

HERON CAY HOA NEWSLETTER



Volume 16 No. 7
July 2026

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

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

HOA BOARD MESSAGE: Welcome to the month of July, and Happy Fourth!

Many of our residents are upset about trespassers using our pool over the weekend and in the evenings. This has been addressed numerous time – both at the HOA board meetings and in our monthly newsletters. Heron Cay has a No Trespass Order. IF someone is at our pool who doesn't belong there and it's taking place on the weekdays during office hours, please call the office at 772- 567-0480 and report it so that they can send someone to the pool to speak with the offender and ask them to leave. If it is on a weekend or in the evening, call the Sheriff, tell them Heron Cay has a No Trespass Order and we need someone removed from the pool. A deputy will come, take the offender's information and issue them a warning. The next time the offender comes to the pool, they will be arrested. It's when we step up that things will change.

SCAM ALERT Recently, the Vero Beach Police Department has received numerous reports of scams where victims receive phone calls from what appears to be their bank alerting them to fraudulent activity. The scammers are masking their phone numbers to appear as various legitimate banking institution phone numbers. This is referred to as "Caller ID spoofing". It is a type of technology scammers use to mask their phone numbers so an incoming call or text appears to come from a legitimate financial institution. It is often done through third party applications. When in doubt, DO NOT respond. Instead, contact your bank directly for further assistance and confirmation.

On another note, we need to warn all residents about the Cane Toad. Also known as the Bufo Toad, it has been spotted around Heron Cay. In Florida they are the main toxic toad to be aware of. These toads are an invasive species and their skin secretions, containing bufotoxin are highly toxic to pets, particularly dogs.

They are more prevalent in the summer in Florida and can be deadly to your dog. Licking or biting a cane toad can cause serious reactions, including seizures and death within minutes. Toads are most active after rainfall, at dawn, at dusk or nighttime so dog owners beware.

If your dog has been exposed to one of these highly toxic toads, or any toad, getting them to a veterinarian immediately is essential. There is no specific antidote. Treatment is directed at minimizing absorption of the venom, along with supportive treatment. The mouth should be immediately and thoroughly flushed. So, be careful out there!

And a few reminders:

During the summer months, we have younger family members visiting us. Please remember the speed limit in Heron Cay is 15 mph.

If you are at the pool and it looks as though a storm is coming, please be sure to lower the table umbrellas so that don't get damaged. Also, when you are leaving the pool, please be sure to lower the umbrellas.

The Heron Cay HOA represents all residents of our community. We need your support. Membership is only \$25 per calendar year, per household. You get discounts on our events and on all Fun 'n' Games events. A Board member is at the clubhouse each Tuesday from 6 pm to 7 pm, if you would like to join the HOA. Or you can call Bonnie McNair at 954-802-0562 and she will make arrangements to meet with you to give you an application.

HOA BOARD



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HILO HOME SALES
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Countryside At Vero Beach

JANET SKOURAS
(772)559-6055
hiloverosales@gmail.com

NEIGHBORHOOD WATCH

It's that time of the year when all eyes sharpen their focus on the tropics. Yes, it's Hurricane season! For a regular view of what's ahead in the Atlantic, it's wise to access NOAA and the National Hurricane Center (NHC) for an early view of any tropical depression developments.

On June 25th, Heron Cay Neighborhood Watch, together with the Heron Cay HOA hosted a Hurricane Awareness/Preparedness presentation put on by a representative of The Indian River County Emergency Management Services, which was very interesting and informative for both new and long-time residents. Thank you to all the residents who took time out of their day to attend this event

Everything that was discussed at the presentation can be found at <http://www.indianriver.gov/em>, which contains a disaster supply checklist, disaster planning, evacuation information, and special precautions for manufactured home residents. On that website everyone should sign up for the Alert Indian River Emergency Notification System.

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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LOT RENT INFORMATION

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

The **May 2026** figure is **525.095** up from **505.320** from **May 2025**
an increase of **3.9%**.

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	3.9										

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	525.095										

X : Data unavailable due to the 2025 lapse in appropriations

**DR. ROCK'S
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— PRESENTS —
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B I N G O



Friday,
JULY 3
7:00 – 9:00 PM

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- BYOB & Snacks
- PRIZES!



Heron Cay Clubhouse
1400 90th Ave.
Vero Beach, FL 32966



FUN ★ MUSIC ★ FRIENDS ★ PRIZES

Fun and Games Committee **Activities and Upcoming Events for July and August**

Rain washed out the Summer Splashdown in June, so the Duck Races and Ice Cream party will be rescheduled to Labor day, September 7th, following the Labor Day Breakfast/Brunch. Brunch will start at 10 a.m. followed at 11 a.m. with Dr. Rock's Organized Chaos providing music on the patio and we'll have frozen treats and duck races until 2. Anyone interested in helping with this event should contact Valerie or Lynda.

