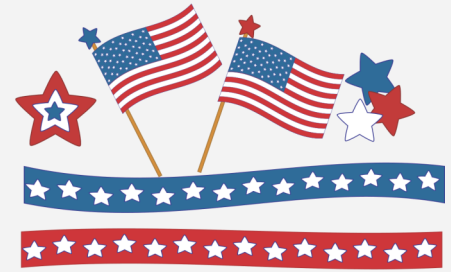


THE ANCHOR



HERITAGE POINTE NEWSLETTER

JULY 2023

HOURS OF OPERATION

Clubhouse is **CLOSED** until further notice.

Pool & Spa are open
Dawn to Dusk

Office is open Mon thru
Fri: 9 AM to 12:30 PM
1 PM to 4 PM

HOLIDAY/VACATION

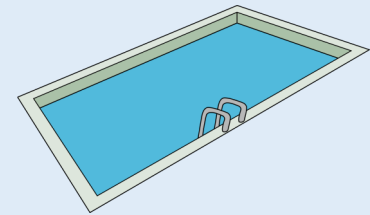
OFFICE WILL BE **CLOSED** JULY
3-JULY 10.

In emergencies call Sentry at
239-277-0112.

MAINTENANCE FEES

Next Quarterly payment
is due **July 1**.

Please know that late fees apply if payment is not received 10 days after the due date. On the 11th you will incur a 5% late fee and interest beginning from the 1st. To avoid late fees and remembering to pay dues, you may want to sign up for Click Pay. Please go to Sentry Management website for more details.



Although the pool season in the summer is a little laid back, please follow the rules. This is a public pool for our community. Even if you have spent a lot of time alone in the pool, it is not your private pool.

- * Please do not have drinks of any kind in the pool or around the pool's painted area.
- * Please pick up after yourself and put the chairs in the same way you found them.
- * Please **DO NOT** remove your bathing suit and swim in your birthday suit!

Four lights will be replaced in the pool this week. You will soon see new hand rail covers I purchased prior to Ian. Also, the painted area around the pool is looking bad, chipped and discolored so the pool will close from 3:00 PM on July 10 through July 11. It will reopen on July 12 at dawn. I apologize for the inconvenience.

BBQ Grills

If anyone is interested in taking over the BBQ grills, please let me know.

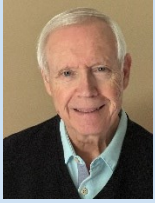
Happy 4th of July.

4th OF JULY

How come there aren't any knock-knock jokes about America? Because freedom rings.

Why doesn't fire get to enjoy a day off on the 4th of July? Because fire works.

What did Polly the parrot want for the 4th of July? A fire-cracker.



Clay's Corner

The summer months are upon us – but for your Board the planning and work continues.

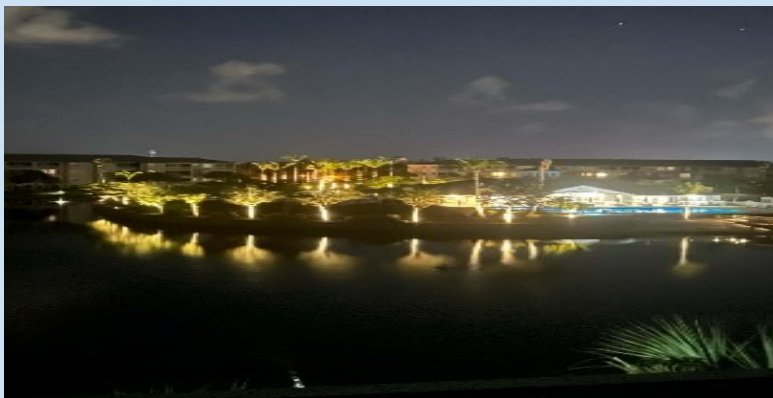
For those that are in residency at Heritage Pointe for the summer months, we ask that you keep an eye open for anything that doesn't seem normal. With so many owners leaving for various reasons, it's good for those at HP to be extra vigilant. Please report any suspicious activity to Valerie Hoover our Sentry CAM and Melissa – or the sheriff if necessary. We need all residents to have a watchful eye to ensure our community is safe and secure.



