

# HARBOR TOWN LIGHT

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**March 2026**

***Number 337***

## PRESIDENT'S REPORT

Hi Neighbor!

There's a big change coming to the Patios. After more than twenty years, the Board has approved a move from Keys-Caldwell to SunState Association Management Group. We chose SunState as our new management company after an exhaustive search process. We feel that they are the best fit for our community.

I'd like to give a big thank you to the search committee for all their hard work. We couldn't have done it without Beth Meade, Bill Davis, Sue Scott and especially our chair, Barbara Toufar.

The board is busy getting ready for the transition. An official introductory letter will be headed your way later in March, but I couldn't wait to tell you all that our contract with SunState begins on April 1, 2026.

Have a great March!  
Kelly  
[kellyboocock83@gmail.com](mailto:kellyboocock83@gmail.com)

## IRRIGATION

Let's all pray for rain

Pat Larson  
[941-400-217](tel:941-400-217)

## GROUNDS COMMITTEE

Hello neighbors

Mother nature is not being kind to our lawns and bushes by withholding much needed rain. I understand that our lawns and some bushes are looking rough, and a few have asked about having bushes replaced. I have looked at some of the yards and agree that there are a few that will need to be replaced but now is not the time for that. We will have to wait for the rains to begin again before replacement begins.

Quotes have been gathered for Palm tree trimming, and the best quote has been submitted to the board for approval at their next meeting. We are hoping for early March for trimming to begin.

Again, you may use the Work Request (last tab) on the Patios website if you need hedges trimmed, or to point out damages or problems caused by Sunrise.

The Grounds Committee will resume our regular monthly meetings (10:30am every first Tuesday) in March.

Josephine Florio, Grounds Chair  
[jpandop@gmail.com](mailto:jpandop@gmail.com)  
Grounds Committee team: Vito Carcioppolo,  
Steve Cito, Tom Rock

# HARBOR TOWN LIGHT

## SOCIAL CLUB NEWS

Hello Neighbors,

Well, spring is just around the corner and hopefully will push out the cold for good this year! It's fun to see so many people out for a walk, freshening up their yards, working on that 'honey-do' list and taking the time to chat for a few minutes. We have such a great neighborhood – and neighbors!

Our Social Club committee will start our month off on Mon 3/2 at 9:30 at the clubhouse. We will be discussing events for the next few months and would love it if you brought us some fresh ideas!

The March Community Breakfast will be held on Thur 3/5 at 9:00am at the clubhouse with the usual \$5pp food donation. We appreciate it when you RSVP so we know how many we are feeding. We will also be having our 50/50 raffle (\$1 ticket/8 for \$5). We hope to see everyone there!



Our monthly luncheon is being held at The Sand Trap on Wed 3/11 at 11:30. The sign-up email will be going out soon. It's always a great time. If there is a restaurant that you would recommend, please let Vickey Roa or Sue Scott know.

Sunday Supper this month will be held on 3/15 at 5:00. Our theme is "Going Green". We truly enjoy these shared meals – always a wonderful way to end the weekend.

We will be having a fun Karaoke Night on Wed March 18th. Watch for an email with more information to come out soon.

The Mah Jongg lessons have been well attended with several residents taking up a new game.

Croquet had a solid turnout as well, so we hope to see that one again.

If anyone else has a hobby, game or passion they would like to share, let us know.

We will round out our month with TGIF on 3/27 at 5:30. There are rumors of some fun trivia questions to be thrown out at this event!



Thanks again to Annie Washburn and Maribeth Driscoll who have volunteered to coordinate our Friday celebrations.

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, we would be happy to help with that. A calendar of events and a copy of this newsletter is there, the website is: [ThePatiosChestnutCreek.com](http://ThePatiosChestnutCreek.com).

There is also a calendar available in the Clubhouse along with the monthly newsletter.

As always, we would like to thank everyone who has stepped up to make our events happen. Volunteering for an event 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 and Liz



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

# HARBOR TOWN LIGHT

The display of flags in the Patios on national holidays is a proud tradition. We have a team of ten volunteers to put out almost three hundred flags four times a year.

There now is a need for someone to put out flags for 15 houses on the north end of Harbor town Way.

This year is especially important for the country's 250th birthday.



Please call Dave Taylor 941-496-7593 to join the team. Dates for flags are Memorial Day, Flag Day, 4th of July, and Veterans Day. Thank you

## ARB – ARCHITECTURAL REVIEW BOARD

The Patios ARB is looking forward to new HOA Management in assisting coverage for the architectural review board responsibilities.

In the very near future we will have monthly inspections conducted by a Community Association Manager (CAM). As Kelly Boocock, Patios President, mentioned at the 2026 Annual Board meeting, we will be focusing on specific standards monthly. An example would be April or May might be driveways. Are they cracked or sinking? Are they dirty? If you answered yes, you will want to start the process in making repairs or obtaining estimates sooner rather than later! Owners have options and you can replace with concrete, stamped concrete or pavers (you must have approval for the specific paver choice). You can request to enlarge your driveway to the approved 18' width from the standard 16'.

Also, don't forget to have your tile roof power washed before packing up to head North. There

are several identified in need of cleaning. Roof inspections will also be on the list!

Walk around your house and check the exterior walls for moss and mildew. Might be time to power wash.

Check for cracks in the stucco. When was the last time you painted? It might be time to look into a fresh coat of paint and don't forget the trim. New colors for white roof homes are at the clubhouse bulletin board and on the office door.

