

# Portraits Homeowners Association

Volume 1 Issue 2

October 2022

## Inflation and the Budget

All economists agree that the economy is humming. The country's unemployment rate is at the lowest level in 50 years. Housing prices are increasing in nearly every market in the country as well as in Portraits. What is the problem with all of the good news? Inflation. It is currently at the highest level in 40 years. Prices of everyday items from groceries to gasoline are rising with no signs of slowing down. You've felt it in your own pocketbook.

On the surface, as owners within Portraits, you are likely pleased with the increase in the value of your homes. However, a high level of inflation is likely to have a less desirable effect on the long-term financial health of our HOA.

You have felt the wallup in your own pocket this year due to inflation, but it has also affected our HOA. At a tactical level, our monthly expenses have gone up. Landscaping costs are increasing as fuel prices rise and labor markets tighten. Property maintenance, and repair costs are also adjust-

ing to reflect rising material prices and labor shortages. Utility bills are getting more expensive because they track higher energy prices. Even the premiums for HOA insurance are becoming pricier as insurers try to get their arms around potential risks. Our insurance is estimated to rise over 25% this year.

What this means to you is that the amount of money needed for annual upkeep of the community will result in an inflation-matching increase in annual dues to cover the costs.

To ensure that raises to homeowner dues are fair and reasonable, the Board and Command Management have reviewed each item in the budget. While there are some projects that we would like to do, 2023 will be a year that we maintain the status quo and do projects that MUST be done.



Published in the last newsletter, and also found on line in that newsletter are some of the projects that the Board was hoping to do in 2023.

**The anticipated budget and projects will be reviewed during the Boards Budget meeting on November 1<sup>st</sup> at 6:45 PM on Zoom.**

The link to the meeting is located at [Portraitshoa.com](http://Portraitshoa.com) and we encourage you to join.

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## No Trespassing Agreement

Solicitors who come to your door are not only disturbing your dinner but more importantly they are violating the No Solicitation Sign at our Entrance, as well as the Trespass Agreement that Portraits has with the City of Pembroke Pines. Many of these vendors are trying to make a living, but others are scoping out your house. So, to be safe and help all of us, the next time a Solicitor rings your doorbell, don't be afraid to tell them that there is NO SOLICITING in Portraits, and that they should leave.

Anyone who does not belong in Portraits should be asked to leave.

This includes people just "walking their dog" or anyone who don't live here.

If they do not leave when asked, make a call to

954-431-2200 (our special you MUST say that Portraits has a No Trespass agreement with the City.

Portraits signed a Trespass Agreement with the City, and **anyone who should not be here should be reported.**



**LET'S WORK TOGETHER  
TO KEEP PORTRAITS A  
SAFE PLACE TO LIVE**

## Holiday Lighting

We would like to decorate the median with Holiday lights again this year. And, we had outlets installed at the 3 walls that say Portraits (Johnson Street, and the 2 at the main entrance).

Normally Elise Herman and her husband decorate, however they will be unable to do so this year.

Julio Morales from 7<sup>th</sup> Street has stepped up to help get the job done, but will need your help.

First, if you have lights you would like to donate, send a note to

[potraitshoa@comcast.net](mailto:potraitshoa@comcast.net)

and you will be given a location to drop off the lights. Please make sure they work.

Send a note to [portraitshoa@comcast.net](mailto:portraitshoa@comcast.net) if you can help trim the median and the signs.

We will send you an email once a date and time have been established.



## Electric Vehicles and Charging Stations

An Electric Vehicle is defined as an automotive vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.

There are many reasons why people today are currently considering the adoption of an electric vehicle. Having to charge every 200 miles may not be an option for someone on a long distance trip. Not using gasoline, or having zipper pickup or the ability to have bidirectional generation of power may entice you to purchase an Electric Vehicle. There are many pro's and con's as to why you may choose to adopt the use of an EV. Regardless of the reason if you opt to purchase an electric vehicle the one fact that everyone will have is that you will need a charging station at your home.

Previously the Board addressed

charging stations, and the guideline is published on [www.portraitshoa.com](http://www.portraitshoa.com), along with other items not currently in our documents.

