

HERON CAY HOA NEWSLETTER



Volume 16 No. 6
June 2026

President: Bonnie McNair
1st Vice President: Jack Manno
2nd Vice President: William DiGirolamo

Secretary: Elsie Quintero
Treasurer: Sandy Ray
Director: Ingrid Cresta

PRESIDENT'S MESSAGE: Welcome to the month of June, and Happy Fathers' Day!

This month marks the beginning of our summer here at Heron Cay, so things will be slowing down a bit.

Last month ELS revealed our beautiful new entrance sign, welcoming all to Heron Cay, and a solar powered address sign has been placed next to the entrance sign. What an incredible difference from what we had! Many residents have asked if the wording "*An Age Qualified Community*" will be added to the sign. The answer is no. Under Florida and federal fair housing laws, there is no legal requirement for an age-qualified (55+) community to display an age-restriction sign. Any displayed signage is governed by local zoning codes and the community's governing documents.

We are still waiting for the repair or replacement of the gate on the entrance side. This ended up being an incredibly expensive undertaking due to the extensive damage done to the gate, as well as to the arm and to the control box. Management has been working with the insurance company, so they ask for your continued patience until this is resolved.

May 10th, was Mother's Day, and about 61 people joined us at Bingo that afternoon to celebrate with good friends and great food – and some awesome games and prizes!

On May 12th, ELS management and staff hosted a tea party for about 50 of the women of Heron Cay, serving a delicious buffet brunch with all the fixins' including coffee, mimosas and dessert. ELS gave out raffle prizes to 15 lucky winners. All in all, a great time.

On May 25th, Memorial Day began at 6:30 a.m. when Ralph Giaccio and Scott Merrill lowered the flag to half-staff as a symbolic expression of mourning and respect for those who died serving in the U.S. military. At 10:30 a.m. over 100 residents and guests attended the memorial service hosted by the HOA in front of the clubhouse, and led by Rich Chiarantona. The Reverend Diane

Taylor gave the invocation, and Billy DiGirolamo & Matt Cresta presented the floral wreath. Our guests then enjoyed coffee and donuts. At noon, Ralph Giaccio and Scott Merrill raised the flag back up to full height, after which Fun 'n' Games hosted Heron Cay's annual Memorial Day cookout.

And, on May 27th, 62 people came to our Wednesday evening Bingo game – more great food and fun games and prizes, thus ending our events for the month of May.

We look forward to seeing you at our June events. For more information about what's happening, look for the flyers in this newsletter, as well as at the mailbox kiosks, the bulletin board in the auditorium, the shadowboxes in the clubhouse lobby and, of course, on the marquee in front of the clubhouse.

Please remember that at Heron Cay, babies wearing diapers are not allowed in the pool. However, as far as Florida State Guidelines are concerned, it states "When non-toilet trained children are allowed the use of any pool, the following guidelines apply: A clean, close-fitting diaper with a plastic outer covering that has elastic at the waist and leg openings is recommended. Disposable or reusable swim diapers are suitable." Remember, though, that if one of those little babies has an accident and some poop ends up in the pool, the pool does have to get shut down.

Florida law requires constant adult supervision for children under 12 in swimming areas, including hot tubs. Specifically, according to Section 64E-9.008(7) of the Administrative Rules the sign should read: "Children under 12 must have adult supervision." While there's no explicit age restriction for hot tub use, infants and very young children may be susceptible to overheating in hot tubs, so parental discretion is advised. It's generally recommended to keep infants and young children out due to potential overheating.

Many of our residents post on NextDoor. Please remember that in the dropdown box, where you have three choices: "anyone", "nearby neighborhoods", or "your neighborhood", that you click on "your neighborhood" when it concerns only Heron Cay. That will eliminate extemporaneous responses from people not associated with our community.

If you need a hard copy of the newsletter, let our special delivery team consisting of Billy DiGiralomo and Ingrid Cresta deliver it to your door. All you have to do is call Ingrid at 610-457-2930.

And a reminder:

If you have an **EMERGENCY** to report to management regarding a facility issue during after-hours (weeknights, weekends, or holidays), please contact the after-hours phone (772) 201-1667. If it is an **EMERGENCY** regarding a trespassing or criminal act, etc., please contact the Indian River Sheriff Department at (772) 978-6240.

