



**PORTOFINO SHORES
NEWSLETTER**

June 2009

Dear Homeowners and Residents;

Election:

On June 25, 2009 we will be holding our Annual Election. Candidate Nomination Forms will be sent out May 21st and must be returned by June 8th. On June 10th, the ballots, proxy and voting certificate will be sent out to all homeowners that are in good standing. Most important is that you vote, either by mailing your ballot or bringing it to the meeting. If we don't get a quorum, we have to re-mail everything at a huge expense to our Association. If you intend to join the Board of Directors and you feel you can contribute your time, know-how and take responsibility in governing all aspects of our association's matters, please take some time to write a short paragraph regarding your background, experience, qualifications and what Portofino Shores issues interest you so that the homeowners can cast an informed vote. Please keep in mind, as a board member you are managing a business and are given the responsibility of protecting our association's assets and promoting the value of each home owner's investment.

Financials:

There is no doubt, we are in tough financial times. The Board has taken enormous strides to maintain the high standards while facing revenue shortfalls.

When anyone talks about collecting, spending and saving money, there will always be different views. The Board has taken a firm stance in collecting the money owed to our Association. We have also provided a special payment plan for those homeowners that have fallen behind in payments. We have received a very positive reaction which now shows in an improved cash flow in our accounts. Our management and HOA Board are watching all our expenses and changing vendors and suppliers when necessary. As a result, the association is at \$37, 445.00 under budget as per April 30, 2009.

One of the items on our mind is an actual Reserve Study for Portofino Shores. The purpose of this study is to determine the remaining life of common areas (i.e. streets, recreation center, pool, fencing, guard house, etc.) We then can compare our current reserve levels and future contributions with what will need replacing over a period of time. The end result will be the recommended contribution amount to ensure that we are properly funded.

In our community are many homes in various stages of foreclosure. As a result, the number of homeowners who are delinquent in paying their association dues are at record levels. We are in tough times where it is extremely difficult to project our association's annual revenue. Regardless, our community must still provide the necessary services to the remaining residents despite the revenue shortfall. We were able to save money in several areas while providing our community with very cared for esthetics. Particular focus was devoted to the entrances of our community. Many visitors are commenting on how well Portofino Shores is cared for and, as a result, we are now selling many homes (mainly foreclosed houses) . The new homeowners are now are doing their improvements which includes landscaping.

Hurray! The Volley Ball and Bocce Courts are finally ready for fun! As with the tennis courts, you will need to bring your own volley ball and bocce balls.

Your Board of Directors

NEIGHBORHOOD WATCH

By John Gaydosh

Our Property Manager patrols our community weekly during day-time hours. Our Neighborhood Watch makes sure our neighborhood is safe and locks the Clubhouse and rear gates every evening. During the night, our guards on duty do their turn in providing security for us, and our 24 hour cameras help us to keep out crime. This program has resulted that Portofino Shores had merely one report in the "Hot Sheet" so far in the month of May while Lakewood Park has one almost every day.

People coming to our gate *without* a Drivers License create a problem for the guards and residents alike. Unlicensed and uninsured drivers can cause bodily harm and property damage. The reason why we live in a gated community is for our personal SAFETY and PROTECTION.

We are quickly approaching the summer months when our children will be out of school, the pool will be open and BBQ's with friends and family will commence.

This means more children will be out playing and riding their bikes (remember those safety helmets). More friends and family will be visiting our community to enjoy a backyard get-together. Whatever the case, there will be an increase of outdoor activity and with it, higher traffic volume. While having fun in the sun and during the evening hours, each one of us has a responsibility to do our best to ensure everyone's safety.

One of the biggest problems and complaints we have in our community is SPEEDING and failure to STOP at stop signs. Please, for the safety of all our residents and visitors, obey the posted speed limit and stop signs. The speed limit in our community is 20 MPH and for a good reason. Going at this slower speed should allow you enough time to react and stop your car or motorbike should a child dart out to catch a ball or ride their bike out onto the street. So PLEASE, when arriving through those gates or leaving, remember SAFETY....slow down, watch your speed and stop at those stop signs.

At a recent Board Meeting and on request of concerned homeowners and residents, the Board approved and formed an Association Traffic Enforcement Committee, headed by Scott McGaw to keep our streets safe. Violation tickets will be sent to those homeowners that either violate the speed limit and stop signs or for their visitors who are heading to or from the resident's homes.