July Events:

Coffee Social, Thursday, July 9, 9 a.m. Card Room.

July 4th Independence Day Celebration: Saturday, July 4, 4 to 9 p.m., 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 Wednesday, July 1st from 6 pm to 7 pm. There will be no at-the-door ticket sales.

There will be no Fun n Games organized events during August, but we encourage everyone to take advantage of our wonderful facilities and activities available.

Our next committee meeting will be held on Friday July 10th, at 9:30 a.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*

HURRICANE PREPAREDNESS TIP: HALFWAY FULL IS HALFWAY THERE

Keep your gas tank at least halfway full during hurricane season to ensure you have enough fuel to evacuate as soon as possible and to avoid gas shortages before a storm.

For Floridians with electric vehicles it's recommended that the battery be maintained between 50% - 80% capacity at all times.

Go to FloridaDisaster.org/HalfwayFull for more information

July 4th Celebration

Saturday, July 4th, 4 to 9 p.m.

Music by Chris and Steve on the pool deck. Food will be served in auditorium. 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 Wednesday, July 1st from 6 to 7 p.m. There will be no at the door ticket sales. We will provide lemonade and iced tea but as always, this event is BYOB. This is an event for Heron Cay residents and their guests.



HERON CAY

BOARD OF DIRECTORS MEETINGS

Scheduled for July 7 and August 4, 2026

ARE CANCELLED

Board meetings will resume on September 1, 2026



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What To Do When A Hurricane Nears

Here is a list of the many things to consider before, during and after a hurricane. Some of the safety rules will make things easier for you during a hurricane. All are important and **could help save your life** and the lives of others.

Stay or Leave?

When a hurricane threatens your area, you will have to make the decision whether you should evacuate or whether you can ride out the storm in safety at home. **If local authorities recommend evacuation, you should leave!** Their advice is based on knowledge of the strength of the storm and its potential for death and destruction.

In General

- If you live on the coastline or offshore islands, **plan to leave.**
- If you live in a mobile home, **plan to leave.**
- If you live near a river or in a flood plain, **plan to leave.**
- If you live on high ground, away from coastal beaches, **consider staying.**

In any case, the ultimate decision to stay or leave will be yours. Study the following list and carefully consider the factors involved - especially the items pertaining to storm surge.

At Beginning of Hurricane Season (June) Make Plans for Action

- Learn the storm surge history and elevation of your area.
- Learn the safe routes inland. • Learn location of official shelters.
- **Take pictures for insurance purposes.**
- Protect your boat before the storm. **Boatus.com**
- Trim back dead wood from trees.
- Check for loose rain gutters and down spouts.
- If shutters do not protect windows stock boards to cover glass.

When a Hurricane Watch is Issued for Your Area

- Check often for official bulletins on radio station **WFLM The Flame 104.5 FM, TV, or NOAA Weather Radio.**
- Fuel car.
- Check mobile home tie-downs.
- Moor small craft or move to safe shelter.
- Stock up on canned provisions.
- Check supplies of special medicines and drugs.
- Check batteries for radio and flashlights.
- Secure lawn furniture and other loose material outdoors.
- Board, or shutter windows to prevent shattering.

- Wedge sliding glass doors to prevent their lifting from their tracks.

When a Hurricane Warning is Issued for Your Area

- Stay tuned to radio station **WFLM The Flame 104.5 FM, TV, or NOAA Weather Radio** for official bulletins.
- Stay home if sturdy and on high ground.
- Board up garage and porch doors.
- Move valuables to upper floors or in dishwasher.
- Bring in pets.
- Fill containers (bathtub) with several days supply of drinking water.
- Turn up refrigerator to maximum cold and don't open unless necessary.
- Use phone only for emergencies. **Charge cell phones.**
- Stay indoors on the downwind side of the house away from windows.
- Beware of the eye of the hurricane.
- **Leave mobile homes.**
- Leave areas which might be affected by storm tide or stream flooding.
- Leave early - in daylight if possible.
- Shut off water and electricity at main stations.

- Take small valuables and papers but travel light.



- **Puddy Kat says:** "Please don't forget to prepare your pets for evacuation!" Some shelters will not take them. Call the **Emergency Management Office** in your county now & find out. Some motels are pet friendly, check **petswelcome.com. Don't forget the microchip!**

- Lock up house.
 - Drive carefully to nearest designated shelter using recommended evacuation routes.
- ## After the All-Clear is Given
- Drive carefully: watch for dangling electrical wires, undermined roads, flooded low spots.
 - Don't sight see.
 - Report broken or damaged water, sewer, and electrical lines.
 - Use caution re-entering home. Wait until daylight.
 - Check for mold, gas leaks, broken glass, nails, and sharp debris.
 - Check food and water for spoilage.