Thank you all!

See you all back here in July!



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LOT RENT INFORMATION

Lot Rent 90-day Notices issued to homeowners whose lease agreements are renewable September 2026 reflect January Consumer Price Index (CPI) figures as determined by the US Department of Labor Bureau of Labor Statistics.

The April 2026 figure is **522.605** up from **504.525** from April 2025
an increase of **3.6%**.

Note that a new lot rent may not exceed market rent.

The 2026 market rents established by ELS

Lake -- \$ 1230 Perimeter -- \$ 1136 Interior -- \$ 1034

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2016	1.2	0.7	0.7	0.9	0.9	0.8	0.7	1.0	1.4	1.5	1.6	2.0	1.1	0.9	1.4
2017	2.6	2.8	2.2	2.0	1.7	1.5	1.6	1.9	2.4	2.0	2.1	1.8	2.0	2.1	2.0
2018	1.8	2.1	2.3	2.4	2.7	2.7	2.9	2.4	1.7	2.1	1.9	1.5	2.2	2.4	2.1
2019	1.2	1.1	1.6	1.8	1.4	1.1	1.4	1.4	1.3	1.3	1.6	2.1	1.5	1.4	1.5
2020	2.3	1.9	1.1	-0.2	-0.4	0.3	0.6	1.1	1.3	1.3	1.2	1.4	1.0	0.8	1.1
2021	1.6	2.0	2.9	4.4	5.6	5.8	5.8	5.6	5.8	6.6	7.2	7.4	5.1	3.7	6.4
2022	7.8	8.4	9.1	8.8	9.2	9.8	9.4	8.9	8.7	8.1	7.7	7.0	8.6	8.9	8.3
2023	6.9	6.4	5.3	5.5	4.4	3.3	3.4	4.1	4.2	3.7	3.4	3.7	4.5	5.3	3.7
2024	3.4	3.7	3.8	3.3	3.2	2.9	2.9	2.3	2.1	2.5	2.7	2.8	3.0	3.4	2.5
2025	2.8	2.3	1.9	2.0	2.0	2.3	2.3	2.6	2.7	(X)	2.2	2.2	2.2	2.2	2.3
2026	1.9	1.8	3.0	3.6											

X : Data unavailable due to the 2025 lapse in appropriations

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2016	372.230	372.517	374.676	376.295	377.806	379.318	378.432	378.869	379.692	380.128	379.627	379.912	377.459	375.474	379.443
2017	382.001	382.908	383.075	384.006	384.080	385.008	384.353	385.894	388.744	387.800	387.466	386.900	385.186	383.513	386.860
2018	388.943	391.135	391.900	393.346	394.632	395.429	395.438	395.162	395.217	396.066	394.964	392.801	393.753	392.564	394.941
2019	393.445	395.568	398.323	400.419	400.128	399.882	401.075	400.593	400.492	401.354	401.294	401.138	399.476	397.961	400.991
2020	402.298	402.958	402.511	399.459	398.552	401.030	403.295	404.949	405.847	406.415	405.948	406.658	403.327	401.135	405.519
2021	408.888	411.027	414.162	417.225	420.690	424.463	426.643	427.803	429.206	433.371	435.318	436.781	423.798	416.076	431.520
2022	440.628	445.582	451.925	454.002	459.563	466.247	466.540	465.826	466.619	468.533	468.784	467.509	460.147	452.991	467.302
2023	471.130	474.128	475.868	479.042	479.973	481.434	482.228	484.979	486.086	485.659	484.906	484.621	480.838	476.929	484.747
2024	487.325	491.741	493.926	494.922	495.232	495.332	496.080	495.986	496.502	497.817	497.798	498.008	495.056	493.080	497.032
2025	501.097	502.841	503.161	504.626	505.320	506.642	507.358	508.635	509.919	-(X)	508.697	508.824	506.102	503.948	508.687
2026	510.552	512.091	518.506	522.605											

X : Data unavailable due to the 2025 lapse in appropriations



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Fun and Games Committee
Activities and Upcoming Events for June

May was a busy month in Heron Cay. We started with our Cinco de Mayo party. The food was great, the music by Chris and Steve was enjoyed by over 100 people at the party and by numerous residents who live on the water and were able to enjoy the music from home. Thanks to everyone who helped cook, prepare and clean up afterwards. It takes many hands to make these events work.