Additionally, if you plan on having parties, let the guard house know in advance and provide them with your guest list.

Parking across the walkways and on grassy areas is prohibited at any time, as well as cars parked in the streets after 12 o'clock midnight.

Parking on the grass not only kills the grass and breaks sprinkler heads, it also devalues your property. Be courteous and do not park on sidewalks. It is dangerous to many people who have to step out onto the street, especially those with a baby buggy. Cars speeding along the streets may not be able to stop on time and an unthinkable tragedy could happen.

Garage doors left open invite crime, especially at night. The Neighborhood Watch tries to give courtesy calls as reminders but do not always reach the residents.

Lock your car doors in driveways as well as house doors - even when you are home. Burglars are getting bolder. There have been reports of burglars entering through the patio doors while the residents were home. We have a safe community - let's keep it that way.

**Volunteers are needed for the daily
Neighborhood Watch program.
Please call John at 772-466-7528.**

**PARENTS, DO YOU KNOW WHERE YOUR CHILDREN
ARE?**

Unsupervised children have been observed wading and swimming in the Lake as well as playing on back porches of unoccupied homes. In addition, young children have been seen in the gym without adult supervision.

Parents, please make sure that you know where your children are playing and please stress the dangers of such activities.

WHAT YOU NEED TO KNOW WHEN LIGHTNING STRIKES

HERE ARE SOME FAST FACTS:

A bolt of lightning packs a wallop of up to 1 billion volts and a temperature of 50,000 degrees, almost five times hotter than the sun.

An average single lightning flash would power a 100-watt light bulb for three months.

If someone is struck by lightning:

Call or have someone call 911.

If the victim has stopped breathing, begin rescue breathing.

If the heart has stopped beating, a trained person should give CPR.

If the person has a pulse and is breathing, address any other injuries. Check for burns in two places. Being struck by lightning can also cause nervous system damage, broken bones and loss of hearing or eyesight.

People struck by lightning carry no electrical charge that can shock other people. You can examine them without risk.

When you see lightning, count the time until you hear thunder. If it's 30 seconds or less, the thunderstorm is within six miles and is dangerous. It's time to:

Seek shelter immediately inside a completely enclosed building, not a carport, open garage or covered patio. Once indoors, stay away from windows and doors and avoid contact with anything that conducts electricity.

If no enclosed building is convenient, get inside a hard-topped all-metal vehicle. Stay away from trees; crouch in the open, keeping twice as far away from a tree as it is tall.

Avoid leaning against vehicles. Get off bicycles and motorcycles.

Get out of the water, it's a great conductor of electricity. Stay off the beach, out of the pools and out of small boats or canoes. If caught in a boat, crouch down in the center of the boat, away from metal hardware.

Avoid metal. Stay away from clothes lines, fences, exposed sheds and electrically conductive elevated objects. Don't hold onto metal items such as golf clubs, fishing rods or tools.

Stay several yards away from other people. Don't share a bleacher bench or huddle in a group.

Wait at least 30 minutes after the last lightning flash before leaving shelter. Don't be fooled by sunshine or a blue sky.

-- Source: National Oceanic and Atmospheric Administration

**Letter from Anthony Tiplado, former homeowner and former member of
Portofino Shores Real Estate Committee:**

Dear Homeowners and the Board of Directors;

The last several years have placed us into a challenging financial environment. As a member of the Portofino Shores Real Estate Committee, I have seen first hand a tremendous decline in real estate values all over our area, including our community. Although our community has been set forth with many challenges, the overall quality of life has vastly improved in the last three years. We have mostly to thank the concerned residents and our Board of Directors. Many times I have been in disagreement with our Board, but when it was said and done, they always acted in the best interest of our community. It is very important for all dissent to be aired in a civilized matter. The Board must be patient and understand the reasons for such dissent. However, we cannot allow it to destroy our community. If an owner needs a matter to be addressed, he or she should address the Board during the Comment section of the monthly meeting. If an owner has a drawn out complaint, concern or idea, it should be put in writing and forwarded directly to the Board. If any owner is unhappy with the Board's performance, it is their moral obligation to step up to their plate and run for a Board of Director position at the next election.

It is fine to object to the Board's position on certain issues, however it is irresponsible to harass, rumor monger or libel any other owner, whether a Board member or not, without taking the responsibility of saying it directly to that person. We are all adults and should expect more of each other. It is up to us to raise our standard of civility.

