

May 2023 Newsletter



Home
Is Where
THE heart
is

Your Board Members

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• Jay Gile

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Secretary

• Rhonda Hall

Treasurer

• Joyce Tilden

Director at Large

• Jim Kaletta

Newsletter Editor:

Christina Hillman

Look for us on the WEB:

BSMPOA.com

Email:

s.danko@starhospitalitymangaement.com

Our Management

Company is:

Star Management

26530 Mallard Way

Punta Gorda, FL 33950

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Have you Registered for our Community Website?

It's easy go to

<https://www.bsmmpoa.com/>

and click register!

Burnt Store Meadows Property Owner's Association - Website www.bsmmpoa.com

Have you registered on the new website? As of early May, we have approximately 385 Members (people)/ 243 Accounts (households) registered. That's just a small portion of the actual residences and lots in BSM. We'd like to see those numbers increase. Also, many of your neighbors aren't on the mailing list to receive our quarterly newsletters or email communications. Spread the word! Help us get the word out to all our community.

Register Today! The address is the same as before www.bsmmpoa.com.

In addition to a new look, more information about your Owners' Association and your Community is readily available on the new site. All in addition to community and local news, information, and events. Keeping you informed and up to date on what's happening. The NEW website makes it quicker and easier than ever to access and electronically complete forms required for new additions, and modifications to your existing residence. Also, requests for overnight parking permits can be completed online. As a property owner in the Burnt Store Meadows Community, you have access to "Owner Only" documents and information. In order to access those documents and sections on the website you must register and be authorized as a property owner.

Registration is simple! The first time you log in to www.bsmmpoa.com simply select the Register option in the upper right corner of the screen. On the Register page you will be asked to enter the following information: Are you a Homeowner, Condo Owner, Lot Owner, etc. • Name, email, cell phone*, address, and create a password for your account. If you don't have a cell phone, or prefer to use another number, you can change this in your Member Profile once your account is approved. Once you have entered the appropriate information and select Register at the bottom of the page it takes you to the next page. There you are asked to complete your personal Member Settings. This is where you may select your personal preferences on communications, e.g., receiving emails or text messages from the association for items such as the quarterly Newsletter. Member Settings is where you can update and change your password and specify your privacy. We hope you enjoy the new website. Please feel free to forward comments or suggestions to the webmaster via the Contact Page on the website.

Have you Registered for our Community Website?

It's easy go to

<https://www.bsmmpoa.com/>

and click register!



Ramblings from the President **~Jay Gile~**

Big Change of Rules Coming

At the April 27th meeting we agreed to discuss and initiate a big change in our Rules and Regulations Protocol at our next meeting in May. The current system does not appear to be working as a deterrent to residents. Therefore, the Board plans to revise the protocol to increase the level of fines.

In most cases of a violation a letter goes out advising of the specific problem with a time limit to resolve the problem. If the violation is not solved then the board will vote to initiate the violation fine. Most potential violations are resolved with the letter notification. Also, violators will have an opportunity to go before our board of review and explain their position. The board has the authority to accept the fine or deny it based on the violator's testimony.

Nuff Said

Computer Aches and Pains ??



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Treasurers Report

Burnt Store Meadows POA

Treasurer's Report

May 2023

For period ending April 30, 2023

Total in all Operating Bank Accounts: \$429,288

Operating Accounts are made up of:

- **General Operations: \$322,828**
- **Major Deferred Drainage Maintenance: \$ 20,033**
- **Emergency Fund: \$ 86,427**

Community Development \$ 9,974

Construction Clean Site \$14,994

Accounts Receivable \$21,192 (Unpaid Annual Assessment Fees)

Cash Disbursements \$46,360 (Annual Meeting Exp, Hurricane Exp., Beautification Exp,

Community Development Exp, Membership Activity)



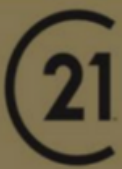
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Social Committee Update

Food Truck Friday!!

May 19th 4-7pm

Burnt Store Meadows Green Belt at Royal Poinciana and Rt41

Entrance

El Guero Tacos

CLICK HERE FOR MENU



Menu

Food Truck Thursday!!

June 1st 4-7pm

Burnt Store Meadows Green Belt at Royal Poinciana and Rt41

Entrance

Mambo

CLICK HERE FOR MENU



Menu

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**CLICK & Follow these Facebook
pages for events and
community information**

PUNTA GORDA COMMUNITY AND EVENTS

PUNTA GORDA WHATS GOING ON?

