

THE ANCHOR

Heritage Pointe Newsletter

August 2019 issue

HOURS OF OPERATION

Clubhouse/Office/Library/Billiard
9 to 5 Monday thru Friday
Closed Saturday & Sunday

Office is Closed 12:30 to 1:30

Pool Facilities (key card access)
Dawn to Dusk everyday

Fitness Room (key card access)
24 hours

Card/Game Room (key card access)
8am to 10pm

September HOLIDAY HOURS

The clubhouse & office will be
CLOSED Labor Day, September 2.

The office will be open limited hours from **September 3 to the 13** while Sylvie is on vacation. (Exact days and hours that the office will be open will be the next newsletter.

Sentry management should be the first call you make for emergencies after business hours and weekends. Their office # is 239-277-0112
Dee's extension is 51812

Wishing you all a great upcoming holiday weekend!!

SUMMER STORMS

For your safety we kindly ask that you evacuate the pool immediately after the first sign of a storm approaching or more important hear thunder.

If it roars, get indoors!!!

The following are some **pool rule** reminders, others are listed on the signs at the pool.

- No glass ever at the pool
- Drinks and food should never be consumed while bathing
- Smoking or vaping is only permitted 15ft away from the clubhouse. It is allowed at the picnic area and please always dispose of butts properly.
- Please return furniture to its original position.

Thanks for your contribution in maintaining order!!

THE ANNUAL SPRINKLER & FIRE ALARM INSPECTION

is scheduled for

Tuesday, August 13 and Wednesday, August 14

NO SPECIFIC time can be given as they will be inspecting in consecutive unit order beginning with building 1 starting on the 4th floors at every building.

Inspection of all units is necessary, so please be sure the association is granted access if you have not provided a key. Please note that the fire alarms will frequently be going off during this inspection, there is no need to panic or evacuate but you may want to put in ear plugs.

Although we will post notices, it is the owner's responsibility to inform their tenants or guests that their unit will be inspected.

Inspection will be conducted by Wayne Automatic Fire Sprinklers, the company that also monitors our fire system, and access into the unit will be given by Sylvie.

During this inspection, the office will be closed and only open limited hours.

If you have any questions regarding this inspection please call Sylvie at 239-466-8418.

FIRE SAFETY REMINDERS

The following are not only part of our rules & regulations but also the fire code.

- Sprinkler heads are never to be painted or altered in any way
- Mini horns are never to be disconnected
- All stairwells and corridors must be clear of storage and obstructions
- Combustibles such as gasoline or propane shall never be stored in units or in the storage rooms
- Storage shall not be placed higher than 18 inches below any ceiling
- Electrical panels should easily be accessible
- All circuits breakers are clearly labeled
- Cover plates should be on all outlets
- All power cords are maintained in good conditions without splices
- Cooking is the main cause of home fires. Everyone should have a fire extinguisher handy if needed and we also have 29 extinguishers per building including some at the carports. Do not hesitate to use them if needed.

The fire department has introduced what is called a "Knox box" for homeowners. In an emergency a key to your unit would be in this box which is only accessible to the EMS. If interested contact Sylvie for more info.

ROOF PROJECT UPDATE

We anticipate the project to be 100% completed by end of August.
More details and pictures on page 2.

GATE ENTRY SYSTEM

The new gate system should be installed within the next couple of days with a few added features. This system should work exactly as the other one with a few exceptions and upgrades. More details to follow.

LEASE APPROVALS

There is a new person at Sentry that is handling the lease approval process. See page 4 for her contact information.

QUARTERLY WET WASH BUILDING CLEANING

The quarterly wet wash continues as follows with B-3 Aug. 2, B-4 Aug. 9, B-5 Aug. 16, B-6 Aug. 23 & B-7 Aug. 30
Note that schedule may change due to unforeseen circumstances.

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.

WELCOME NEW OWNERS

Unit 725 sold to Thomas Pace from Illinois

Unit 832 sold to already owner Susan Gayford

Unit 1037 sold to Monte & Cindy Montgomery from Indiana

All new owners should check in with the clubhouse once the closing of their condo takes place and MUST provide a Warranty Deed to Sentry.

