

In This Issue:

President's Message	Pg. 1
Hurricane Preparedness	Pg. 1
Traffic Safety & Enforcement	Pg. 2
Trash Pickup	Pg. 2
Litter	Pg. 2
Computer Corner	Pg. 3
Audit Committee	Pg. 3
FPL Update	Pg. 3
Editor's Desk	Pg. 4
Hurricane Survivor's Parties	Pg.4
Island Club	Pg.4
Dreams Park South	Pg.5
PORI Meetings	Pg.5
Help Wanted	Pg.5
Dues Increase	Pg.5

PORI NEWS

PRESIDENT'S MESSAGE

This past year, 2004, was memorable for PGA Village residents in a number of ways. No one can forget two hurricanes over a three-week period that hit us head on. The community was very fortunate in that no one was hurt and that the damage, while certainly not minor, can be repaired over time.

PORI feels like we had a pretty good year too. Your board of directors feels like 2004 was a year of significant accomplishments and firsts. I will not try to rank these in order of importance because different issues are more important to some than others. However, the settlement with the City of Port St. Lucie was a real win for our community. From the beginning, our attorney in-

formed us that we would likely not succeed in getting them to move the sewer plant but we should succeed in getting the city committed to making the plant a reasonably good neighbor. The city agreed to a number of concessions including 24 hour on-site personnel, berms, vegetation and construction hour limitations that will help manage the light and noise pollution, and scrubbers and setbacks to help manage odor. As a bonus, the city agreed never to annex PGA Village/The Reserve into the city, which will save our residents future property taxes. PORI was pleased with the settlement.

In addition to the sewer plant issue, PORI led the effort that caused Kolter Property Company to cancel their plans to

build connector roads from our community to the new community of 6,000-8,000 homes they are building south of here. PORI has been active in keeping the community informed about the progress of plans for the Island Club and Dreams Park South. We started a new web site that was used extensively to keep the community informed about the connector road and sewer plant issues and it was very important during the difficult times that followed the hurricanes. Our membership grew from about 420 members in 2003 to over 820 members in 2004. And, PORI was very helpful in keeping an anti-PGA Village fan, Jim Anderson, from being elected to the County Commission. We sponsored an all resident survey and meeting and used the feed-

Continued on page 5

HURRICANE PREPAREDNESS

We learned a great deal during the fall hurricanes. One matter that became a grave issue is what happens to our sewer system when the power is down. We have fifteen lift stations in the Reserve/PGA Village. These stations need power to pump the sewage to the plant. The Reserve CDD is purchasing portable generators that can be mounted on trailers, and rotated among the stations. All of the lift stations are being pre-wired so the

generators can simply be plugged in the next time we face a major power outage. The CDD is also purchasing a new generator for the sewer plant. They will keep the present one as a back up for any future emergencies.

Many of the residents assisted with the flooding of the streets. Lang cleared all of the drains prior to the hurricanes, but the rush of water dragged debris back over the grates. In

some cases it was then impossible to find the grates since they were again cov-

Continued on page 4



PORI Contacts

Officers:

President

Jim Lamar - 460-8026
jimlamar@bellsouth.net

Vice President

Pam Hammer - 466-6926
pamhammerfl@aol.com

Secretary

Bob Simons - 467-0232
bobsdeuce@aol.com

Treasurer

Bob Hansen – 466-4672
RTHansen@bellsouth.net

Directors:

Fred Stoll – 464-4348
fcstol@att.net

Jane Bachelor - 464-5651
Lighthouseharrylee2001@yahoo.com

Lars Bandling – 489-9500
larsbandling@volvo.com

Lin Eshleman – 429-0808
lhemse@juno.com

Editor

June Black-Vincente- 595-3422
realtorlady@bellsouth.net

Mailing Address:

P.O. Box 880074
Port St. Lucie, FL 34988-0074

County Commissioners

Chairperson: Frannie Hutchinson
liz@co.st-lucie.fl.us
Vice Chairperson: Doug Coward
cowardd@co.st-lucie.fl.us

Paula Lewis barbarab@co.st-lucie.fl.us
Chris Craft ODonnellE@co.st-lucie.fl.us
Joe Smith Joe Smith@co.st-lucie.fl.us

TRAFFIC SAFETY & ENFORCEMENT

As more and more of the snowbirds return, the traffic on our roads dramatically increases. This is a reminder about road safety so we can avoid a terrible accident.