As I have sold my last home in the community, I would like to wish everyone well and Good Luck for the future prosperity of the community. I am confident that the future will be bright for Portofino Shores.

Sincerely,
Anthony Tiplado

Creating Your Personal Sanctuary

by Steffi Rohr

“There are three important things in life:

Honesty, which means living free of the cunning of the mind; compassion, because if we have no concern for others, we are monsters; and curiosity, for if the mind is not searching, it is dull and unresponsive”, declared Beatrice Wood, an avant-garde artist who died in 1998 at the age of 105. She said of herself a year before she died: “My life is full of mistakes. They are like pebbles that make a good road”. Beatrice Wood understood the importance in life and embraced it fully.

This brings me to my own personal home and its surroundings: the lake, my flowers and trees - my private sanctuary – the light, sweetness, its calming ability in order to nourish my mind, where strength is rekindled and derived from and where friends are always welcome.

Everyone needs a private sanctuary. Often we give away the best of what we have to everyone else and save nothing for us. A private place helps us to get back, retrieve and re-create what we have given to others, even if we just go back out and give it away again. It is refreshing and energizing.

Whatever our dreams, they can be dreamed in our sanctuary until they become reality, for yet another dream is evolving: a magical continuation of our personal being. Creating one’s own ambience by surrounding ourselves with what we love, whether they are mementos or reminders of our journeys, music or art -they play a big role of how we feel and how we preserve and restore our energy. Using a screen if there is no other room provides a space within a room. This is where we can read; make to do lists, plan, worry, or just daydream and tune out. As a child growing up in East Germany, I would climb up a tree when I needed to be quiet with my own thoughts and prayers – or walk along a little stream with wild flowers growing alongside, picking berries in the woods or finding wild mushrooms to bring home – my own sanctuary.

Our gardens can become a sanctuary. Sources of comfort and harmony can be found in nature, the sky, in animals, in our backyards. Even nature’s elements can help overcome life’s obstacles and bring satisfaction. Peace and serenity are food for our soul and senses and are as essential as oxygen.

Doing it all is today’s struggle for many of us but staying focused with the things that really matter by nurturing body, mind and spirit , is the way to stay balanced.

Enjoy Life!

Landscaping

The mortgage crisis and the recession have had an effect on some residential landscaping, unfortunately. Whilst most of our yards are well taken care of and look beautiful, a few residents that have lived here for a while, still have not beautified their yards. A few residents seem not to care about their yards or about the rules. The Board is trying to motivate those homeowners to do the right thing and not let the landscaping become an eye sore.

If you need a "Wet-Check" or sprinkler heads replaced, please call or come to our office and make your request during office hours.

MASSEY Fertilization program

Massey is offering a program for fertilization for lawns and chemical treatment for those homeowners that are presently not on the Lawn Program provided by Portofino Shores. The cost is \$7.50/month. To get into this program, homeowners need to pay for a quarter (\$22.50) up front. If anyone is interested, please call our office during office hours at 772-460-1660. The next application will be in July.

Personal Defense Classes

At the monthly report provided by the Sheriff Department, it was mentioned that the Sheriffs Department will be holding Personal Defense Classes in about three months. These classes will be geared for females, and the cost of the classes will be minimal. More information will follow at a later date. Please stay informed by checking our Bulletin Boards on a regular basis.

Window Treatments

It has been noted that some homes do not have window treatments which is against our by-laws and notices will be sent out shortly to those home owners who are in violation.

Gate Card Replacements

Broken gate cards will be replaced at \$10.00 (bring broken card to the office), but lost cards will be replaced at \$25.00. Do not leave your gate cards exposed to the hot sun in your car!

Driveways

Oil stains on driveways are not allowed and stained pavers need to be replaced. To protect your driveway, you need to apply a seal-coat (5 gallon red can of H-C Acrylic sealer from Home Depot) and Shark-Grit. Information on where to purchase pavers, please call Chuck, our Property Manager.

Portofino Shores Property Owners Association, Inc

ASSOCIATION PROVIDED LAWN CARE AGREEMENT

We, _____, of

Owner(s) Printed Name(s)

_____, Fort Pierce, Florida 34951,

Property Address

would like the Homeowners Association to maintain our lawn. We understand that a one year commitment is required for this contract, and does require a 30-day written notice prior to the end of the year if you wish to terminate this agreement.