What type of charging station and its placement was adopted by the Board, and you should know before installing a charging station:

*Homeowners will have the right to install EV charging stations at their homes. Charging stations can not be located within the front yard or back yard or swale, and must be either inside the Garage, or mounted to the exterior wall of the home in the area of the garage. The charging station may not be located on the zero lot line side of the home. Care should be taken to keep station out of sight.*

Contact the City of Pembroke Pines as you will require a building permit. Also, if you want to read Florida Standards on EV charging stations, you can do so at:

BUILDING CODE AMENDMENTS FOR ELECTRIC VEHICLE CHARGING, 2021 Electric Vehicles and Building Codes: A Strategy for Greenhouse Gas Reductions | ICC Digital Codes ([iccsafe.org](http://iccsafe.org))  
Copy to your browser



## BE PART OF THE SOLUTION

Upcoming Homeowners Meetings: Join your Neighbors:

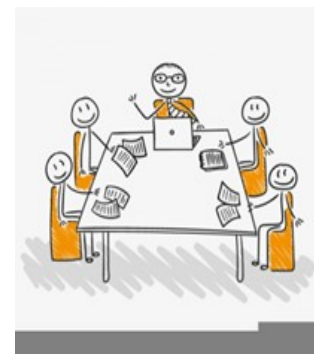
**November 1, 2022 6:45 P.M.**  
**On ZOOM This is a BUDGET MEETING.** Find the link to attend on our website.

**January 3—ANNUAL MEETING** This is planned to be POOLSIDE.

Board Meetings are held the first Tuesday of every month. Join and hear what is happening in Portraits. There is always a Q&A for the Homeowners attending at the conclusion of the meeting.

The link is found on the website: [PortraitsHOA.com](http://PortraitsHOA.com)

**We can't fix what we don't know.**



Call Command Management For **EVERYTHING** related to Portraits and or your property or any questions you have

#### COMMAND PROPERTY

##### **Melissa –**

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##### **Joseph -**

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#### **Board Members:**

President: Elise Herman

Vice President: Elsie Florido

Treasurer: Mark Gerwig

Secretary: Scott Hoch

Director—Open

Director—Open

Director—Open

We're on the Web!!  
PortraitsHOA.com

## SIDEWALK AND TREE COMMITTEE

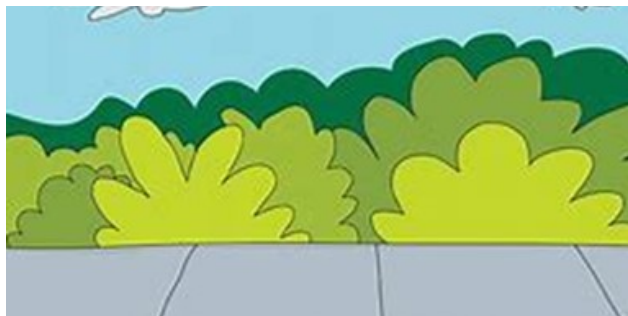
The Sidewalk and Tree Committee is made up of two Homeowners and a Board Member.

They have completed the walk through of the entire community, and reviewed the findings of a Company that surveyed all sidewalks, but did not review what was causing the sidewalk issue. They recommend grinding specific areas.

At this time the Committee has established a priority list of sidewalk issues that should be corrected.

Some may involve the removal of a tree and the possible replacement of a sidewalk. Other locations may need the sidewalk to be ground down.

Again, based on the budget we would not be able to correct all issues without entertaining a one time Special Assessment.



The next step for the Committee will be to engage with an Arborist to agree with our findings.

After that bids will be requested to either remove a tree, and or fix the sidewalk.

But, before we can do anything, the Committee has to speak with the City, and the Homeowner as trees may need to be planted (anywhere on the property).

Many Homeowners have removed the tree from the swale on the sidewalk side at their own expense .to improve their property.

Part of the beauty of

Portraits is the Mahogany trees. So, we do not want to remove them all. Eventhough the Developer never should have planted such a large species in a small swale. But that is water under the bridge at this juncture.

As a point of reference, the Trees on the sidewalk side of the street are owned by the HOA. The trees on the west side of the street (non sidewalk side) are within the property of the homeowner.

Finally the sidewalks will be cleaned at the conclusion of the hurricane season, and before the Holidays.