

HERON CAY HOA NEWSLETTER



Volume 16 No. 8
August 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 August and the “Dog Days of Summer.”

Our summer has been quiet, with our snowbird residents having flown to cooler (?) temperatures up north. However, our Manager, Jen Belisle and her staff and crew have been busy improving our community. The kiln in the craft room was cleaned; the closing mechanism on the top of the side door leading to the parking lot has been replaced; the second scoreboard box for the bocce court was installed; and we got a new regulation dartboard in the billiard room. We are waiting for the repair and reinstallation of the front entrance gate – hopefully that will have been completed by the time this newsletter is published.

As most of you know, we are in the middle of hurricane season, which peaks from mid-August through October, with the absolute historical apex occurring around September 10th. Although NOAA expects a below-normal year, forecasters predict 8 to 14 named storms in total. Of those, 3 to 6 may become hurricanes, and 1 to 3 are expected to become major hurricanes (Category 3 or higher),

The 5 Ps of Preparedness provide a crucial, prioritize checklist for gathering your belongings when faced with an emergency like a wildfire, flood, or hurricane:

1. **People and Pets:** Ensure every member of your household and all animals are accounted for and secured with necessary supplies.
2. **Prescriptions:** Pack essential daily medications, medical equipment, and copies of medical histories.
3. **Papers:** Gather physical or digital copies of vital documents like IDs, insurance policies, and financial records.
4. **Personal Needs:** Pack immediate necessities, including a change of clothing, cash, cell phones with chargers, and hygiene items
5. **Priceless Items:** Collect irreplaceable sentimental items, such as family photos, critical digital data backups, and important heirlooms.

For more information, about hurricanes and other natural disasters, go to our www.heron cayhoa.org website under "Resident Resources" where you can find a "Disaster Relief Plan" that was provided to us by ELS.

HOA BOARD OF DIRECTORS ELECTIONS

Although it's just August, and Election Day for the Heron Cay HOA Board of Directors doesn't take place until February 5, 2027, it's time for our members to consider running for the Board. Our Bylaws Section 2.4 states: All candidates must be 55 years of age or older and have been a homeowner of Heron Cay and a member in good standing of the Homeowners Association for a period of six (6) months prior to election or to appointment to fill a vacancy on the Board of Directors (that would be August 5, 2026). No homeowner may serve in any office of the Heron Cay Homeowners Association (elective or non-elective) who receives financial compensation for full or part-time employment from Heron Cay Management.

The Heron Cay HOA represents all residents of our community. We need your support. In October we will have our annual membership drive for 2027. For new members, if you sign up in October, you will get October, November and December 2026 membership, as well as all of 2027. . Membership is only \$25 per calendar year, per household, and entitles you to discounts on our HOA events and on all Fun 'n' Games events.

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 they don't get damaged. Also, when you are leaving the pool, please be sure to lower the umbrellas.



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NEIGHBORHOOD WATCH

9/11 – LEST WE FORGET

The 25th Anniversary of that dreadful event is fast approaching! In remembrance, let us honor our local first responders in appreciation for their constant attention to our safety. Once again, Neighborhood Watch is in the process of coordinating arrangements for dinners and other refreshments for firefighters and deputy sheriffs on behalf of ALL Heron Cay residents. All contributions will cover the cost of these meals. Accepting your donations will be members of the NW team. A team member will be available ½ hour before all HOA August events, as well as the HOA September 1 Board meeting, to collect your donations. Cash or checks payable to Neighborhood Watch will be accepted.

This is a donation from Heron Cay that is over 10 years strong. The donations go to Fire Station 7 and the IRC SO deputies. Please keep this heartfelt event going.

Thank you

Your Neighborhood Watch Team

Nancy Dawe, Coordinator

10 ESSENTIAL ITEMS YOU NEED FOR YOUR FAMILY EMERGENCY PREPAREDNESS KIT

1 WATER

Have one gallon per person per day to use for drinking, hygiene and cleaning as needed.



2 FOOD

Have a two week supply of non-perishable food per person. Try to pack foods that require no refrigeration, preparation or cooking.



3 CAN OPENER

Make sure it is a manual can opener in case there is no electrical power. Consider buying items with a pull-top opening.



4 MEDICATIONS

Collect one month's worth of any prescription medicines you are taking. Include non-prescription fever/pain reliever, antacids, anti-diarrheal items, etc., in your stockpile.



5 PERSONAL CARE ITEMS

Collect the basics like soap, toilet paper, toothbrush, hand sanitizer, cleaning supplies, bleach, garbage bags and feminine products.



6 FLASHLIGHT

Keep a bright flashlight in case there is no electrical power. Consider getting a lantern-style light for hands-free use.



7 RADIO

Have a battery-powered radio for listening to news and weather. Consider buying a crank-operated or solar-powered radio.



8 CLOTHES

Collect extra per person and consider packing blankets, rain gear and outerwear.



9 FIRST AID

Include basics, such as antiseptic, gloves, a variety of bandage sizes, thermometer, and protective masks. You can buy a pre-made kit at most pharmacies or grocery stores.



