

# HARBOR TOWN LIGHT

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**November 2025**

**Number 333**

## PRESIDENT'S REPORT

Hi Neighbor!

Call for Community Volunteers!

The Patios thrives because of the dedicated efforts of its residents, and right now, we're looking for volunteers to help us make our neighborhood even better!

Volunteering is a fantastic way to meet neighbors, contribute directly to the quality of life here, and ensure our community events and initiatives run smoothly. Whether you have a lot of time or just a little, your help can make a huge difference.

We have several areas where your skills and time are needed. Contact a committee chair or board member to learn more about volunteer opportunities. Our email information is listed at the end of the newsletter.

Have a great November and Happy Thanksgiving!

Kelly Boocock, President  
[kellyboocock83@gmail.com](mailto:kellyboocock83@gmail.com)



## GROUNDS COMMITTEE

Hello, Patio's neighbors!

What can I say...everyone needs to pray for rain! This rainy season has been very dry, and the lawns are showing that. I am hopeful that when the rain finally comes, our lawns will be back to the way they were.

I wanted to do a "shout out" and thank Annie Washburn for donating the mums in front of the clubhouse.

Since my first article in last month's newsletter, I would like to welcome Tom Rock to the Grounds Committee.

The landscapers informed me that our contract includes a website on which you may fill out a work order ticket for complaints and/or work that needs to be done (i.e.: hedges not trimmed). To fill out a ticket, go to: [Sunriselandscape.com](http://Sunriselandscape.com), you may fill out a ticket as a Guest.

Scott, the manager, stated that when the tickets are utilized, reply times should be quicker.

Please do not contact Scott directly. Either fill out a ticket or contact me. Also, if there are any problems, please contact me so I can record the incident to get it rectified.

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Have a wonderful November, and let's get those rain dances started!

Josephine Florio, Grounds Chair

[jpandop@gmail.com](mailto:jpandop@gmail.com)

Grounds Committee: Vito Carcioppo, Steve Cito, Tom Rock

## CLUBHOUSE

Please note that a new door was installed in the clubhouse. Residents whose key does not work should send a note to [patiosch@icloud.com](mailto:patiosch@icloud.com). I'll see that they get a replacement.

Jeff Kennedy

[patiosch@icloud.com](mailto:patiosch@icloud.com).

## LAKES COMMITTEE

The CCMA Lakes Committee will meet every 2nd Wed. of the Month in the Patios Clubhouse from 9 am to 11 AM for their regular monthly meetings. These meetings are open to Chestnut Creek residents. Since the largest percent of CCMA annual dues go to maintaining the 19 Lakes in CCMA you might want to attend one or two.

Cheers

Jim Bencivenga

[jimmyb3@comcast.net](mailto:jimmyb3@comcast.net)

## IRRIGATION

Irrigation at The Patios was completely down for about one month. We did not have rain during the same period, and that left our yards and gardens dry for a long period of time. All the clocks for the irrigation system experienced a power surge on August 25th and required replacement. Approval to replace the clocks was received on September 9th and then the clocks

were ordered. Installation was accomplished the week of September 15th and it was immediately identified that many of the solenoids were shorted and needed replacement.

As of this writing, October 27th, Victor continues the fix the solenoids and clean or replace the sprinkler heads. Most sprinklers are working as of this writing.

Pat Larson 941-400-2178

[Pat22Larson@aol.com](mailto:Pat22Larson@aol.com)

## BOOK CLUB NEWS

We are looking forward to our November meeting. We meet at the Clubhouse on the second Thursday of each month at 10:00 am.



### **November Book Club**

Date: Thursday, November 13th at 10:00am

Book: The God of the Woods by Liz Moore

### **December Book Club**

Date: Thursday, December 11th at 10:00am

Book: The Wide Wide Sea by Hampton Sides

Date: Thursday, May 8th at 10:00 AM



If you are interested in joining the group please email me and I will add you to our email distribution. We welcome all new members! Please email or call me if you have any questions.