Included in this service is as follows:

40 lawn cuts per year.

Mowing, edging, & clean up of the lawn.

Weed removal from the drive way pavers.

Weed control.

Fertilization, six times a year.

Sprinkler head maintenance. **Maintenance only - No repairs or replacements** Trimming of the shrubs & bushes. **Trees on your property are not included.**

Weeding of the beds as needed.

Lawn insect control.

The cost for this service as of March 1, 2009 is \$55.00 - \$65.00 per month. Standard lot size is \$55.00, corner lots or lots located on the water are \$65.00. Contact the office to confirm your lot price. This cost is in addition to your monthly HOA Maintenance fee and is due on the first of each month. **You will not receive an invoice or a coupon book.**

Homeowner Signature Printed Name Date

Homeowner Signature Printed Name Date

Date Service to Begin: _____ Date Service to End: _____

Cost of Service: _____

5720 Spanish River Road – Ft Pierce, Florida 34951 – Phone (772) 460-1660

Portofino Shores Resident Access Form

OWNER INFORMATION

Lot# _____ Property Address: _____

Legal Owner Name _____ Home Phone _____

Mailing Address _____

(IF DIFFERENT THAN ABOVE)

Number of Children in home ____ Total number of people living at address ____

Emergency Contact _____ Emergency Contact Number _____

Lawn Care: _____ Pest Control: _____

Pool/Cleaning: _____ Other Service: _____

RESALE INFORMATION FOR SALES ONLY

Title Co. Rep Name & Phone: _____

RENTER INFORMATION

Renters Name(s) _____ Phone _____

Number of Children in home ____ Total number of people living at address ____

Emergency Contact _____ Emergency Contact Number _____

NAME(S) OF ALL PERSON(S) RESIDING & ASSIGNED ENTRY GATE CARDS

Name _____ Gate Card # _____

Name _____ Gate Card # _____

Name _____ Gate Card # _____

Name _____ Gate Card # _____

Name _____

Name _____

VEHICLES REGISTERED AT PORTOFINO SHORES:

Make _____ Model _____ Color _____ Year _____ Lic.PI# _____ Sticker # _____

Make _____ Model _____ Color _____ Year _____ Lic.PI# _____ Sticker # _____

Make _____ Model _____ Color _____ Year _____ Lic.PI# _____ Sticker # _____

Make _____ Model _____ Color _____ Year _____ Lic.PI# _____ Sticker # _____

PERMANENT VISITOR LIST ONLY THREE NAMES ALLOWED (i.e. relatives)

Name _____ Name _____ Name _____

EMAIL ADDRESS: _____

Date Submitted: _____

“WHO INSTALLED MY TILES?”, ETC.

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Sales Rep: Jorge Bouza

Cell: 772-473-5624 or e-mail jbouza@colorwheel.com

How to get there: Take Turnpike Feeder Road South to Indrio intersection. Make a right and go to Johnston Road. Turn right onto Johnston Road (this road is called 43rd Street at Oslo intersection). Go straight, cross over Route 60. Stay on 43rd for approx. 1 1/2 miles. Turn right into 3400 43rd Avenue, then turn left - Suite 9 is all the way at the end of the building.

Water Heaters

The water heaters in our homes have a 6-year warranty. Please check against the manufacturer’s information to be sure. The manufacturer is RHEEM. WOOL Wholesale of Port St. Lucie is our supplier.

Phone: 772-336-1919.

**For any other questions on your home, please contact Petra at
Prime Home Builders: 772-461-2892.**

Tot Lot Equipment:

As of now, the playground fund totals \$1,520.00. The Board is looking into providing money to purchase commercial playground equipment for which a minimum of \$5,000 will be necessary, plus additional funds for tables and benches. If anyone would like to be a sponsor for this project, please call Alice Schmitz at 772-461-0875 or e-mail her at Orchid_lady33@yahoo.com.

Any donation is appreciated.

Pool Keys

Existing pool keys

- cannot be transferred to another home,
- cannot be lent to anybody else, and
- have to be transferred to the next owner in case of the home being sold.
- New homeowners and their residents are required to come to the office to register
- A registration fee will have to be paid in form of a personal check in the amount of \$35.00.
- Every resident is required to have a picture taken and will in turn receive a picture ID to be attached to the key holder.
- If the home is being sold, the key may be brought to the office for safe-keeping for the specific address it belongs to.
- If a key is lost, a copy of the key with the exact number will be made at a cost of \$100.00.