The speed limits in PGA Village are 29 MPH and 24 MPH. These limits are necessary due to the number of walkers, bikers, and golf carts on the road. Please walk facing traffic. Those who are walking three, four, five across need to watch for on coming vehicles. and yield to oncoming traffic. The roads belong to both walkers and drivers. Bicycles are to be ridden with traffic. Please be especially alert on Legends Drive. It is a two-way street, not a one way street.

A review of the Kolter Master Association documents addresses conformance and enforcement.

Safety and compliance are major concerns and violators will be subject to fines and possibly transponder code suspensions.

All these issues were highlighted in a letter to all property owners on July 1, 2004 by Dave Guzy, Property Manager for Lang Management.

Reserve Boulevard, Legends Drive and Plantation Lake Drive are of major concern for speeding, failure to stop at stop signs, passing and reckless driving. Parking in "NO PARKING" zones is another violation.

The density of traffic continues to increase and it is very important to curb these types of violations.. As such, Barton Security has been instructed to begin to more aggressively enforce the traffic rules. Please observe all traffic signs.

Violators will be subject to fines and possibly transponder code suspensions

LITTER

We feel confident that it is NOT our residents who are throwing the trash and other debris along our roadways, especially Reserve Boulevard. If you see someone trashing our community, please try to write down their license plate number and give it to the guards. Any service providers consistently violating our rules will be barred from entering the community.

.

TRASH PICKUP

Our trash collection schedule has changed: Regular trash and recyclables are collected on Tuesdays. Vegetation/ yard waste ONLY is collected on Wednesday. Regular trash is again collected on Friday. Please put out your items the evening before or the morning of collection. A number of residents are placing their yard waste at the curb on Wednesday afternoon and it sits on/near the roadside for a week. This detracts from the appearance of our community.

COMPUTER CORNER

I often get asked a lot of questions about computers. I'm no expert but I do try to keep up with what is new and useful. One of the most often asked questions is, "What happened to that file I downloaded?" There are a number of ways to keep up with files by using folders and My Documents but one of the easiest new tools out there to help is Google Desktop. Most of you have heard of and used Google to search for stuff on the Internet. Google has now developed a search engine for your PC.

It is called Google Desktop and you can download it at www.desktop.google.com. Just click the



Agree & Download button and then choose run. Once it is loaded on your computer, it will begin "indexing" your files so it can quickly locate them. It will install a small icon on the task bar (usually down on the right side). Whenever you need to find anything, click it and put some part of the name of the file or any words contained in the file in the search line and click Search Desktop. You will be amazed at how useful this will turn out to be.

AUDIT COMMITTEE

PORI has become increasingly concerned about the use of the funds for the master homeowners' association, the PGA Village POA. There is a significant lack of information available about the use of those funds. Since there are no independent directors on that board (all directors are Kolter employees), we have no insight into the use of our maintenance fees. We have added literally hundreds of homes over the past few

years. The common areas and expenses (security) have remained fairly constant, yet the fee has remained the

*We have no insight into
the use of our
maintenance fees.*

same. A group of residents, and thus members of the master association, have formed a committee and sent a written request to review the financial records of the association, as is their right under Florida statute. The members of this committee are Deno Marino, Dick Leone, Lisa Benson (all CPAs) and John Nicholas, former president of PORI. We will keep you informed of what they learn.