Joanne Yeterian

[jyeterian@comcast.net](mailto:jyeterian@comcast.net)

860-559-8601

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## SOCIAL CLUB NEWS

Hello Neighbors!

Well, this newsletter brings us into the Holiday Season! Hard to believe when we are still seeing temps in the upper 70's but that's also part of the joy of celebrating in FL! Makes it easy to string those outside lights. lol

We would, again, like to extend a special invitation to all our new residents to join us at our events. If you have a new neighbor, please reach out and invite them to come with you to an upcoming event. If they haven't signed up for our Patios website, [ThePatiosChestnutCreek.com](http://ThePatiosChestnutCreek.com), we would be happy to help with that. There is also a calendar available in the Clubhouse with the monthly newsletter.

Just a quick reminder that our Halloween Costume Party is on Fri 10/31 @ 7PM - last year's party was SO much fun! (This event will take the place of TGIF). Costumes are encouraged but Halloween shirts work as well. Come get your Monster Mash on!!

November brings one of our favorite events, the Veterans Day Brunch. We will be honoring our Patios Veterans on Tues Nov. 11th at 11:00AM with a beautiful brunch followed by a ceremony. We ask you all to join us (email with RSVP will reach your inbox shortly). If you are new to our community and are a Veteran, please let us know so that you will be included in our honorees! The brunch will replace our monthly breakfast.

The luncheon this month will be on Wed 11/12 at the Outback Steakhouse on Tamiami Trail. Watch for the email to reserve your spot. We always have such a nice group for lunch! Vickey Roa and Sue Scott have graciously volunteered to

coordinate our luncheons. Please let either of them know if you have an idea for a great luncheon venue!

Jimmy B will be hosting 'The Round Table' at the clubhouse on the 2nd and 4th Thursdays of the month from 2-4PM. The discussion group was well received this summer, and we are happy to keep it on our calendar. An email will go out with the topic and suggested reading before each group. Ideas for new topics are always welcome!

Our Sunday Supper will be on 11/16 at 5:00PM. The variety of dishes at our potlucks are always yum-dilly. The Supper is a lovely way to wind down the weekend with our neighborhood friends, and we look forward to it!

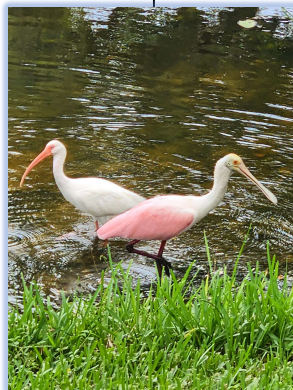
We had hoped Karaoke would make its way back onto the calendar and are still trying but due to scheduling conflicts we haven't yet been able to. Hopefully we will get a Holiday version in – Dennis the Menace and The Artful Crooner always lead us in a fun evening.

If anyone or group would like to host a Thanksgiving Dinner at the clubhouse please reach out to us. As of now, we will not be holding it this year unless volunteers step up.

We will be decorating the clubhouse for the Holidays on Fri 11/28. Outside decorating will be at 9AM along with putting the tree up inside. Tree

decorating in the clubhouse will begin at 6PM with a pizza party and, hopefully, some carols to follow. (\$5pp food donation, BYOB). Extra hands are appreciated for both. Make sure to RSVP for the pizza so we order enough! This event will take the place of our monthly TGIF.

We would like to thank everyone who has stepped up to volunteer to make our events



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happen. Lorraine, Yvonne, Esther, Annie, Jimmy & Joy have become our Breakfast Prep Crew (along with us of course) and they will tell you how much fun it is plus 'many hands make light work'! As mentioned, Vickey and Sue have taken on the monthly Luncheons. We still need our participants to step up and volunteer to coordinate 1 event – breakfast, TGIF, a holiday dinner. This is actually easy to do, especially when you have a few people involved.

We really do hate having to cancel an event but, as much as we enjoy it, we cannot always be the ones running them. Give us a call and ask what's involved.



