

THE ANCHOR

Heritage Pointe Newsletter

July 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



HOLIDAY HOURS

The clubhouse & office will be
**CLOSED Independence Day, July 4
and Friday, July 5.**

In emergencies call Sentry. Note
that their office will also be
CLOSED for the 4 day weekend!

Wishing you all a great holiday!!

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 inter-
est beginning from the 1st.

To avoid late fees and
remembering to pay dues,
you may want to sign up for
the automatic deduction from
your account by filling out a
ACH Authorization form. This
may be obtained from Sentry
or Sylvie.

ROOF REPLACEMENT PROJECT UPDATE

We are happy to announce that this project is almost completed.

CLUBHOUSE ROOF: during the clubhouse metal fabrication pool & clubhouse will be **CLOSED** for safety reasons. We do not anticipate this taken more than one day but we will confirm by sending an email to all the owners once a day has been determined.

CAUTION should **ALWAYS** be taken while work is being performed, if you see caution tape and warning signs, we request that no one enter or perform work. During this project we are happy to announce that there have been no incident where someone was seriously injured. We thank our residents and the workers for taking the necessary precautions. Keeping everyone safe was the main goal!



Picture of the clubhouse
showing the underlay-
ment completed and the
trim is in the process of
being installed.

We look forward to the
finish product. The look
of the clubhouse should
tremendously improve.

ANNUAL SPRINKLER & FIRE INSPECTIONS

Has been scheduled for **August 13 & 14**
Inspections of all units is necessary, so
please be sure the association is granted
access if you have not provided a key.
Please be reminded that if the association
retains a key and you changed the locks
you **MUST** provide a replacement key.

Fire equipment REMINDERS:

- Sprinkler heads are **never** to be painted or altered in any way
- Every unit is equipped with 3 mini horns (1 in each bedroom & 1 in the hallway), which are different than smoke detectors. These horns sound during a fire and are all connected with each other throughout the building. These are **never** to be disconnected otherwise none of them will work and trouble will show on the panel.

QUARTERLY WET WASH BUILDING CLEANING

The quarterly wet wash continues as
follows with B-1 July 12, B-2 July 19,
B-3 July 26.

Note that schedule may change due to
unforeseen circumstances.

HVAC DRAIN LINE

Main condensation lines for the air
conditioners will be cleaned second
week in July. If you hear gurgling
sounds coming from your a/c closet,
you will know why. Pete, our mainte-
nance man may ask owners on the
first floor if we can use their lanai elec-
trical outlet for a short time.

Thank you for your help!

SAFETY & MAINTENANCE ISSUES

Anyone who notices safety issues or
repairs needed is asked to report it to
Sylvie or Sentry. Please do not
assume someone already has.

RUNNING APPLIANCES

Just a reminder that you should never
run appliances such as washing ma-
chines or dishwashers while you are
absent from the unit as an owner
recently learned the hard way.

If something goes wrong while you are
present you may be able to stop it
before it creates major damage to
adjacent units. First action taken
should be turning the water OFF
to the entire unit.

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 148 sold to already owners
Ben & Gunilla Nilsson

Unit 733 sold to Emily Salvia
from New York

Unit 1012 sold to already
owners Ron & Anita Ledbetter

Unit 1130 sold to
Dennis & Carol Menne
from Minnesota

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 introductory 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

Began June 1st

It's never too early to start preparing specially if you have special needs as you **MUST** register prior to be accommodated.

We have "All Hazard" Guides 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, July 11 at 10am

Finance Committee Meeting - Thursday, July 18 at 10am

Board of Director's Meeting - Thursday, July 25 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

Progress on our projects can be seen throughout the community. Crowther is installing the metal roof on building 3 and preparing the clubhouse for the installation there. Most of the other buildings are in the final completion process.

The new landscaping lights are being installed. While I have not seen the completed project, I have seen pictures of the entry way and the entrance to the clubhouse. It looks beautiful and is a great addition to our community.