NEW OWNERS who would like to be featured in the newsletter with a short introduction of themselves and why they have chosen Heritage Pointe as their new home can email Joyce at jjjager@aol.com.

This is a good opportunity for everyone in our community to learn about you.

Please remember to include a picture.

HURRICANE SEASON

The most active months are near so you should have already made some preparations.

If you have special needs you MUST register prior to be accommodated.

We have "All Hazard" Guides and a hurricane checklist at the clubhouse.

You may also view it on the following websites.
www.nhc.noaa.gov or
www.LeeEOC.com

"In Case of Emergency" forms can be obtained from the HP website under the "Forms" tab.
www.heritagepointefl.com

Scheduled Meetings

Activities Committee Meeting - Thursday, September 5 at 10am

ARC (Architectural Review Committee) Meeting - Thursday, August 8 at 10am

Finance Committee Meeting - Thursday, August 15 at 10am

Board of Director's Meeting - Thursday, August 22 at 10am

Official meeting minutes are those that have been approved by the board of directors and posted on the HP website.



Joyce's Journal

At the last construction meeting Crowther told us they expected to be finished with the roofing project by the end of August; (without any rain delays). Building 3, the Clubhouse and the gate building are the only buildings with workers still on the roofs. We are completing the final punch list for buildings 4 and 5. If they do complete it by the end of August it will be done 4 1/2 months early.

The installation of the lights has been delayed because of the roofing work on the Clubhouse. As soon as the roof is completed the remaining lights around the Clubhouse and pool will be completed.

The installation of the new electrical lines for the pool motors is in the permitting stage. Paper work for them to actually start the project has been filed. The project is coordinated with FPL, and will be done on their schedule.

Landscaping work continues with the enhancement plantings. It is also the time of year when our bushes and trees get the hard cut trimming. For a little while the plants look bad, but new growth begins quickly.

The new gate terminal was scheduled to be installed on July 29. As I write this newsletter it is still not installed. There were some programming problems that had to be worked out before the installation. Sylvie will email all owners specific instructions for using the new terminal as soon as it is installed. The information will also be posted on the HP website.

A reminder to anyone submitting a lease application for approval, the back-grounds checks are to be attached to the application. The renters should keep a copy to attach each year as they are good for three years.

While those of us who are here are enjoying the pool while it is not so crowded, we look forward to your returning to HP ready to enjoy all of the improvements that were installed while you were away.

Joyce Jager
Association President



Picture below of the clubhouse roof almost completed.



Great picture above of completed roofs on the north side of the property. This photo was provided by Brandi with Attic Breeze, the company the attic vents were purchased from.

Landscape & Irrigation



Welcome to the August landscaping update.

I'm writing this month's newsletter at the end of a weeks vacation in Florida. During the week, a couple days were spent at HP. The hot dry weather of last month is long gone. The heat has backed off to normal and the usual summer rains have arrived.

Accompanying the rains has been a large amount of lightning. During a recent storm a palm tree by the pool took a direct hit. (See accompanying picture) Unfortunately, the Palm did not survive the trauma and will soon be cut down. We have lost several palms over the last 16 months. We have lost some to disease, lightning and just old age. Some may wonder why the palms haven't been replaced. There are a couple reasons. Diseased palms can't be replaced with the same type of palm. Those that die due to other issues, can be replaced but by much smaller ones. A fully mature palm isn't expensive to buy. However, transportation and installation drives the cost up substantially. At last count, we have approximately 820 palms on our property.



The building enhancements are almost complete. There are still a couple buildings that need to be done (building 9 & 10). Additional plants at some areas are on order. New sod will also be installed at many locations.

I've been made aware of some concerns about recent aggressive bush trimming at several buildings. At times, plants need cut back to remain healthy. We have several area's that plants have grown untrimmed for years. HP is in a tropical climate with a never ending growing season. Those concerned, should see the attached picture taken at building 5. Within a couple weeks after the trimming, new growth has emerged, including flowers. By fall, all the trimmed bushes will be flourishing. Smaller in stature, but healthier and fuller.



The last project to be completed is the drain at building 3. Brightview and I have been in communication with each other to finish that job as soon as possible.