FPL UPDATE

Prior to the hurricanes many of the PGA Village/Reserve residents had occasional power interruptions where the power went off and immediately came back. After the hurricanes these "momentaries" began to occur on a regular basis in some parts of the community. After numerous calls to FPL, Bill Hammer, a resident, connected with several supervisors, and began a log of each interruption. On one day alone,

there were nine power interruptions. This problem has been traced to the substation on Glades Cut Off Road.

Bill continued to call the FPL trouble phone line (1-800-468-8243) every time he noticed a power interruption from October until the present time. National standards accept 44 power interruptions a year. We have had more than that in just three

months. Due to the diligence of the FPL staff and Bill Hammer, we think the problem has finally been resolved. However, if you are still having power interruptions on a regular basis please call the above number and report the problem. FPL will only work on a problem if they are aware of it. We have to be persistent.



FROM THE EDITOR'S DESK

For those of us who literally weath-ered the storms this past fall, Jim Lamar filled the void of local infor-mation as soon as the telephone lines were up and running. Days before power was restored to most of our community, Jim was at the computer e-mailing hungry for in-

mailing status reports. We were all glued to our radios but local information was not readily avail-able. Jim was one of the lucky few to have a generator which made this task possible. On the subject of generators, he followed the trail of

no longer needed equipment as power was restored to homes equipped with generators and re-directed them to homes in need. On behalf of all of us, thank you Jim. We will miss you.

June Black-Vincente

• • • • •

ISLAND CLUB MOVES AHEAD

Some residents will be pleased and others will not, but Kolter is moving ahead with the highly touted "Island Club." Here's what we've been told about it:

The project is proposed for a four-acre site beyond and southeast of the Learning Center. It will have water on three sides. Besides a main clubhouse, it will include two tennis courts (one multi-purpose court that can be used for other activities such as basketball), a swimming pool with an area for water aerobics, and a deck area. The main clubhouse will include:

- Ballroom (size not stated)
- Library
- Multi-purpose room
- Two card rooms
- 40' X 50' Exercise area
- 24' X 30' Aerobic area
- Two offices
- Multi-purpose "café" (an unmanned snack bar)

Staffing will consist of a receptionist, maintenance person and "Director" whose duties will include organizing "pay as you go" activities such as continuing education courses, dance classes, etc. The swimming pool will not be staffed with a lifeguard.

The facility is planned to be open from 9:00am to 5:00pm and a separate, code or card managed entrance will permit the fitness area to operate independently in other hours if there is demand for it.

The annual operating budget is estimated at \$350,000-\$400,000, depending upon staffing. Membership will be restricted to residents in The Reserve DRI (the current PGA Village) and will not include Kolter's new developments south of PGA Village, including the new development planned just north of Canal 24. Spe-

cifically how short-term renters will be handled has not been finalized, but the direction is to exclude them. Kolter representatives have stated that Kolter will provide the land, build the facility and supply it with furnishings and equipment. The facility will be transferred to the PGA Village Property Owners' Association (POA) at "turnover" debt-free. The operating costs will be covered by the POA membership. The POA will likely increase quarterly dues to cover that operating budget.

All members of the PGA Village POA will be members of the Island Club. There are no provisions for residents not wishing to belong to opt out. Monthly costs are now estimated at between \$10-\$15/month. Those estimates are based on when the community is fully built-out. It is not clear how any budget shortfalls will be handled until then. Our guess is that the members will have to make up any difference in additional dues and/or maintenance fees.

The current building timeline calls for County Commission review/approval in January 2005 followed by issuance of building permits and start of construction. Club opening is targeted for December, 2005. PORI will ask the Kolter organization to address the project at our January 27, 2005 Annual Members'

HURRICANE SURVIVOR PARTIES!

We hope that in years to come there will be many other reasons to celebrate but the communities of Greenbrier and Muirfield made hurricane survival the theme of recent block parties. It was an opportunity to meet neighbors and share "storm stories" with those of us who were here and the "snow birds" who had recently arrived. Good times were had by all. Let us know about other community activities.