Special Needs Registry

The people that are frail, elderly, or handicapped and will need assistance in evacuating should REGISTER NOW with their county's Emergency Management Office.

Indian River: (772) 567-2154
Palm Beach: (561) 712-6400 **Martin:** (772) 287-1652
St. Lucie: (772) 462-8100 **Okeechobee:** (863) 763-3212

Names of Atlantic Storms

2023			2024		
Arlene	Harold	Ophelia	Alberto	Helene	Oscar
Bret	Idalia	Phillippe	Beryl	Isaac	Patty
Cindy	Jose	Rina	Chris	Joyce	Rafael
Don	Katia	Sean	Debby	Kirk	Sara
Emily	Lee	Tammy	Ernesto	Leslie	Tony
Franklin	Margot	Vince	Francine	Milton	Valerie
Gert	Nigel	Whitney	Gordon	Nadine	William

Disaster Supplies Kit

Assemble supplies you might need in an evacuation. Store them in an easy-to-carry container such as a backpack or duffel bag.

Include:

- A supply of water (one gallon per person per day). Store water in sealed, unbreakable containers. Identify the storage date and replace every six months.
- A supply of non-perishable packaged or canned food and a non-electric can opener.
- A change of clothing, rain gear and sturdy shoes.
- Blankets or sleeping bags.
- A first aid kit and prescription medications.
- An extra pair of glasses
- A battery-powered radio, flashlight and plenty of extra batteries.
- Credit cards and cash.
- An extra set of car keys.
- A list of family physicians.
- A list of important family information; the style and serial number of medical devices such as pacemakers.
- Special items for infants, elderly or disabled family members.



FEMA

Federal Emergency Management Agency (FEMA)
www.fema.gov
 1-800-621-3362

National Flood Insurance Hotline: 1-800-427-4661
Hurricane Updates: www.hurricanes.gov
+ www.redcross.org

C.E.R.T.
(The Community Emergency Response Team)

Helena Krasa, our Heron Cay representative for the Vero Beach C.E.R.T. program is resigning due to illness. We are looking for someone to step up to the plate to become our representative.

For some background information, C.E.R.T. 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



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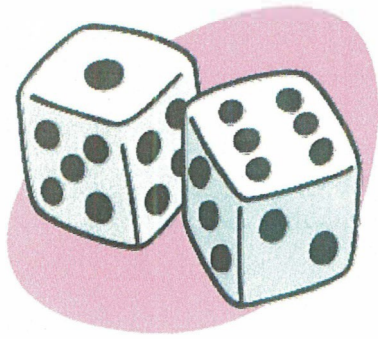
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BUNCO

July 11, 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!!

The Heron Cay Board of Directors thanks our advertisers for their support of our community.



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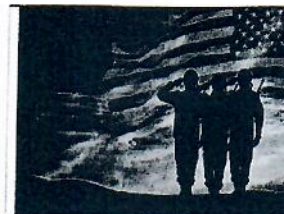


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HERON CAY BINGO

SUNDAY AFTERNOON - JULY 12

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Bingo starts at 1:30 PM

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

WEDNESDAY EVENING - JULY 22

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Bingo starts at 6:30 PM

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7-9
PM



F M O / LEGISLATION

The FMO continues to monitor the progress of legislation that can affect homeowners in manufactured home communities. The legislature passed Senate Bill 594 relating to local housing assistance plans to assist mobile homeowners, who qualify, with their lot rent. This currently awaits the Governor's signature. If so approved, the next step for homeowners will be at the local level with the County Planning Office. *Stay tuned !*

The tax relief package (HB 7031-E) has language for a 3% cap on the amount of rate increase in the annual county assessment on the value of the park or community. If the park meets the criteria and the taxpayer (park owner) is approved for the reduced rate for the assessment increase, it should reduce the amount of the ad valorem tax that is passed on the mobile homeowners. *Stay tuned !*

It is important that we, as mobile homeowners, keep up to date on issues and concerns that may affect each of us, particularly in the pocketbook. FMO is our avenue to maintain information on these matters. That means membership! Income from membership dues is the only support that allows FMO to strengthen its effectiveness in representing mobile home communities throughout the State. Current annual dues are \$40 per member. Take advantage of a three-year reduced rate of \$102, reflecting a 15% savings for members. For details on the benefits of FMO membership, and application procedures, simply access fmo.org.

Federation of Manufactured Home Owners of Florida, Inc.



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