The Poker Run sold 53 hands and winners were first place Rita Bean, second place Sharon Noreault, third place Sonny Jelonek. Mary Michon and Clara Feder-McCarthy won prizes for worst hands. Thanks to Pat and Glenn, Pam and Rich, Rose and Michael, and Scott Merrill for hosting the stops on the run! All monies collected at this event are paid out in prizes.

Memorial Day is expected to be a fun time. Thanks for all who are volunteering to help.

June Events:

Coffee Social, Thursday, June 4, 9 a.m. in the Clubhouse Card Room.

Summer Splashdown, Saturday, June 20, from 5 p.m. to 8 p.m., a poolside party with music by Dr. Rock's Organized Chaos and chilly, frozen treats to be served. Bring your own beverages and snacks.

July 4th Independence Day Celebration: Saturday, July 4, from 4 p.m. to 9 p.m., with music by Chris and Steve. Tickets are \$10 and must be purchased prior to the event. Menu will be fried chicken, rolls, potato/macaroni salad, chips, drinks, and desserts. Ticket Sales will be June 20th during the summer splashdown party, Wednesday, June 24th and Thursday, June 25th from 1 to 2 and 6 to 7 p.m. There will be no at-the-door ticket sales.

Our June committee meeting will be held on Tuesday, June 2 at 2 p.m. in the card room. We always need more members to help with our committee and with all events. If you have an event you'd like to propose, bring your ideas to this meeting *Fun N' Games committee, Valerie Cottongim and Lynda Merrill, Co-Coordinator, Karin Bryan, Molly Boyd, Rich Saldanah, Sue Sowder, Jacque Stasonis, Debbie Drab, Pamela Jensen and Elizabeth McConnell.*

LEGISLATION / FMO

While the Florida legislature remains in special session in an attempt to reach agreement on the annual budget as required, other proposed legislation awaits approval from both the Senate and House before seeking the signature of the Governor and become law. FMO has encouraged support by the Senate of HB7031E, which is designed to hold the amount of increase in property tax assessment to just 3% over the previous year. How would this affect us? We (the homeowners) pay the property tax bill on the park property. To express your support, send your message to Senator Erin Grall who represents this area. Grall.Erin.web@flsenate.gov

Meanwhile, the property tax issue continues to remain a concern and is being addressed in the House through the Select Committee on Property Taxes. Serving on that Committee is Robert Brackett, who represents this region. To comment to him on your concerns access Robert.Brackett@flhouse.gov,

Reminder – as a member of FMO, you may receive periodic updates on this and other issues of concern to residents of manufactured home communities. Check for membership details at fmo.org.

Federation of Manufactured Home Owners of Florida, Inc.

NEIGHBORHOOD WATCH

Have you happened to notice the increasing number of homes throughout the community that are unoccupied? Sure, some of our friendly “snowbirds” have fled and hopefully identified a resident nearby to keep tabs on their home while they are away. Nevertheless , it is wise for each current resident to observe and report (to the sheriff) any unusual or suspicious activity at a nearby unoccupied home.

The Indian River County Emergency Management Center will be at Heron Cay on Thursday, June 25th at 10 a.m. to give our residents a presentation about hurricane preparedness. Please mark your calendars so you don't miss this important information.

How about joining the NW team as they act as the eyes and ears of the Sheriff's Department to note any questionable circumstances? If interested, just call or email Nancy Dawe for details. 772-567-6128 or shamrock1471@yahoo.com.

Your Neighborhood Watch Team

Nancy Dawe, Coordinator



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HERON CAY

BOARD OF DIRECTORS MEETING

Tuesday, June 2, 2026

7 p.m.

In the Clubhouse Auditorium

HOA Members only

Fun 'n' Games Coffee Social

Thursday, June 4

9 a.m.

in the Clubhouse Cardroom.

Join us for donuts and coffee and meet your neighbors. Bring friends and new neighbors. Thanks to Four Star Homes for sponsoring this event year round

DR. ROCK'S ORGANIZED CHAOS

PRESENTS

MUSIC

BINGO



Friday, June 5
7:00 – 9:00 PM



\$5 per person



BYOB & Snacks



PRIZES!