They say behind every good man is a great woman! I can assure you that is the case – which is why my wife Barb is in the above picture with me in 1973 (cruising up the Rhine River on our honeymoon!) It was ten years ago; I was writing how she has supported and been there for me for 40 “official” years on June 23rd. Now we've celebrated 50 years, and as we all know, time really flies by when you're having fun at HP. Barb has also been a big supporter of Heritage Pointe, she spent hours this past year helping me prepare the HP budget with Chuck Kern.

Which brings me to volunteering. I mentioned last month ways to be involved. We continue to need people to step forward and help. Now why will you want to do this? The biggest reason it's fun and you make new friends. It also saves our community money (which means we all save) – and that is a great reason as well, especially with what is needed to return us to “before Ian!”. So please consider it. Please check the Board Agenda for all the areas you can be involved in – and talk with the Board member in charge. Come this September, I will highlight each work area – introduce you to the Board member in charge – and give you their thoughts and plans for the coming season.

And speaking of volunteers, Bob Kostyrka sent me this picture –



Bob and Denny Jawor have spent hours fixing buildings and landscaping lights. They also have spent hours repairing the doors on our trash bins. We thank them for all their volunteer work, as we do for all of you currently helping and working on projects at HP!

Board Business – in case you missed it. We have begun windows water testing in various units, hoping to convince our insurance carrier we need additional funds to replace many windows. Clubhouse restoration planning is underway with Joyce Jager leading a group of volunteers. Marilyn Hartke is busy helping Joyce, as well as, planning this and next year's social events. Paul DiFuccia is spending hours preparing the necessary details to ensure all insurance proceeds received are fairly distributed back to owners with Ian damages. Ron Click and Ruth Wedster are spending many hours investigating replacement cameras and controls for our front and pool gates. Scott Lightner, our new Board member, is planning landscaping updates to begin fixing what Ian took away. And many thanks to Ron Click for working hours on our pool and spa. We're very happy our pool is back to being enjoyed by all!

Until next time..... Regards, Clay Snyder, President

TREASURER'S REPORT

Hello Neighbors,

Efforts this month were focused on establishing and communicating "go forward" procedures in a number of areas.

Reoccupation of first-floor units Processes which have been clarified and communicated to first-floor owners include establishing a punch list process between owners and CRC, requiring a final sign off by each owner to ensure their satisfaction, and CRC providing a one-year warranty to owners for the work completed. These owner sign offs will become the basis for a final review by the Master Association, CRC, and Altieri, our adjuster.

Flood insurance claims Altieri will be providing forms to first-floor owners to list any additional items they feel should have been covered by insurance and, if possible, those items will be included in future supplemental claims. This is meant to maximize potential insurance payments.

We are in the process of following up on our first supplemental insurance flood claim. Initial reports from the first two levels of review are positive, but there are two more review steps to go. We will keep you advised.

Final first-floor add ups Once our insurance claims results are finalized, CRC costs have been captured, and we have owners' sign offs, Altieri will then be in position to prepare a final add up for each first-floor unit.

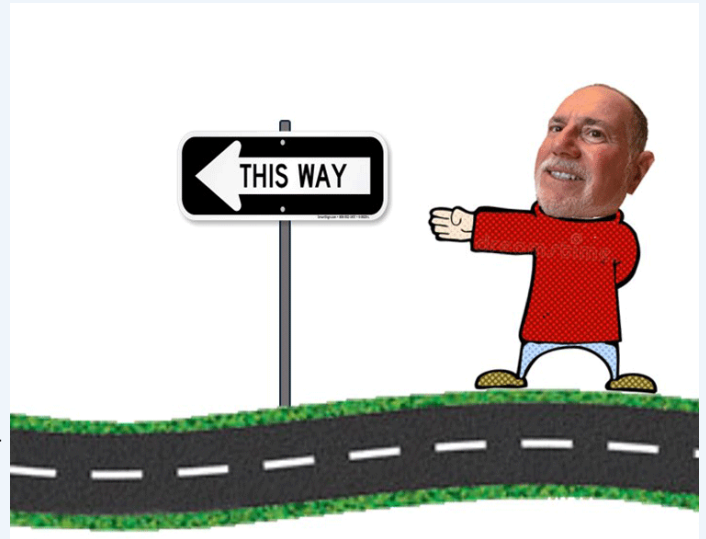
Wind insurance claims – all floors We are waiting for final results from the window assessments by GCI. We hope to have their report by end of July. Altieri (wind side) will then be in position to file a substantial supplemental wind claim to the insurance company.