I have posted the exact formula for Smoke (the required red roof homes exterior paint) at the bulletin board. Take a picture of the formula but do not remove it from the bulletin board. We have had samples removed but not returned.

For now, please continue to email me directly with requests for approval.

Beth Meade

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

The Patios ARB Team

Beth Meade, Hilary Amey, Jo'Ann Aabel, Mary Lou Shippee, Jessica Kenyon, Kathy McGowan and Chris Meade

## BOOK CLUB NEWS

Our next meeting is Thursday, March 12th at 10:00am. Please come prepared to discuss a book you have read that was not on our list. This is our "free for all" or "mosaic" meeting. It will be fun to hear about all the different books we all have been reading in addition to our book club books!



I am in the process of creating our reading schedule for the upcoming year. If you have a book you want to place on the schedule, please

# HARBOR TOWN LIGHT

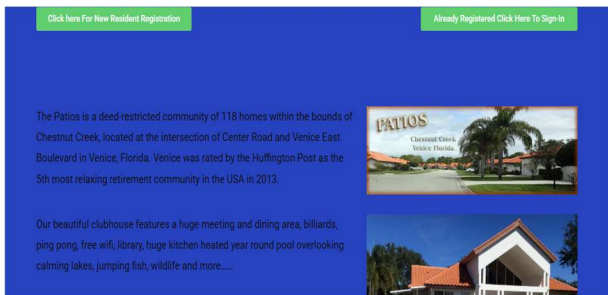
email the info to me. I will have the schedule in place in time for our March meeting!

All are welcome! Please call or email me if you are interested in joining our group!

Joanne Yeterian  
[jyeterian@comcast.net](mailto:jyeterian@comcast.net)  
[860-559-8601](tel:860-559-8601)

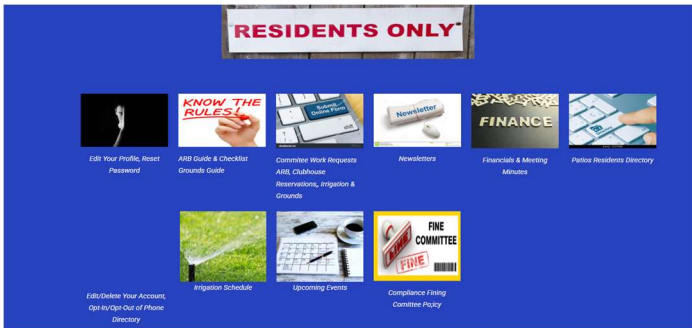
## PATIOS WEBSITE

Our website is easy to use. Just go to [www.Thepatioschestnutcreek.com](http://www.Thepatioschestnutcreek.com). This is what you will see:



Simply click on the left green box to register, or the right green box if you are already registered.

After you log in, you get to the “Residents Only” page. Now you have access to everything!



You can see the calendar in Upcoming Events. There is a directory of residents for addresses, emails, and phone numbers. You can submit

work orders for ARB requests. You will be able to see newsletters. The complete Red Book is there too. Make sure you register for this valuable resource.

## IN OTHER NEWS...



Yesterday someone dropped off a case of chocolate Premier Protein. It wasn't from a delivery service and there is no label on it at all. I've checked with my close neighbors and none of them were expecting it. I'd love to find the rightful owner. Contact me if it is yours.

Carrie Conzelman  
937 Harbor Town Drive  
847-989-2030



Venice Area Home & Garden Tour  
March 13th & 14th  
10 am to 4 pm  
Tickets \$25.  
2 Houses & 5 Gardens

Plants and Crafts available for sale  
Tickets can be purchased thru Annie Washburn  
617-543-9679  
[digus@comcast.net](mailto:digus@comcast.net)

## 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.

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

# HARBOR TOWN LIGHT

## 2026 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:** Bill Davis

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

### Committee Chairs

**ARB:** Beth Meade.

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

**Audit:** Position Available

**Clubhouse:** Position Available

**Library:** Hilary Amey

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

**Grounds:** Josephine Florio

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

**Welcoming Committee:**

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

**Newsletter:** Betsy Legasey

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

Good food, good times at The Patios clubhouse



Resurfaced Tennis/Pickleball Court



# March

# The Patios of Chestnut Creek

# 2026

There is now a calendar on the website, you always have access to it. Simply go to [www.Thepatioschestnutcreek.com](http://www.Thepatioschestnutcreek.com)

Sun	Mon	Tue	Wed	Thu	Fri	Sat	
1	9:30am - Social Comm 1:15pm - Bridge	2	3	4	5	6	7
		8:30am - Pickleball 10:30am - Grounds Comm		8:30am - Pickleball 9am - Monthly Breakfast 1pm - Mah Jong	1:15pm - Bridge		
8	9	10	11	12	13	14	
	1:15pm - Bridge	8:30am - Pickleball	11:30am - Sand Trap	8:30am - Pickleball 10am - Book Club 1pm - Mah Jong	1:15pm - Bridge		
15	16	17	18	19	20	21	
5pm - Sunday Supper	1:15pm - Bridge	8:30am - Pickleball	7pm - Karaoke Night	8:30am - Pickleball 1pm - Mah Jong	1:15pm - Bridge		
22	23	24	25	26	27	28	
	1:15pm - Bridge	8:30am - Pickleball	9am - Lakes Comm Mtg	8:30am - Pickleball 1pm - Mah Jong	1:15pm - Bridge 5:30pm - TGIF		
29	30	31	1	2	3	4	
	1:15pm - Bridge	8:30am - Pickleball					