

THE ANCHOR

Heritage Pointe Newsletter

June 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



Thanks Harry Stephenson for providing the community with a new flag for "**Memorial Day**".

HOLIDAY & VACATION HOURS

The clubhouse & office will be **CLOSED Memorial Day, May 27**. While Sylvie is on vacation the office will only be open 9 to 12 Tuesdays & Thursdays, May 28 & 30. The clubhouse will be open May 28 to 31 to access the library and any activities that take place in the clubhouse. The entire clubhouse will be **CLOSED** from June 3 to the 7 and re-open Mon., June 10. In an **emergency** you may call Joyce at 708-870-1605

SENTRY will be available for questions & assistance for all issues and emergencies. You may call them at 239-277-0112 or stop by their office at 6330 Techster Blvd. Suite 1, Fort Myers, FL 33966. You may also e-mail the Board of Directors with any concerns that you have.

ROOF REPLACEMENT PROJECT UPDATES

The only buildings left that will require owners to move their cars will be 2 days of metal fabrication at both building 3 & 4 and the tear off at building 3 which will take about 2 weeks. Building 3 tear off will begin Tuesday, May 28.

CLUBHOUSE ROOF: during the clubhouse roof tear off the pool & clubhouse will be **CLOSED**. This has been scheduled for the first week of June (3 to 7). You may **ONLY** use the fitness room in the evening when roofers are not present.

Fourth floor unit owners or their condo watcher in buildings that are not completed should carefully inspect their ceilings after a hard rain for leaks.

- Fourth floor owners may consider securing or removing pictures or any other items to prevent damage from the vibration.
- Roof materials including nails will inevitably be found on the ground, we ask that you carefully watch where you step. **No bare feet outdoors.**
- During this project if you incur roof leaks or any damages such as screen tears, please email pictures and description of damage to Sylvie.
- Owners with crown molding will be responsible for repairing it if any expanding gaps appear during or after the roof replacement.

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. We also ask that 1st floor units NOT exit from their lanai as falling objects may occur. Be safe!

POOL UPDATE

I'm sure you're all as glad as I am that the pool is now up and running. We experienced a couple of outages this month due to incidents and repairs, the most recent of which involved replacement of the motor for the pump.

Our complex runs on single phase electric, and that type motor in the size we need is not a stock item. As in the past it needed to be built, which takes time. It is now installed and the failed motor has been sent for repairs so we have a backup. In addition, we are researching options now to transition to a variable speed motor that is readily available in the market, and is less expensive to purchase and to operate.

I appreciate your patience while the repairs were made.

Char Creech
Director in charge of the pool/spa

CARPORT GUTTERS

All carport gutters will be unclogged from leaves June 3, 4 & 5.
Cars will not need to be moved.

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-8 June 7, B-9 June 14, B-10 June 21, B-11 June 28.

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 411 sold to John Milosovic from Illinois

Unit 417 sold to Gregory & Donna Sweeney from Illinois

Unit 1142 sold to already owners Jim & Janet Norris from Illinois

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.

The SPECIAL ASSESSMENT

Was due **May 20th**. Late fees and interest will apply 10 days after the due date.

Checks should be made payable to Heritage Pointe Master Assoc. and mailed to the same address as your quarterly payments

Heritage Pointe Master Assoc.
P.O. Box 105302
Atlanta, GA 30348-5302

Scheduled Meetings

Activities Committee Meeting - **Thursday, September 5 at 10am**

ARC (Architectural Review Committee) Meeting - **Thursday, June 13 at 10am**

Finance Committee Meeting - **Thursday, June 20 at 10am**

Board of Director's Meeting - **Thursday, June 27 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

It's hard to believe that we are approaching Memorial Day already. Please take the time this weekend to remember the veterans and those who lost their lives that so that we can enjoy our freedoms.

Our construction projects are moving along. Building 3 is the only one that still has the old tile roof. They are scheduled to begin removing it on Tuesday, May 28 and continue until finished.