That's all for this month. Everyone enjoy what's left of summer. It won't be long before many will be heading back to HP. Things will look a lot different when you arrive.

Steve Hartley
Director in charge of landscaping

Beautiful picture on the right taken by building 9 shows roof improvement and the natural beauty of what Heritage Pointe has to offer.



ACTIVITIES

CARDS / MAH JONGG

Every

Tuesday & Friday at 12
Games played will depend on those attending or number of players.

SUMMER BUS TOURS

If you are looking for something to do during the summer months you may want to take advantage of the bus tours being offered. Email Sylvie for details.

SAVE THE DATE

"The **GATLINS**"

are scheduled to entertain us

Saturday, March 7

from 7 to 10pm

Tickets will be available for purchase beginning January 30, 2020

2019/2020 PARTIES

The www.heritagepointefl.com website has been updated for your review. You can start planning your calendar of events for the upcoming season.

While you are browsing the website and see errors, please send Sylvie an email so that she can correct it.

BOOK CLUB NEWS

Out dates and selections for 2020 reads are:

January 28
Loving Frank by Nancy Horan

February 25
The Boy in Striped Pajamas by John Boyne

March 24
The Storyteller's Secret by Sejal Badani

Wishing you happy reading throughout the year.

Association Board of Directors

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- **Joyce Jager** - President / Area of responsibility: Governing Documents Review, Clubhouse, Office & BBQ
- **Char Creech** - Vice-President / Area of responsibility: Pool, Clubhouse Alarm & Lease Renewal
- **Marilyn Hartke** - Secretary / Area of responsibility: Activities
- **Chuck Kern** - Treasurer / Area of responsibility: Budget Workshops, Finance Committee Chair, & Insurance Review
- **Steve Hartley** - Director / Area of responsibility: Landscape & Irrigation, Building Maintenance Assistant
- **Dennis Jawor** - Director / Area of responsibilities: Building Maintenance, Landscape & Irrigation Assistant
- **Jim Norris** - Director / Area of responsibility: Gates, Parking, Roads, Safety & Lake

Feel free to contact any of the board members on issues that pertain to them. Their contact information can be obtained from the directory listed on HP websites www.heritagepointefl.com or www.accesssentrymgt.com

Committees

Activities Committee: Chair, Marilyn Hartke, Glenda Bode, Cindy Hare, Alberta Mohnssen, Beverley Robertson, Connie Speck and Guy Tardi

Architectural Review Committee: Chair, Jane Heston, Bob Butler, Jerry Dahlberg, Louis States & Sue Wells

Finance Committee: Chair, Treasurer Chuck Kern, Assistant Treasurer Bill Cornell, James Freeman, Jack Norton, Alastair Robertson, Jay Rovenstine and Arnie Strang

Compliance Committee: Chair, Vickie Ryan, Tana Butler, Gunilla Nilsson

Management: Sentry Contacts

Ft. Myers Office Tel: 239-277-0112 **Fax:** 239-277-0114
Address: 6330 Techster Blvd., Suite 1, Ft. Myers, FL 33966

Manager: Dee Wyatt Tel: 239-277-0112 ext. 51812
e-mail: dwyatt@sentrymgt.com

Accounting: Maintenance fees should always be made payable to Heritage Pointe Master Assoc., Inc., include your account # and should be mailed to P.O. Box 105302, Atlanta, GA 30348-5302

Lease Application: Christine Velez @ 239-277-0112 x51818

e-mail: cvelez@sentrymgt.com
Mail to Ft. Myers office

LEASING YOUR UNIT

ALL leases require a background check that owners will be responsible to provide with the lease application. Lease Application & transfer of membership fee will be \$100 payable to Heritage Pointe.

The application form is available on HP website or can be requested from Sentry Group or Sylvie. Management requires that application, lease and fee be sent at least **30 days** prior to tenants moving in to allow ample time for processing.

Without prior approval, transfer of membership will not proceed and parking permit will not be issued.

Any guest, other than immediate family member staying in your unit without your presence must pay \$100 and requires acknowl-

edgment by the owner and the guest that there is NO payment of consideration by signing the form.