Your Hard-Working Co's,  
Josephine & Liz 😊

## NEWSLETTERS

Newsletters are sent to Patios' residents via email. Paperless is more cost effective, helps the environment and reduces clutter in your home and on driveways. However, if you wish to receive the newsletter via home delivery, email your request to Barbara Toufar [toufarbj@gmail.com](mailto:toufarbj@gmail.com). Also, a few paper copies are available in the clubhouse.

If you have news or information you would like to share, please email me. Consider this a digital bulletin board.

Betsy Legasey, Editor  
[Bleg50@gmail.com](mailto:Bleg50@gmail.com)

## 2024 HOMEOWNERS ASSOCIATION (HOA)

### Board of Directors

**President:** Kelly Boocock

[Kellyboocock83@gmail.com](mailto:Kellyboocock83@gmail.com)

**Vice President/Secretary:** Sue Scott

[suetaskteam@gmail.com](mailto:suetaskteam@gmail.com)

**Member at Large:** William Weaver

[Williamhweaver@aol.com](mailto:Williamhweaver@aol.com)

**Treasurer:** John Powers

[Swoperman@aol.com](mailto:Swoperman@aol.com)

### Committee Chairs

**ARB:** Beth Meade.

[Bameade2000@gmail.com](mailto:Bameade2000@gmail.com)

**Audit:** Position Available

**Clubhouse:** Jeff Kennedy

[patiosch@iCloud.com](mailto:patiosch@iCloud.com)

**Library:** Hilary Amey

[Hilaryandbob2@gmail.com](mailto:Hilaryandbob2@gmail.com)

**Grounds:** Josephine Florio

[jbandop@gmail.com](mailto:jbandop@gmail.com)

**Irrigation:** Pat Larson

[Pat22larson@aol.com](mailto:Pat22larson@aol.com)

**Nominating:** Position Open

**Social Club:** Liz Moore and Josephine Florio

[ccharbortownsocialclub@gmail.com](mailto:ccharbortownsocialclub@gmail.com)

**Website:** Bill Davis

[wg\\_davis@comcast.com](mailto:wg_davis@comcast.com)

**Welcoming Committee:**

[Jimmyb3@comcast.net](mailto:Jimmyb3@comcast.net)

**Newsletter:** Betsy Legasey

[Bleg50@gmail.com](mailto:Bleg50@gmail.com)

# HARBOR TOWN LIGHT

What follows is a fact sheet of Sarasota County Rules and Laws governing the care and use of a dedicated Preserve in or abutting an HOA. Before you make changes to your grounds that abut a preserve, you should be aware of these rules.

## Care and Use of a Dedicated Preserve

**Here is a concise fact sheet of Sarasota County Rules and Laws governing the care and use of a dedicated Preserve in or abutting an HOA.** Think of it as a quick read while going up in an elevator to inform yourself because you have been summoned by a Sarasota County Environmental Officer to defend actions taken by an HOA resident that likely violate regulations governing a Preserve (like that behind Harbor Town Dr. and the Venice Golf and Country Club.

**A Preserve sets aside in perpetuity, areas of native habitat that must not be disturbed, in accordance with the Principles for Evaluating Development Proposals in Native Habitats in the Environment Chapter of the Comprehensive Plan of Sarasota County.**

### **Who is responsible for taking care of the Preservation Areas?**

Most Preservation Areas are separate tracts of land not owned by any one person, but owned by the Homeowners Association (HOA), which is the responsible entity. (AKA Chestnut Creek Master Association. (Some areas fall within individual residential property boundaries, in which case, the residential property owner is responsible for the Preservation Area. Not the case in the Patios.)

### **What are the functions and values of having a Preserve?**

- Water quality
- Flood control
- Privacy/screening by native vegetation

- Wildlife viewing
- Aesthetics
- Property value

In recent years, the County requires new developments to have a Resource Management Plan, which is a set of scheduled activities (“maintenance”) that improve the habitat by removing nuisance (e.g. vines) and exotic (e.g. Brazilian peppers) species to allow native species to establish. These activities are conducted on cyclical timeframes.