Many of the additional landscaping projects at each building are currently being installed. You can find additional details in Steve's column.

While I do not have the exact start date for the enhancement of the lake side of the buildings, it is set to begin in September.

When those of you who are up north return, you will see a big difference in the looks of Heritage Pointe. There are also other projects that you will not be able to see, that are also in the works. As most of you know the pool was closed for two weeks due to a motor burnout. The motor is a special order item due to its size and our existing electric. We have been getting bids on a 3 wire electric line that will enable us to use a variable speed motor for the pool which is readily available. The Board approved one of the three bids at the June meeting. We will arrange a date for installation, which will require the pool to be closed for three days. We will notify you when we know the dates it will be closed.

The Board recently had all of the sewer lines inspected with the use of a video camera. There were six lines found the needed addition work to clear the lines of tree roots. The project was approved at the June meeting and is being scheduled July 1, 2 & 3.

As we are now in hurricane season, all Board members will be advised of the activities that need to be completed prior to landfall to protect our community. With the help of volunteers, all pool furniture, grills, propane tanks and recycle bins are moved to designated safe areas. The gates are opened and secured to posts so they do not blow in the wind. Elevators are moved to the fourth floor and turned off. The pool motors are turned off and additional chlorine is added to pool and spa. Sentry calls all of our vendors to inform them of our intent to use them in the event of issues due to hurricane damage.

Each of us as individuals also need to be prepared. You should plan ahead and gather your important papers together in one place. Insurance policies, list of medicines, emergency contact information, credit cards and cash (in case ATMs are not working). You should also have water and food to eat that does not require cooking or refrigeration. Batteries, flash lights and matches should also be on hand. After Irma, most stores that were open did not have supplies of batteries.

At the time of your purchase of your unit you completed an emergency contact form. If you have not completed one since that time, I ask that you complete a new one, as we all know, phone numbers, addresses and emails change and names of emergency contacts can change. I hope that we never have to use it, but I want to be able to reach your family quickly if needed.

As we enter July, it is a time that we celebrate our independence as a country. We owe so much to those who have served in the armed forces that allow us to do so. If you see a veteran, be sure to thank them.

Joyce Jager
Association President

Landscape & Irrigation



Happy 4th of July!

It's hard to believe we are half way through 2019.

Summer heat and dry conditions have hit HP hard. Until a modest rain went through the area Wednesday night, HP has experienced over a week without rain and temperatures well into the 90's. Hopefully more seasonal rains will start. Even with irrigation, things are wilting.

The enhancement of the parking lot side of the buildings has started. Another reason for needed rainfall! I have waited till now so summer rains can help newly installed plants. There has been numerous positive remarks from those full time residents about the new look and the removal of the weed infested junipers that were at each entrance for many years. Hopefully that project will be finished shortly.

Brightview will start the installation of a couple drains to divert excessive rain water from the lake side of building 3 soon. That area experienced several inches of standing water earlier this spring. Although no rain entered the lanai's in that building, the board decided to be proactive and install drains to take the water to the lake.

Finally, the lighting project that we have all anticipated has begun. Although lights are in the landscaping, this is an ARC project spearheaded by Jerry Dahlberg and the rest of the ARC Committee. I have seen pictures of the entrance area. Those pictures make the anticipation for the rest of the project to be completed much more exciting.

That's about it for this month. I hope everyone is doing well. Have a great Independence Day!

Steve Hartley
Director in charge of landscaping



As you can see by both pictures that were provided by Jane Heston and Chuck Kern everyone has been very excited with the new lighting installation that is currently taken place.

We thank everyone who helped make this happen!



ACTIVITIES

CARDS / MAH JONGG

Every

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

NO Games July 5

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: Melanie Reyes @ 239-277-0112 x51818
e-mail: MReyes@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!

**"Smart phones and social media expand our universe. We can connect with others
 or collect information easier and faster than ever."**

Daniel Goleman

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.