PUNTA GORDA CHAMBER OF COMMERCE

PUNTA GORDA POLICE DEPARTMENT





Living in a Deed **Restricted Community**

When you purchased your home in Burnt Store Meadows, you bought into a Deed Restricted Community. At the time of closing, you should have received a copy of our Articles of Incorporation & By-Laws as well as the Deed Restrictions. These documents were recorded in the Public Records of Charlotte County. The By-Laws dictate the terms and manner in which elections for the Board of Directors is to be conducted. The Board of Directors govern the day-to-day operations, are responsible for drafting and enforcing deed restrictions and conduct meetings in accordance with the By-Laws. The Deed Restrictions can limit what you can build and install on your property. In Florida, once a POA is established, membership is mandatory and all must abide by the rules!

Noteworthy Highlights of our Deed Restrictions:

- **Alterations** - Prior to doing any additions, alterations or improvements on your home's exterior, such as painting, adding a pool and/or screened lanai, erecting a fence, etc. you must submit an Architectural Review Board (ARB) Request to Star Management prior to the commencement of any work. Failure to do so may result in a fine or further action if the improvements do not meet our covenants.
- **New Construction** of a home must be approved by the Board prior to breaking ground. Failure to do so may result in a fine or other action.
- **Parking in the Community**- Commercial vehicles are not allowed to be parked overnight unless parked within the confines of your garage. Magnetic signs on your vehicle must be removed if parked on your driveway. This is both a deed restriction and City Ordinance. The only exception is for emergency vehicles, i.e. police, sheriff and fire, as long as they are parked on the driveway.
- **Vehicles** cannot be parked in the front, side or rear yard of developed property. Vehicles cannot be parked on a vacant lot between the hours of 1:00 a.m. and 5:00 a.m. These restrictions are City Ordinances as well.
- **Boat/RV Parking** Boats, Motor Homes, Campers and Trailers can only be parked on the driveway once a request for Temporary Waiver is submitted to and approved by Star Management. Temporary waivers maybe approved for up to 4 occasions, not to exceed 2 nights per occasion per calendar year. You must also apply for and receive a parking permit from the City of Punta Gorda. Their website is <http://www.ci.punta-gorda.fl.us/residents/code-compliance/code-compliance-permits>. Please note, the POAs rules concerning the number of nights is more restrictive than the city. The request for the parking permit can be found on our website at www.bsmppoa.com.
- The city permit can be found online at www.ci.punta-gorda.fl.us. Failure to obtain a permit from both the POA and the City may result in a fine.
- **Trash Cans** must be stored behind a walled-in area, behind landscaping or inside your garage. This is a City Ordinance as well.
- **Lawns and flower beds** must be well maintained.

Since the above is only a snapshot, we encourage all property owners to review our By-Laws and Deed Restrictions which can be found online at www.bsmppoa.com. Click on Governing Documents.



Our Canine Friends in the Community

Excessive barking of dogs left unattended in their yard is a violation of City Ordinance and our Deed Restrictions. If you are home, please bring your pet in so as to not create a public nuisance. You may become used to it and not hear it anymore but others do! If you are going to be away from your home, please make other arrangements for your pets. They might be perfectly well behaved when you are at home, but when left alone it could be another matter. When out walking, per City Ordinance you are required to carry "poop bags" and most importantly, to use them! Dog walkers, if you happen to be out walking your pet and notice another without a bag, please be a good neighbor and kindly offer them one of yours as they probably ran out or simply forgot them at home by mistake. Nobody enjoys stepping in POOP!!!!

Here is a link for poop bags: <https://amzn.to/412MRtw>



**HOUNDS ON HENRY DOG PARK CLOSED FOR RENOVATIONS UNTIL
5/25**



WATCH OUT FOR SCAMS!

