

Portraits Homeowners Association Newsletter

Summer 2021

Amendments Passed



15295026

.....
Inside this issue:

Pool News	2
New Sprinkler Co.	3
Before you Dig	3
Hurricane Debris	4

A huge heartfelt **THANK YOU** to those who submitted a proxy that led to the successful adoption of new Amendments centered around rental units.

In a nutshell the Amendments were passed as follows:

Amendment XIV, Section 24 Passed: 64 for, 4 against
Contains: Owner must live in home 12 months prior to renting'

Amendment XIV Section 25 Passed: 68 for, 2 against
Contains: No Corporate Ownership

Amendment XIV, Section 26 Passed: 67 for, 3 against
Contains: Homes are restricted to singlefamily use. Renting rooms is prohibited.

There is much more contained in each Amendment, and you are urged to read the Amendments that have been sent to you.

Please keep the Amendments with your Documents so that if you sell your home, the new Homeowner has a copy.

These Amendments also prohibit AirBNB, or VRBO type rentals as rentals must be no less than 12 months in length.

Command Management has an application process in place for anyone who renews a lease, or is a new Tenant. They have also notified the existing landlords in the Community of the new process and security deposit.

In discussions with many Realtors, having these restrictions, and the screening of tenants in place helps to maintain, if not increase our home values.

If you have any questions about the Amendments, or what you may need to do if you rent your home, please contact Command Management.

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

Command Management

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

Melissa or Joseph
@commandflorida.com

Keep your eyes open for Color changes



Watch for these and many other plants to be popping up!

Changes are coming to Portraits

Keep your eyes open!

JOIN THE BOARD, LOOKING FOR NEW MEMBERS

The Pool, Let's be in the know

While we have (temporarily?) removed the camera facing the pool, we wanted to bring to your attention several items of importance.

Camera video is not reviewed except to show notifications that occur outside pool operating hours which is dusk to dawn. There is **NO** audio.

Cameras are capturing children unsupervised who are under the age of 16 coming into the pool area. This is not permitted, and puts PortraitsHOA (which includes all homeowners) in a potential liable situation. If you have children under 16, please assure that they **do not** go to the pool unsupervised.

Florida ranks #6 in drowning deaths of kids ages 1-14. [FLORIDA CAUSES OF DEATH BY AGE AND GENDER \(worldlifeexpectancy.com\)](http://www.worldlifeexpectancy.com)

Next, do NOT prop open the door for any reason. We have had people from Images utilizing our pool (someone let them in). Again this puts all of us in a **potential liable** situation.

Unaccompanied kids are propping open the door with rocks. If a child wanders into the pool, **the HOA will be held responsible**. We want to avoid potential lawsuits.

Complaints are being received about loud music. If the music can be heard across the street, and down the block, it is too loud. Please be courteous.

When the camera was up we saw several unescorted children utilizing the life ring as a toy. The ropes are partially broken at this time, and again we have noticed the life ring was not hanging up, and needed to be put in its proper place. Replacement will cost us over \$300 We will add another budget line for next year.

Reference the rules for the pool located in the shower area.

We have put the broken chaise lounge chairs next to the northern fence. Please do not put back into use.

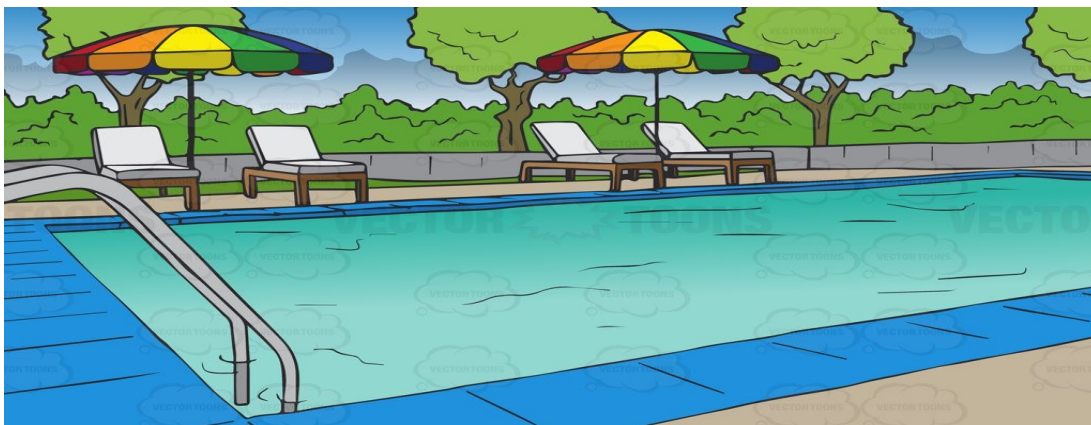
During the Board July 6th, each of the items above was brought up either by the Board, concerned Homeowners or both.

Solutions being explored are putting the camera back up in another location to capture 3' of the pool and the safety equipment (money will be spent to add power), new keys in 2022, restricting access to the pool after 10:00 pm daily.

Discussions will continue during the next meeting on August 2nd The information to join via zoom is on our website.

***Want to learn to swim?
There is a homeowner in Portraits certified to teach swimming. If you are interested call Jessica at 754-215-2937 or send us a note and we'll put your in touch ."***

BOARD MEETINGS ARE OPEN TO ALL SEE OUR WEBSITE FOR DATES, TIMES AND



We're going to get Wet!

F&S Irrigation has replaced All County Irrigation effective immediately. While this is going to increase our budget monthly, it is our belief that we will receive better quality service, and effective communication.

All County Irrigation would not come to repair the issue they had known about until the scheduled maintenance date (once a month). Lawns were not receiving water and this problem had reached a critical stage. F&S was called in to provide water to homes who had not been receiving it.

We were impressed by the manner in which they conducted themselves on site and how issues were repaired in a very timely manner. During the repair, F&S provided Command Management step by step, address by address synopsis of what was found and what parts were used to resolve the issue. Something we had requested but not received from All County Irrigation.

As of this writing F&S has done a thorough check of each home and provided us list of repairs by address.

These needed documented repairs/additions given to the Board

total over \$12,000. We will begin with those most necessary and go from there.

Some of the issues are caused by broken lines beneath pavers. Some near gates, and others in backyards. If you added a patio, a walkway, or landscaping and had not requested that sprinklers be capped there is a possibility that you may receive an invoice for the repair.

The Sprinkler Repair Form is available on PortraitsHOA.com, and should be utilized. Even though we have an address by address list of issues provided to us by F&S it is still a good idea to fill out the form.

The Board will begin preparing the 2022 budget in mid August and will evaluate if it is in our best

Ask before you dig or remodel

Will you be working in your backyard, adding a patio or new landscaping? **Before you start work**, advise Command Management of the project so that the Irrigation Company can review your property and cap any sprinkler heads or move pipes.

Any repairs to the irrigation system caused by not working with Property Managers to survey area being remodeled will be charged to YOU.

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.

Have you looked on the website to see the Architectural Guidelines the Board has approved? If not, take a look.

Get a survey before you dig..avoid being charged for irrigation repairs

NEXT BOARD MEETING IS AUGUST 3RD SEE WEBSITE FOR INFORMATION HOW TO JOIN



Hurricane Season

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 **NO LONGER** be used as a repository for debris. Please keep the debris on your swale. Do not place on the corner of NW 7th Street and NW 107th Avenue.

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 maintains the storm drains by having them cleaned, so it would be greatly appreciated if you did not wash leaves or other debris into the storm drains..at any time.

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.

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