While these processes take some time to play out, they are aimed at netting us significant additional insurance payments and comprise the approach recommended by our legal counsel and public insurance advisors. Please know that the Board is committed to recovering every dollar available to the benefit of all owners at Heritage Pointe.

Making Master funds work harder for us A Master Association investment account is now established and funded at UBS Institutional. Investments include a three-month TBill ladder with current returns ranging from 5.39% to 5.49%. We have also funded a US Government securities fund with a current return of 5.12%. All funds are liquid and fully backed by the US government. While we have significant expenses coming our way, our strategy continues to be to keep our funds invested for the longest time possible.

Thank you for your understanding and continued support.

Paul DiFuccia, Treasurer





It has been 9 months since Ian and we have seen some good progress, but the next phases will be best described as “Budgeted Speed”. Since there was zero insurance coverage on our Landscaping/Irrigation Recovery Plan we must prioritize each phase for protecting our investment we have at Heritage Pointe. I would like to say that all the Plans we have will start and continue until completion, but we will have to go as the funding is available. The following is the plan that I have put together with some details included.

Phase 1

The Inner Loop Irrigation is complete and functioning automatically. This was a critical item for us all to avoid losing a significant amount of grass and bushes.

Phase 2

Removal of approx. 70 trees and bushes. Many on the North side, but also scattered throughout the Community. This will allow removing unsightly landscape trees that are deemed damaged beyond repair. The sad part of this is the fact that many of these trees were part of the original landscaping during the construction phase of our community back in the 2004–2006-time frame. This phase is currently pending the finances to move forward.

Phase 3

The Outer Loop Irrigation system is not operating. We have the quotes to replace the wiring and water lines around the out perimeter. I have asked our Landscaping Company to separate the big plan to totally replace the Outer Loop at this time and instead partial the quote out so that a separate Irrigation system could be installed to irrigate the front gate and surrounding areas. It will cut costs down with the remaining original system being worked on later. This phase is back for re-quote and review.

Phase 4

The Gateway Project is the area around the Front Gate, fence line, Club House Ave, Club House Circle, and Pool area. This project is needed to give HP a street value boost and a feel-good feeling for all of us. This phase is being quoted with a Target completion of Nov/December 2023

Phase 5

This phase addresses the replanting of Trees, Bushes, Plants that will be removed in Phase 2. It also will include the walkways of the carports and the surround of the AC areas. It will require the Community and ARC’s involvement and the funding to be available. This will take place in early 2024.

All for now....

Scott Lightner, Director

WELCOME NEW OWNERS

Unit 146—Sue Weston and Robin Weston Hubner
Unit 822—Larry & Jody Thompson
Unit 921—Steve & Jackie Sarullo

FAITH AND FREEDOM CONCERT

Come celebrate the 4th of July Holiday weekend listening to the combined Shell Point Singers & Village Church choir perform many of your well-known and loved patriotic songs. Included are God Bless America, Let There Be Peace on Earth, Salute to the Armed Forces Medley, God Bless the U.S.A., a Patriotic Sing-a-Long and more of your favorites!!

This hour long concert will be on Sunday, July 2nd from 6-7:00 PM at the Village Church at Shell Point. Concert is **FREE!** For directions or any other questions, please call Anita Ledbetter, one of the chorus members at 574-870-4478.

Hope to see you there!

All owners may attend all meetings and you may sign up to speak for up to 3 minutes on any agenda item. If not an agenda item, you may speak to the board after the meeting has been adjourned.

Book Club News

Winter 2024 Schedule

[Winter2024Schedule](#)

Jan. 23

Lessons in Chemistry
by Bonnie Garmus

Feb. 27 Verity

by Colleen Hoover

Mar. 26

Little Fires Everywhere
by Kristen Hannah

Happy Reading!