Heron Cay Clubhouse

1400 90th Ave.
Vero Beach, FL 32966

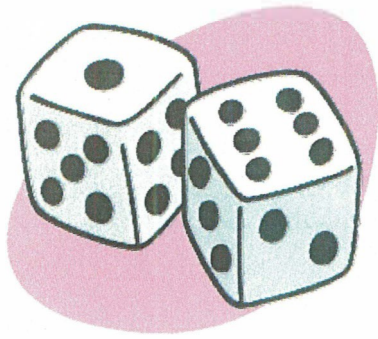


THE BEGINNING OF THE END OF WORLD WAR II

June 6th is D-Day – During WWII, in the early morning hours of **June 6, 1944**, Americans received word that three years of concerted war efforts had finally culminated in D-day - military jargon for the undisclosed time of a planned British, American, and Canadian action. During the night, over 5,300 ships and 11,000 planes had crossed the English Channel and landed on the beaches of Normandy. The goal of every soldier and civilian involved in that effort was to drive the German military back to Berlin by opening a western front in Europe

C.E.R.T. (The Community Emergency Response Team) in Vero Beach program offers free training in disaster preparedness, disaster response skills, including CPR, first aid, and fire safety. They train volunteers to support first responders and assist neighbors during disasters, search and rescue, and medical operations. The team meets on the first Thursday of the month at 7 pm at the Indian River County Emergency Operations Center.

If you would like more information, go to www.certofindianriverfl.org



BUNCO

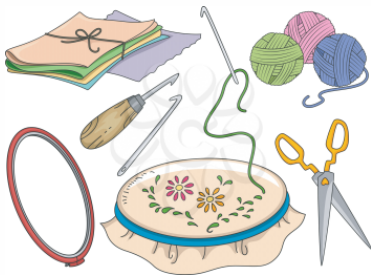
June 6, 2026 at

6:30 PM Sharp!

Rules and instructions on how to play will be explained at 6:30.

PLEASE call or text Ingrid 610-457-2930 or Janet 772-217-2272 to let us know if you are coming (So we know how many tables to set up etc.)

Cost will be \$5.00 Please no large bills. Also bring your drink and snack.



ATTENTION CRAFTERS



It's not too early to reserve your table for the Heron Cay Community Craft Fair. Call Maria Johnson at 860-841-3466 to reserve your spot for the November 14th fair.


Let's get crafting!!



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HERON CAY BINGO

SUNDAY AFTERNOON - JUNE 14

Doors open at 12:30

Bingo starts at 1:30 PM

***** **AND** *****

WEDNESDAY EVENING - JUNE 24

Doors open at 5:30

Bingo starts at 6:30 PM

\$1 entry fee

Bingo packages cost \$10, \$15 and \$20



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BLOOD

Heron Cay Community

1400 90th Avenue

Wednesday, June 17

9:00 AM – 2:00 PM

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WHODUNIT?



MURDERS AT HERON CAY

A MYSTERY.
MORE THAN ONE MURDERER.
MANY SUSPECTS.
WHO DID IT?

CAN YOU SOLVE THE CRIME?

THE CLUES LIE IN THE WEAPONS



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FROM 7:00 - 9:00 PM

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ONE OR MORE MURDERERS. MANY SUSPECTS. WHO DID IT?

Dr. Rock's Organized Chaos



Summer Splash Down

Saturday, June 20, 5 to 8 pm, Poolside

Join us for ice cream and other frozen treats poolside as Dr. Rock's Organized Chaos plays summertime music and we kick off the summer fun. BYOB and snacks if you want them. Bring your friends and neighbors. No charge.



**NEIGHBORHOOD WATCH
AND
THE HERON CAY HOA**

INVITE YOU TO

A HURRICANE PREPAREDNESS PRESENTATION

BY

THE INDIAN RIVER COUNTY EMERGENCY MANAGEMENT CENTER

THURSDAY, JUNE 25 AT 10:00 A.M.

At the Heron Cay Clubhouse

Our sister parks - Countryside, Heritage Plantation, Vero Palm and Village Green - are welcome to join us.

Coffee will be served