Some older developments might not have a Resource Management Plan if developed prior to current permitting requirements.

### **To conduct any activity within a Preservation Area, written approval from the County is required.**

Resource Management Plans are to be prepared by professionals of natural areas, such as Environmental Scientists, Ecologists, Biologists or a person with similar training, and submitted through the Homeowners’ Association Board of representatives to Environmental Protection Division (EPD) staff for approval. An HOA or HOA resident may/can be fined from \$100 to \$1,000 per incident by the county. Normal practice is for the county to fine the HOA. The HOA can then decide to recoup the cost of the fine from the HOA home owner.

### **Can residents explore the Preservation Areas or the natural areas in their neighborhood?**

Residents can explore and enjoy these areas and learn more about living next to a native habitat. Residents may walk through the Preserves for enjoyment of these habitats; however, please be aware that no chopping trails, removal of natural litter or wildlife is allowed. Pets are only allowed if they are on a leash and picked up after.

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## If a tree is dead in a Preservation Area, but in reach of a homeowners property, may it be cut down?

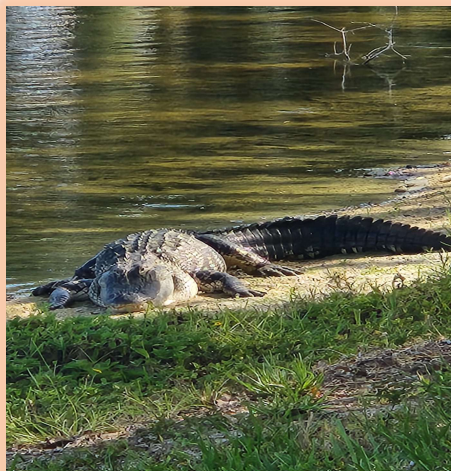
Residents should contact their property manager and the Environmental Permitting office at (941) 861-5000.

County staff will conduct an inspection to determine if the tree is dead, stressed, or diseased and the proper way to address it.

## Can residents' plant in a Preservation Area?

Residents may not plant vegetation in the Preservation Areas. The County encourages the planting of native plants and trees within native habitat preservation areas; however, to ensure the appropriate vegetation is being planted in the appropriate place, planting within a Preservation Area is required to be part of the management plan for the site. The management plan must be approved and authorized by Environmental Protection Division (EPD) staff, and the work must be conducted or supervised by an Environmental Consultant/Professional. The planting of exotic, ornamental landscape plants is not allowed within Preservation Areas.

For a more detailed explanation of Sarasota County Preserve regulations consult the county's website.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					 Oct 31 Halloween Party	1 
2  Adjust your clocks	3 - Bridge 1.15 PM -Poker 6 PM	4  -Social Club 10.30 AM	5	6 	7 Needlecraft 9.30 AM Bridge 1.15 PM	8 
9	10 - Bridge 1.15 PM -Poker 6 PM	11  -Grounds Comm. 10 AM -Veterans Day Brunch 1 AM	12 -CCMA Lakes Comm. 9 AM -Monthly Luncheon, Outback Steakhouse, Tamiami Trail	13  -Book Club 10 AM -Roundtable, 2 PM	14 Bridge 1.15 PM	15 
16 Sunday Supper at the Clubhouse 5 PM	17 -Bridge 1.15 PM -Poker 6 PM	18 	19	20 	21 Needlecraft 9.30 AM Bridge 1.15 PM	22 
23	24 -Bridge 1.15 PM -Poker 6 PM	25 	26	27 Thanksgiving Day 	28 Holiday Decorating 9 AM and Pizza at 6 PM	29 
30	 <p><b>If you see this symbol in a calendar day's box, it tells you that there is pickleball at 8:00 AM. Time is subject to change, when weather turns colder.</b></p>					