Top 10 Scams Targeting Older Adults

- | | |
|---|--|
| ① COVID-19 Vaccine Scams | ⑥ Medicare/Health Insurance Scams |
| ② Government Impostor Scams | ⑦ The Grandparent Scams |
| ③ Lottery and Sweepstakes | ⑧ Debt collection/Account Takeover
Scam Calls/Texts |
| ④ Online Romance Scams | ⑨ Robocalls/Phone Scams |
| ⑤ Peer-to-Peer (P2P)
Payment/Lending Scams | ⑩ Computer Tech Support Scams |

CLICK HERE or VISIT

<https://www.fbi.gov/how-we-can-help-you/safety-resources/scams-and-safety/common-scams-and-crimes>

HOW TO INCREASE YOUR HOME VALUE THE MOST FOR THE LEAST MONEY!

1. PAINT & CARPET: SPRUCE UP

First impressions are all-important. Paint touch-ups and professional carpet cleaning will help your home sell. Buyers want to picture themselves in a home. This may be the time to address your bright red wall. Neutral colors are best for selling, as they have the most universal appeal. Even though carpet is relatively inexpensive for buyers to replace themselves, flooring that appears soiled or stained flooring may be a turn off. Have friends or family give you honest feedback about what they would freshen up to improve your home.

2. ENERGY: MAKE IT EFFICIENT

Entire neighborhoods are now being built with energy efficiency in mind. Many buyers want to know the average utility bills as they consider the affordability of a new home. There are a few ways to make your home more energy efficient that cost very little money. These include things like replacing incandescent bulbs, sealing cracks and adding insulation. All of these improvements can be featured on your listing, showcasing your home as environmentally conscious.

3. KITCHEN: CHEF-READY You don't have to launch a full remodel to get your kitchen ready to sell. Even minor improvements will vastly improve a buyer's opinion of your space. You can do things like: getting your kitchen professionally cleaned (they will scrub walls and deep clean appliances); clear off the countertops and keep them that way (this is a staging tactic that makes your kitchen look bigger); install cabinet lighting (this is very cheap to do and makes your kitchen look bright and modern).

4. BATHROOMS: SPARKLE & SHINE Even small bathrooms can be improved to seem efficient and elegant. There are several small steps you can take to update your bathrooms. First, as always, get them sparkling clean. Touch up paint as needed. Update paint color if it isn't neutral. Look at all of your fixtures: are they bright and shiny? Fixtures and cabinet pulls/knobs are an affordable point of improvement that can transform the impression your bathroom makes on buyers.

5. CURB APPEAL: THE WOW FACTOR Buyers start forming an opinion the moment they pull up to the curb. Help them form a good opinion by fixing up the outside of your home. Clean your gutters. Get your home and driveway pressure-washed. Take care of landscaping and the lawn. You will be amazed at the monumental difference these small changes can make, with minimal investment.

6. CLEAN LINES: SORT & DECLUTTER It's becoming popular to adopt a minimalist approach to home storage and organization. While you don't have to chuck 70% of your belongings, you should go room to room as you prepare to sell your home. This means making decisions about things that get thrown away, replaced or put into storage. Again, this may be a good opportunity to enlist the help of friends and families, as it's hard to objectively see something you're so familiar with.

7. HOME INSPECTION: VET YOUR PAD If you've lived in a property for many years, it may be important to have a home inspection. Bonus: if you get a home inspection in advance of selling, you can use it for a certain amount of time as an incentive to buyers. The home inspection may reveal things that you can repair or bid out in advance of selling, saving you money in the long run.

AWAY FROM HOME PROGRAM



The Away from Home Program is an invaluable courtesy service offered by the City of Punta Gorda to its residents. The primary purpose of the Away from Home Program is to offer vacationing, seasonal, and year-round residents the reassurance that if a problem exists at their property such as suspicious activity, utility emergencies, or other emergency conditions, the resident or their designated key holder can be contacted expeditiously.



Members of the Punta Gorda Police Department's Volunteers on Patrol may also conduct periodic House Checks on your home while you are away and immediately notify you or your designee of any problems or concerns at your residence. Participants can provide contact information for themselves or a key holder which will enable the Police Department to more quickly remedy emergency situations.

It is important to note that the Away from Home Program is not intended, or designed, to replace home security systems or other security services. Rather, it is a courtesy service designed to further protect your home and enhance the Police Department's ability to rapidly respond to, and remedy, an emergency at the homes of our residents.

To enroll, please complete the [Security Registration Form](#).

AWAY FROM HOME PROGRAM



CHRISTINA HILLMAN
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Hurricane Season



CLICK HERE

Disaster Planning Guide



As we enter hurricane season, there are several useful websites to keep you informed and ready should a storm hit our area. It is important to plan ahead!