Philly Evans

[FIRE PUMP TESTING](#)

Every Tuesday the fire pumps are tested, so at

SCHEDULED MEETINGS

Activities Committee -

Monday, September 25 at 10 AM

ARC (Architectural Review Committee) -

Wednesday July 12 at 10 AM

Finance Committee -

Thursday, July 20 at 10:30 AM

Board of Directors -

Thursday, July 27 at 10 AM

Official Notice of Board of Director's Meeting is posted on the HP website

Official meeting minutes are those that are approved and posted on the HP website

Just a heads up:

Week of November 6th the A/C lines will be cleaned.

Association Board of Directors Contact Information

Clay Snyder, President: Governing Documents Review, Clubhouse, Office & Leases 586-350-9862
Ruth Wedster, Vice-President: , Director: Gates, Parking, Roads, Safety & Lake 773-230-0643
Marilyn Hartke, Secretary: Activities & Minutes 314-368-4329
Paul Difuccia, Treasurer: Budget Workshop, Finance Committee Chair, Insurance Review 814-450-6766
Dennis Jawor, Director: Building Maintenance, Landscape & Irrigation Assistant 708-542-9102
Ron Click, Director: Pool and BBQ 618-407-7920
Scott Lightner, Director: Landscape & Irrigation, Building Maintenance Assistant 814-873-1406

Contact the board member for issues pertaining to their areas; or send an email to the office.

Committees

Activities: Chair, Marilyn Hartke, Glenda Bode, Nancy Copley, Janet Doremus, Roslyn Johnson, Scott Lightner, Alberta Mohnssen, and Connie Speck

Architectural Review: Chair, Jane Heston, Bob Butler, Louis States, Sue Wells and Ron Ledbetter

Finance: Chair, Treasurer Paul DiFuccia, Allan Fentner, Jack Norton, Arnie Strang, , Bob Schriefer and Penny Yearndle and Chuck Kern.

Compliance:
Chair, Vickie Ryan, Tana Butler and Joe Giacomo

Sentry Management Contacts:

Ft. Myers Office Tel: 239-277-0112
Fax: 239-277-0114
12830 University Dr, Suite 150, Fort Myers, FL 33907

Manager: Valerie Hoover 239-277-0112 ext. 51805
e-mail: vhoover@sentrymgt.com

Accounting: Maintenance fees should always be made payable to Heritage Pointe Master Assoc., Inc., include your account # and coupon. Mailing address is P.O. Box 30437
Tampa, FL 33630

Lease Application: Roxanne Wolf @ 239-277-0112 ext. 51800
e-mail: rwolf@sentrymgt.com
Mail to Ft. Myers office

Address: 9010 Pointe Club Dr.
Ft. Myers, FL 33908
Tel: 239-466-8418
www.heritagepointefl.com
email:
admin@heritagepointefl.com



ARC Architectural Review Committee

Some of the items requiring ARC approval:

- Air Conditioner & Heating Replacement (includes either the entire unit, air handler only or condenser only)
- Entrance Enclosure (Screen doors)
- Entrance & Lanai Flooring (material & color)
- Indoor Hard Surface Flooring mainly sound proofing material
- Windows or Doors Replacement
- Lanai Sunscreens / Fabric or Metal Shutters
- Lanai Murals
- Entrance & Storage Door Hardware
- Window Coverings
- Material Alteration to Unit Interior

You may review all the specifications, appendixes, forms, approved choices from www.heritagepointefl.com

Frequently Called Phone Numbers

Advance Waste Disposal call 239-334-1224 Option 3 to get on the list for large items which are picked up on Fridays (set out on Thursday night if possible)
First Call (pest control) - 239-247-1534
CenturyLink (telephone) - 800-788-3500
Xfinity (Comcast) - 855-510-1609
FPL (electricity) - 239-334-7754
WATER UTILITY (main break) - 239-533-8845

EMS - 239-337-2000
SHERIFF - 239-477-1234
FIRE DEPARTMENT - 239-433-0660

Government Organizations

Social Security Administration - 1-800-772-1213
Lee County Court of Clerks - 239-533-5000
Lee County Property Appraiser - 239-533-6100
Driver's License Office - 239-533-6000 Option 4
Lee County Vehicle Registration -239-533-6000 opt 3