

Park Trace Estates Newsletter

May 2025

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We have a new look!

New neighborhood announcement boards.



The original bulletin board at the West entrance of Park Trace Estates will be torn down and is being replaced by two portable sandwich board signs to keep neighbors informed of upcoming events and meetings. The HOA Board approved the purchase of the signs at the April 2025 meeting.

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TOP STORIES

Hurricane season begins next month. At the April Board Meeting, the HOA Board unanimously approved a Hurricane Policy based on the state of Florida's requirements that each HOA have a published Hurricane Policy on record. The Policies for Park Trace Estates HOA can be found on our website.

PARK TRACE ESTATES HOA, INC.

Policy #62025 - Hurricane Shutter Policy

This Policy is intended to further clarify requirements related to Hurricane Shutters as documented in the Park Trace HOS Declaration of Covenants, Article V, Section 4:

Boarding up Residences: Dwellings may be bound up only during the time of imminent threat of storm, but in no event shall remain boarded up for periods beyond the threat of storm or in excess of ten (10) days, whichever is shorter.

Definition:

“Hurricane Shutter” shall mean any device, installation, equipment or appliance, whether permanent or temporary, affixed or attached in any manner to any portion of the exterior of a building, used, either directly or indirectly, as its main purpose or incidental to its main purpose, as protection against storm damage, water penetration by driven rain or rising water, wind damage or damage from physical objects or projectiles carried by wind or storm.

Installation Requests:

1. Requests to install Hurricane Shutter systems should be submitted to the Architectural Review Committee (ARC) using current form and process. Requests should be submitted at least thirty (30) days prior to the proposed installation.
 - a. ARC submission should include the proposed type, style, brand, color, material, manufacturer name, and proposed location(s) of the shutters. Additionally, a copy of (1) the occupational license and certificate of competency of the proposed

contractor (and, if applicable, the subcontractor), and (2) the insurance certificate of the proposed contractor (and, if applicable, the subcontractor).

2. The ARC and Board will follow standard ARC requests processes for granting approval / disapproval of the proposed installation of the Hurricane Shutter.

Operation of Hurricane Shutters:

- 1.** No Hurricane Shutter should be closed / hung, except during the time necessary to protect the residence from severe storm, water or wind damage. At all other times, the Hurricane Shutter should remain open. Under no circumstances shall a Hurricane Shutter be closed for any other reason, including, but not limited to security.
- 2.** The maximum allowable time for Hurricane Shutters to be in use is 10 calendar days. This includes the time the shutters are hung or closed prior to and following a storm event.

Approved April 2025



The Bay Street Rail Fence

Our white rail fence along Bay Street has finally been cleaned after many weeks and frustration. M2 Pressure Washing was contracted to clean the entire fence on Wednesday, May 21st and, boy, it sure looks nice.

The board, along with RealManage, has requested Florida Fence clean and update the panels they replaced on the sound barrier fence on Bay Street Extension. The contract called for repair and replacement of the exact same panels. We are awaiting their response as to when this will be complete.

Bay Street Tree Trimming

A local tree trimming company has been identified to trim the Oak trees along Bay Street. Green Topps's proposal for trimming these trees was approved. The Palm trees are the next project.

The Board

The HOA Board appreciates those neighbors who are utilizing the Architectural Request process with the RealManage Ciranet website. When making a request for update or change to the exterior/landscape of your home, please include the request form, found on Ciranet, the contractor's name, a plan/survey/drawing or picture of the change, such as tile style, color, etc. Paint colors are recommended in earth tones. Please include the Certificate of Insurance (COI) for the contractor doing the work. The inclusion of these attachments makes the process more streamlined.

The HOA Board wants to get more involved with the Pond Management of our five ponds. If you are not familiar with our ponds they are drainage ponds and are critical to the area. We are responsible for their maintenance and beautification naturally. We need help from neighbors who have property overlooking the ponds to act as a "captain." Are you willing to become a liaison to the board? We need 3 or 4 individuals to volunteer to keep the board informed of problems with the ponds where they live. Please contact the HOA to volunteer.

Our new trash/recycle, yard waste pick up day changed from Thursdays to Tuesdays beginning April 1st, 2025. As a reminder, trash bins are to be taken to the curb after 6 p.m. the evening before pick up day. Trash bins are to be put behind screened areas at the side of each house, not visible from the street, before 6 p.m. the day of pick up. Please be mindful of these documented requirements.

If you have bulk pickup like old furniture and/or appliances, please call **STC Environmental Services at 941-557-5040**. Call before noon on Monday prior to our regular pickup day to get on the schedule.

One-year Anniversary of Our New Mailboxes

An entire year has passed since the HOA Board approved the installation of 134 new mailboxes. Since that time we have experienced three hurricanes and several downpours which initiated a round of rework on many of the mailboxes. We have also had several mailboxes that have been hit by cars which has caused damage to those

newly installed posts and mailboxes. The repair is the responsibility of the homeowner and we have a local contractor who is willing to use his contractors to repair damaged mailboxes. Spare parts can be purchased through GSI Mailboxes as stated on the label inside your mailbox for parts replacement. Please see below for a local company that will repair damages.



Laura Lesteiro
Office Manager
ASAP Mailbox And More, Inc.
745 NE 19TH PL C&D, Cape Coral, FL 33909
Toll-Free:
877-ASAPMAILBOX
(877-272-7624)
Local Phone:
239-262-1165
Main Site:
<http://www.asapmailbox.com>
HOA Specific Site:
<http://www.MyHOAMailboxes.com>

Board of Directors:

Dennis Walsh, President
Betty Cummings, Vice President
Norm Thetford, Treasurer
Sheila Weiss, Secretary
Chelsea Kelleher, REALMANAGE CAM

HOA Board Meeting Schedule

Thursday, May 22, 2025 6 pm
June no meeting
July no meeting
August no meeting
Thursday, Sept. 25, 2025 6 pm
Thursday, October 23, 2025 6 pm
Tuesday, Nov. 18, 2025 6 pm
Tuesday, Dec. 16, 2025 6 pm