Bring in furniture, planters, grills or any item that can become a projectile in a storm. If you are not home, ask a neighbor to help or call Star Management.

Prepare for the hurricane season early by stocking up on necessary items such as batteries, flashlights, water and non-perishable food.

Click Here



Sign up for **Alert Charlotte Emergency Alert Program**

Receive alerts about emergencies by signing up for Alert Charlotte. This system enables you to be provided with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons and evacuations of buildings or neighborhoods. You will receive time-sensitive messages wherever you specify, such as your home, mobile or business phones, email address, text messages and more.

Do you Know Your Zone?

Evacuation Zones are not based solely on the elevation of your residence. The Zones are determined using data provided by the National Hurricane Center, elevation, and evacuation routes. Storm surge does not correlate with the category of the storm.

There are five Evacuation Zones in Charlotte County.

Do not base your decision to remain in your residence on storm category. Your decision should be based on the recommendations of the Office of Emergency Management. If an evacuation is called in your zone, know where you will evacuate to in advance and leave well before the storm. To find your zone, go to www.charlottecountyfl.gov and hit the tab "Know Your Zone" or **CLICK HERE**. Burnt Store Meadows has several different Zones. Once you enter your home address, it will display the color of your evacuation zone.

Update Your Contact Information

Give your contact information to Star Management by clicking on our website, www.bsmppoa.com. On the homepage click the link that says **Contact us**. In the event you are not home, this will enable Star Management to contact you if an emergency situation arises at or around your property.



A few reminders!!

Location of Garages and Parking

No garage or carport shall be erected which is separated from the main building. No trailers or trucks of any kind no any boats, boat trailers, campers, mobile homes or the like shall be parked overnight on or adjacent land without the express written consent of the Grantor.

Animals, Etc.

No animals, birds or reptiles of any kind shall be raised, bred or kept on any of the aforementioned property except that dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes. No animal, bird or reptile shall be kept in such a manner as to constitute a nuisance.

Garbage Containers

All garbage or trash containers, oil tanks or bottle gas tanks must be placed in walled-in areas so that they shall not be visible from the adjoining properties.

Clothes Drying Area

No outdoor clothes drying shall be allowed except on the side of yard of the lot in that case shall be shielded from view through the use of shrubbery.

Signs and Displays

No signs shall be erected or displayed on your property or on any structure, except that the Grantor may allow a sign to be erected at its discretion, if the placement and character, form and size of such sign be first approved in writing by the Grantor. This provision shall not apply to "For Sale" or "For Rent" signs which may be displayed; there shall not be, however, more than one "For Sale" sign on any property under contiguous ownership, and no "For Sale" or "For Rent" sign shall be in excess of 6" x8 "in size.

Upcoming POA Meetings

All property owners are encouraged to attend the Board's monthly meetings. You may attend the meetings in-person at Star Management or via Zoom. The physical meetings will be held at Star Management located at 26530 Mallard Way, Punta Gorda.

Contact Sherry at Star Management by NOON on the day of the meeting for ZOOM instructions. For those that have signed up to receive communications from our website, you will receive Zoom invite via email. Periodically special Board Meetings will be held as needed to review ARBs and Performance Bonds. Announcements for special board meetings will be announced on NextDoor as well as signage posted on Royal Poinciana.

Sherry can be reached at s.danko@starhospitalitymanagement.com or by phone at 941-575-6764. All meeting minutes are posted on our website at www.bsmpoa.com. The upcoming scheduled meetings are listed below:

- Monday, May 15th at 7:00 pm
- Monday, June 19th at 7:00 pm
- Monday, July 17th at 7:00 pm
- Monday August 21st at 7:00pm

Click here for [The Best of Punta Gorda](#)

**Burnt Store
Meadows POA
Star Hospitality Management
26530 Mallard Way
Punta Gorda, FL 33950**

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MAY 2023 Newsletter



Gemma Schaefer
PHOTOGRAPHY

Four photographs are displayed. The top row contains three individual portraits: a woman in a blue dress sitting on a bench, a woman in a red dress standing next to a large wicker chair, and a young boy in a blue shirt. The bottom row features a larger group photograph of five people (three men and two women) dressed in formal attire, standing and sitting together.

941.564.5354
www.GemmaSchaeferPhotography.com