10 IMPORTANT DOCUMENTS

Collect copies of driver licenses, social security cards, birth certificates, mortgage papers, insurance policies, etc. and keep electronic copies on a flashdrive.

HURRICANE PREPAREDNESS TIP: HALFWAY FULL IS HALFWAY THERE

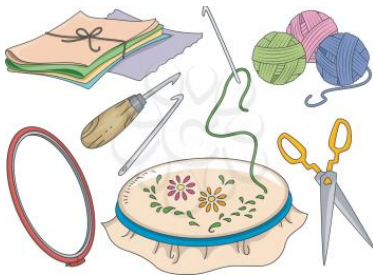
Keep your gas tank at least halfway full during hurricane season to ensure you have enough fuel to evacuate as soon as possible and to avoid gas shortages before a storm. For Floridians with electric vehicles it's recommended that the

battery be maintained between 50% - 80% capacity at all times. Go to FloridaDisaster.org/HalfwayFull for more information



Bonnie McNair
Notary Public, State of Florida
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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!!

LOT RENT INFORMATION

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

The June 2026 figure is **522.784** up from **506.642** from June 2025
an increase of **3.2%**.

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	3.2									

X : Data unavailable due to the 2025 lapse in appropriations

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
72.230	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
32.001	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
38.943	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
93.445	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
32.298	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
38.888	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
40.628	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
71.130	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
37.325	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
31.097	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
10.552	512.091	518.506	522.605	525.095	522.784									

unavailable due to the 2025 lapse in appropriations



BUNCO -

AUGUST 1, 2026 at

6:30 pm sharp

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

PLEASE call or text Ingrid at 610-457-2930 or Janet at 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.



HERON CAY

BOARD OF DIRECTORS MEETINGS

Scheduled for August 4, 2026

IS CANCELLED

Board meetings will resume on September 1, 2026

Fun and Games Committee

Activities and Upcoming Events for September

Rain washed out the Summer Splashdown in June, so the Duck Races and Ice Cream party have been added to the Labor Day Celebration Brunch on September 7th. 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.

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

September Events:

Coffee Social, Thursday, September 3, 9 a.m. Card Room.

Labor Day Celebration, Monday, September 7, 10 a.m. to 2 p.m. Brunch at 10, Music by Dr. Rock, Duck Races and ice cream on pool patio noon until 2. Tickets are \$8 and will be available on Wednesday, September 2, and Thursday, September 3, from 1 to 2 and 6 to 7 p.m. Limited tickets available at the door.

Ice Cream Social/Game Night, Wednesday, September 30, 6 to 8 p.m.

Anyone wishing to reserve a table at the **Heron Cay Arts and Crafts** event on November 14 should contact Maria Johnson at 860-841-3466.

Our committee meetings will be held on the third Tuesday of the month at 4 p.m. in the Card Room. Any community member who would like to assist with any event may attend these meetings. The August meeting will be Tuesday, August 18th at 4 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.*

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7-9
PM

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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HERON CAY BINGO

SUNDAY AFTERNOON - AUGUST 9

Doors open at 12:30

Bingo starts at 1:30 PM

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

WEDNESDAY EVENING - AUGUST 26

Doors open at 5:30

Bingo starts at 6:30 PM

\$1 entry fee

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

F M O / LEGISLATION

The Federation of Manufactured Home Owners of Florida, Inc., Board of directors has voted to oppose Proposed Constitutional Amendment No. 3 on the general election ballot in November. This decision is based on their belief that manufactured homeowners living in land-lease communities will receive little or no direct benefit from this amendment, while many will likely experience indirect/negative financial consequences. This amendment would create an imbalance and unequal position for residents in land-lease home communities. For residents of land-lease manufactured home communities, the amendment does not provide a larger homestead exemption because they do not own the land beneath their homes. These residents would receive no direct tax relief while remaining vulnerable to possible increases in local monthly fees, assessments, or reductions in public services.

FMO is our advocate for policies that protect the interests of Florida manufactured homeowners. The mission of FMO is to protect your rights.

Your FMO membership will support these efforts. Access fmo.org for details



DONATE BLOOD

Heron Cay Community

1400 90th Avenue

Wednesday, August 12, 2026

9:00 AM – 1:00 PM

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Coffee Social Hour

9 a.m.

Thursday, September 3

Clubhouse Cardroom

Join your neighbors for coffee, doughnuts and conversation. Coffee Social Hour is sponsored by Four Star Homes.

Heron Cay Labor Day Celebration

Join us at the clubhouse on
Monday, September 7 from 10 am to 2 pm
for our Labor Day Celebration.

Brunch Menu includes bagels with cream cheese varieties, egg casseroles, muffins, fresh fruit salad, coffee, tea and fruit juices.

BYOB if you'd like to make your juice a mimosa.
Following Brunch, Dr. Rock will play music on the pool patio and we'll have Duck Races & Ice Cream treats until 2.

Tickets will be \$8 and will be sold on Wednesday, September 2nd and Thursday, September 3rd from 1 to 2 and 6 to 7 p.m. Limited tickets available at the door.

If you'd like to volunteer
contact Valerie at 540-273-
1252 or Lynda at 562-508-
7550

Heron Cay Residents and
Guests only.