Hurricane Preparedness (continued from page 1)

ered with water. The Property Management company for Plantation has suggested that the board establish a plan where markers can be put into the ground near the drains. For those of you from up

North, it would be similar to the snow markers for the fire hydrants and drains. It would be a great idea if each neighborhood established an emergency plan for their streets.

Any plan is better than no plan so get together and discuss how better to manage the next time we face difficulties such as hurricanes.

DREAMS PARK

The present committee has requested a meeting with county commissioner chairwoman Fran Hutchinson. This meeting will take place in early January. The plan that was presented to our residents and neighborhood presidents earlier in the year is quite different from what



was presented to the city planning and zoning board. Pam Hammer has requested a meeting with a member of the city council, a member of the county commission, and the residents committee. No response has been received from the city at this time.

HELP WANTED

The PORI board will be reorganizing at it's first meeting in January. The Board presently meets the third Wednesday of the month at 9:00 am at the Lang office. There is a need for many volunteers to help in 2005. It is impossible for just a few to do the work of many. Please return your PORI dues form, and volunteer to help with one of the projects/committees.

PORI DUES

As you are aware the PORI dues for 2005 have increased by \$5. This is the first increase in the history of PORI, and believe it or not, PORI has been around for nearly ten years. All normal operating costs have increased, including postage, insurance, copy paper and the like. In addition, PORI has added new communications tools—a web site, quar-

terly meetings with sub-association presidents, an annual members' meeting, more newsletters and e-mail "blasts". These new tools have been very useful in 2004 and well received by the membership. However, they do cost a bit more and we feel certain that you will agree that it was well worth PORI's efforts to represent our community.

*"..it was well worth
PORI'S efforts to
represent our
community"*

NEIGHBORHOOD PRESIDENTS MEET WITH PORI BOARD

This past year, the PORI board scheduled four meetings with all of the neighborhood presidents, their designee, or a neighborhood representative. We have attempted to keep them informed of issues vital to the well being of our community residents. This is also an opportunity for the representatives to make the PORI Board aware of any additional concerns or issues. Please contact your neighborhood president for up-to-date information

President's Message (continued from page 1)

back to guide our actions during the year. We plan a similar membership meeting this year on Thursday, January 27, 2005, 5 - 7 PM, at the PGA Education Center. Please plan to attend. I'm sure I've missed something but, all in all, it was a great year. There is much left to be done, especially in the area of our master homeowners' association. That board should have resident representation and begin to have serious discussions with its members about turnover of that association to the

residents. The developer of PGA Village/The Reserve has had total control of that association for well over fifteen years. It's time for that to change. PORI will continue to work to maintain the property values and quality of life for our community in 2005. Besides being a dues-paying member, you can help by becoming more active. Join PORI, work on a committee, serve on the board, help with mailings, or just volunteer to attend some city council or county commissioner meetings. You

will enjoy doing it.

On a personal note, Sabine and I have decided to relocate to Texas to be closer to the grandchildren. Our move is planned for April. We have enjoyed our time here and I want to say it has been a privilege to be the president of this organization at a time of challenge and growth. I appreciate the opportunity the members offered me and we would like to wish you all the very best..

Jim Lamar

The Property Owners of the Reserve, Inc.
P.O. Box 880074
Port St. Lucie, FL 34988-0074

FIRST-CLASS MAIL
US POSTAGE
PAID
FT. PIERCE, FL
PERMIT NO. 178

We are on the Web!
www.pori.info

MARK YOUR CALENDARS

PORI's Annual Members Meeting

5-7 PM, Thursday, January 27, 2005

PGA Educational Center (building on the right)

Example Agenda Items

Board election results
Officers for 2005
2004 Accomplishments
Review/Audit of PGA POA Financials
Compliance/Enforcement
Dreams Park South
Island Club (Kolter invited to discuss)
General Q & A for PORI and Kolter

PLEASE PLAN TO ATTEND. BRING A NEIGHBOR OR TWO