The Clubhouse roof will be removed beginning Monday, June 3rd. The pool will be closed and partially covered during the removal. You may not enter the pool area while the netting is in place. Once they remove the netting you may use the pool after the workers have left for the day and we check the area for debris and remove the signs. **DO NOT ENTER IF SIGNS ARE POSTED.**

It has come to our attention that some residents are ducking under the warning tapes to enter the building. This is very dangerous as something may fall off of the roof. This is always one entrance to the building left open so you can access the elevator. You will have to go around the blocked entrance to the open ones. Owners, if you have renters or guests staying here, please inform them of these safety issues. Signs are posted daily but we all know many do not read them. We've had a good safety record so far and we want it to continue.

The lighting project is beginning June 3rd and will be completed in about 2 weeks. The architectural changes on the lake side will begin in September with the buildings that have finished the roofing project. It should take 1 week per building.

In reference to Steve's article, if anyone violates the stated procedures in regards to landscaping, appropriate procedures are in place to rectify the problems at the expense of the person who made the changes.

I hope those of you up north will finally get some relief from the rain and cold. We'll try to send you some of our high temperatures.

Until next month, enjoy your time wherever you are.
Joyce

Picture on the left of completed roof at building 9.

Most owners seem very pleased with the outcome of the metal roofs and the coordination followed by the roofing company. We thank the hard workers that spend the day in the hot sun doing a great job for the community while being cordial and helpful to our residents.



Landscape & Irrigation



Hello everyone. Another month has past and it's time to update everyone on landscaping news.

There have been a few days of summer downpours. This has create some minor flooding. Nothing that caused any water intrusion but, has created some concern in building 3. I have Brightview looking into possible solutions to the problem.

As reported in last months newsletter, the board approved money to continue the revamping of the other 10 buildings similar to that of building 8. It's the perfect time to do this work as the afternoon rains bring extra water to newly planted bushes. Brightview is scheduling the work to be done. Hopefully a few buildings will be completed by my next report.

We now have weekly mowing. Trimming and weeding continue. I have asked Brightview to repair an area of sod on the lake side of building 4 where repairs to our irrigation system took place several months ago.

After nursing the geraniums in the marquee planter all winter, (without much success) Brightview planted kolias there last week. See attached pictures. Hopefully they will do better as I continue to seek something that will grow in the area due to many challenges.

Before I close my report, I want to remind everyone that landscaping in common areas of our property are the sole responsibilities of the association. No individuals should be trimming, altering, removing, or planting any type of bushes, flowers, trees, or foliage of any kind on common areas without first going through the proper procedures. If you feel there is a problem with something, or you would like to make a suggestion, please fill out a ARC request sheet. This request, creates a paper trail to help move suggestions through the proper procedure. When I want to modify a area or introduce new plantings, I start by filling out a ARC form and submitting it to the committee. If the committee approves the suggestion, it then goes to the entire board for approval. If this procedure isn't followed, alteration to any landscaping would be in violation of community governing documents. I hope this clarifies any misunderstandings on how common area landscaping is controlled.

Until next month, Happy Fathers Day!!

Steve Hartley



ALLIGATOR SIGHTINGS

As mating season continues owners have spotted an alligator underneath someone's car at building 10 as picture on the left indicates.

Just another reminder to be vigilant and aware of your surroundings.

Thanks Harold Firebaugh for sharing your picture!



ACTIVITIES

CARDS / MAH JONGG

Every

Tuesday & Friday at 12

Games played will depend on those attending or number of players.

NO Games week of June 3 to the 7.

SAVE THE DATE

"The **GATLINS**"

are scheduled to entertainment us

Saturday, March 7

from 7 to 10pm

Tickets will be available for purchase February 28th.

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

Page 4

- **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, 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!

"Nature uses as little as possible of anything."

Johannes Kepler

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.