RESIDENTS—E-Mail List

IF YOU ARE NOT RECEIVING

E-MAILS FROM PORTOFINO SHORES AND WOULD LIKE TO BE ON THE LIST, PLEASE E-MAIL ALICE AT

ORCHID_LADY33@YAHOO.COM.

YOU WILL RECEIVE MAILINGS OF EVENTS THAT ARE HELD AT THE CLUBHOUSE.

ALSO, IF YOU WOULD LIKE TO BE TAKEN OFF THIS E-MAIL LIST, PLEASE LET ALICE KNOW.

Report from our Clubhouse Committee

Schedule of Events—please mark your calendar!

Friday, June 12th - the final date will be announced!

Day Trip on the Palm Beach Princess Casino Ship.

A bus picks up at the old K-Mart Plaza on Route 1.

If we have more than 30 paid reservations, a bus will be sent to Portofino Shores. The cost is \$28 to \$30.00 depending on the number of participants. Please call ALICE at 772-461-0875 for reservations.

Saturday, July 4th

Independence Day Grill Party at the Pool

Details to follow.

Tuesday, August 4th

26th Annual National Night Out - Time and details will be announced.

This event involves citizens, law enforcement agencies, civic groups, neighborhood organizations such as ours. It is designed to

- Heighten crime and drug prevention awareness;
- Generate support for and participation in local anticrime programs;
- Strengthen neighborhood spirit and police—community partnerships; and
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.
- We will have visits from our local police and sheriff departments.

And—there will be fun, music and dance.

Monday, September 7th

Labor Day Potluck Dinner Party - details will be announced.

Details to follow.

July 2009 - Mid Summer Teen Pool Party

Date and details will be posted.

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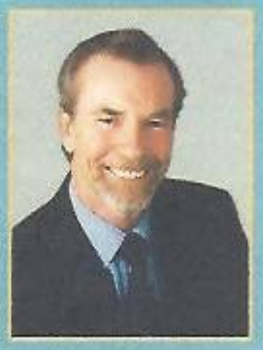


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Ian Leburn
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LOCATION - LOCATION LOCATION

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“On The Edge” Tiki Bar & Grill

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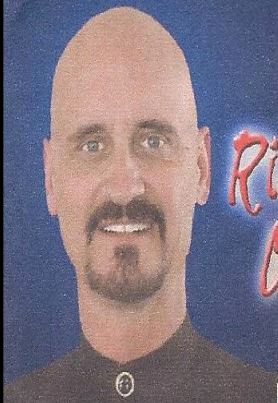
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OR**

Visit our website: lakewoodre.com

Property Manager Office Hours:

Mon—Fri from 9am—3 pm

Phone: 772-460-1660

Guard House: 772-465-0507

WastePro: 772-595-9390 (refuse removal)

Comcast Cable: 800-568-1212 or 772-461-6659

Direct TV: 800-347-3288 or

800-730-4792

FP&L: 800-226-3545 or

772-462-0555

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St. Lucie County Utilities:

800-656-7966 or 772-462-1150

Committees:

ARC (Architectural Review Committee):

Fernando (Fred) DiSisto

Building & Grounds:

Hugh Healy

Clubhouse Committee:

Steffi Rohr & Alice Schmitz

Engineering Committee:

Hank Schmitz

Association Traffic Enforcement Committee -

Scott McGaw, Fred DiSisto

Neighborhood Watch Committee

John Gaydosh

Real Estate Committee:

Ian Leburn

CDD: Hank Schmitz

Appeals Committee: Hank Schmitz

PORTOFINO SHORES HOA

5720 Spanish River Road,

Fort Pierce, FL 34951

Website:

www.portofinoshores.net

Position: held by

President Hugh Healy

Vice President Fernando (Fred) DiSisto

Secretary Ron Frantantoni

Treasurer Steffi Rohr

Director Gwen Kidney

Office Manager Chuck Anklam

Adm. Assistant Peggy Hansen

County Information/Websites:

St. Lucie County Online: www.co.st-lucie.fl.us/

SLC Clerk of Circuit Court: www.slcclerkofcourt.com/

**SLC Chamber of Commerce:
www.stluciechamber.org/**

[index.asp](#)

SLC Property Appraiser: www.paslc.org



**5720 Spanish River Road
Fort Pierce, FL 34951**