ARC Architectural Review Committee

An ARC request MUST be submitted to the committee for review and approval before any addition, change or alteration is made to any exterior portion of your unit, which includes entryway, lanai, air conditioner, window coverings, sound proofing for interior or floor covering etc... as stated in the ARC guidelines.

These and all forms can be viewed and obtained from the HP website or Sylvie at the clubhouse office.



Clubhouse
Information

Address: 9010 Pointe Club Dr.
Ft. Myers, FL 33908

Tel: 239-466-8418

Fax: 239-466-8146

www.heritagepointefl.com

www.sentrymgt.com

E-mail: sylvieg@comcast.net

Frequently Called Phone Numbers

Advance Waste Disposal for special pick up
239-334-1224 Option 3

Arrow Environment (pest control) - 239-288-2222

Century Link (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
Option 3

VENDORS ADVERTISEMENT

We do not endorse any businesses or services listed in our newsletter.



Churchill Real Estate
Larry A. Park
 REALTOR®
 (239) 243-7204
 info@larrypark.realtor

Specializing in Heritage Pointe
Sales, Rentals, Property Management & Home Watch Services

Pre-Construction Owner and Full-Time Resident
 of Heritage Pointe since 2004



SOLD

Pam Schwartz
 REALTOR®

Sunstream Realty
 Cell/Text: 239.218.1875
 Pam@BeachHomeOnline.com

"Your Real Estate Connection"

6231 Estero Blvd.
 Fort Myers Beach, FL 33931



PLACE

**YOUR AD IN OUR MONTHLY NEWSLETTER FOR \$300
 WHICH INCLUDES 12 ISSUES**

Please send your business card in a Tiff format via e-mail

Sylvieg@comcast.net or

Sylvieg10@icloud.com

call 239-466-8418

Or mail to 9010 Pointe Club Dr., Ft. Myers, FL 33908

As always, we thank you for providing your services to our community.

Thought for the day!

"If you make it a habit not to blame others, you will feel the growth of the ability to love in your soul, and you will see the growth of goodness in your life."

Leo Tolstoy

GOOD TO KNOW COMMUNITY & FACILITIES INFORMATION

- When purchasing a unit, all gate remotes and key fobs must be transferred from the previous owner.
- Gate remotes & key fobs are provided by you to your tenants.
- We do not lend or give money back for purchased remotes or key fobs. We can only replace with another if defective.
- Gate remotes can be purchased from the office clubhouse for \$25 and key fobs for either \$10 for the card type or \$15 for a key chain type.
- You can only have 2 key fobs at one time so if one is lost you will need to bring the other one that you have so that we can deactivate the lost one.
- Temporary codes for gate access can be given if you expect to arrive on the weekend or at night, but this code will only work for that day. This can only be obtained a few days prior as it changes frequently.
- Pool/spa access is only dawn to dusk. Please do not use after dark.
- Fitness room can be accessed anytime. Children under the age of **14** are **NOT PERMITTED** in the fitness room under any circumstance. Those ages **14-16 MUST be accompanied by an adult over 21**. Proper shoes and clothing must be worn.
- To review all of the Rules & Regulations please preview them on www.heritagepointefl.com

PARKING REMINDERS

*All vehicles must display a permit if staying longer than 24 hours

*NO more than 2 registered vehicles per unit, but you are entitled to a guest permit up to 2 weeks

*NO commercial vehicles that display markings, signs, or equipment are allowed overnight.

*NO non-commercial dual wheel pick-up is allowed at any time.

*NO boats, trailers, campers or the like may be permitted on the property, unless for loading and unloading purposes for a maximum of two times per year and not more than 24 hours each time. Parking for longer periods must have a prior written approval of the Board of Directors.

*During the ROOF PROJECT the covered car rule has been suspended until further notice.

*For SAFETY REASONS we ask that you NOT park on the outer roadway.

INFORMATION SOURCES

CHANNEL 195

See our community channel for updates on activities, meetings and special notices.

WEBSITE

www.heritagepointefl.com
 You may obtain all forms including lease approvals, Architectural specifications, request forms, governing documents, rules & regulations, activities and much more. Owner's directory requires a password and e-mail requested is not your personal email. Call or e-mail Sylvie for both.