

## Good Things to Know

**NOTICE:** If there are any conflicts between this information and the official documents, the SMMHOA documents always take precedent!

**BEACH PARKING PASS:** Residents can get a free beach parking sticker at the Tax Collectors Office, Eagle Lake Fitness Center on Route 41, and the Marco Island Library. Vehicle Registration required.

**BOATS AND DOCKS:** Boats and docks are the private property of the individual unit owners. You are not allowed to store a boat on your lift that does not belong to an association unit owner. Neither are you allowed to rent your dock or lift space to anyone other than an association unit owner. Temporary transient tie-up docking is allowed for a guest visiting. Please be sure to ask permission before accessing or fishing from another person's dock.

**BOIL WATER ADVISORY:** Sign up by calling (239) 513-0445 and ask to be placed on the Boil Water Advisory Call List.

**BULLETIN BOARD:** Scheduled Meetings with times and location plus upcoming events will be posted on the Bulletin Board located on the south side of Stella Maris near the entrance.

**CANAL:** Please do not jump into or swim in the canal. There are alligators, sharks, snakes and many other things that can harm you.

**Do not** feed alligators or any wildlife since this is illegal in Florida and the animals link feeding and people.

**DOCK WATER:** Dock water is potable and available for your use. This water is not to be utilized to water lawns, landscape, plantings, or to fill your pool without the written consent of the association board of directors. A small water usage fee will be charged for pool filling. In case of emergency the dock water shut-off location is just EAST of the bulletin board.

**FISHING LICENSES – FLORIDA:** Residents age 16 through 64 are required to have a permit. Florida residents 65 and over are not required to be licensed. Non-residents 16 and older are required to be licensed. A saltwater license with snook and lobster license currently costs \$54 for residents and \$114 for non-residents. Driver's License or ID card or Voting Registration must be produced. Licenses are available at Sunshine Ace Hardware Stores, Walmart or online at [www.gooutdoorsflorida.com](http://www.gooutdoorsflorida.com), phone (888) 347-4356.

**GARBAGE:** Trash pickup is twice each week. Containers need to be put out at the street the morning of pickup in front of your unit. Containers should be placed no more than 2 feet from the road edge. If you live on the T section of the street where the truck cannot get down, place your containers at the end of the Cul-de-Sac. Please do so without blocking your neighbor's driveway or walkway access. Containers need to be brought in the same day as pickup. If you will not be here on pickup-day, please arrange with a neighbor to handle this for you. DO NOT put your containers out the night before. This entices the wildlife who get into them making a mess and destroying the containers.

**Regular trash** is put in the GREEN container with GREEN top.

This is picked up on Monday and Thursday

**Recycling trash** is put in the GREEN container with YELLOW top.

This is picked up on Thursday only.

**Large Items** need to be scheduled by calling the number listed below.

**Additional or Replacement Trash Containers**

Call: Collier County Public Utility at (239) 252-2380 for specifics.

**Holidays:** No pick-ups on holidays and there is not a make-up day. They will pick up on their next regularly scheduled day.

**HOA FEES:** The fees for Stella Maris Master HOA are billed and collected quarterly. Fees are due by the date indicated on the bill. It is the owner's responsibility to set up their individual method of payment procedures. Payment is expected to be received and payable on or before the indicated date. There is a 10-day grace period after which a late fee will be charged.

**Payments Made Payable to: Stella Maris Master HOA**

***Please be sure to send payment to the address indicated on the bill.***

**HOSES:** Hoses are to be stored when not in use within a hose reel or holder mounted near the water source but must not be mounted on Dock Light Posts.

**INSURANCE:** All units are required to be fully insured for both up to date replacement costs and general liability insurance. Flood Insurance is also required. Proof of insurance is required to be sent to the management company annually by providing them with a copy of the Declarations page for those policies upon their renewal. **We suggest you send in the Dec page as soon as your insurance renews each year.**

**IRRIGATION SYSTEM:** The association owns and maintains an irrigation system for the grass areas. The Buildings and Grounds Committee controls the watering cycles.

**IRRIGATION SYSTEM SHUT-OFF:** The irrigation water shutoff is located between the driveways of units 285 & 289. It requires a curb key tool to shut it off. Contact a board member if you need your water to be shut off.

**LANDSCAPING:** We have a landscaping service that provides mowing, fertilizing, pest control, mulching, weeding and pruning. Any changes or additions to the landscaping will require approval from the Buildings and Grounds Committee.

**LIGHTS:** Outdoor lights are required to be maintained in good working order and illuminated during dark hours. Light fixtures must be white.

**MASTER SITE PLAN:** Changes to docks and boat lifts require permits from county, state and federal agencies and may also require a master site plan redraw. Residents are responsible for complying with all agency requirements including all related costs. All dock and lift changes must be submitted to the Board for consideration and approval.

For more information on requirements, residents should contact Collier County or seek advice from a licensed dock builder.

**PARKING:** There is a limited amount of parking available. All units have a garage, and most have a driveway. Please park your vehicles and those of your guests within these areas. If additional parking is needed, vehicles may be parked on the side of the road providing they are off the grass. In addition, please ask before you park in a neighbor's driveway and do not block access to your neighbor's driveway or the T portion of the road. Please do not block any mailboxes or sidewalk. Also, no vehicle can be parked on any grass area. There is additional street parking along the common area on the south side of Stella Maris Dr near the bulletin board.

**PESTS:** Pest control is provided as part of your homeowner fee. The exterior is sprayed for pests on a regular schedule however should you notice pests inside of your home call Arrow Pest Control at 239-530-7378 and they will schedule someone to come out and spray the inside of your unit free of charge.

**PETS:** Please refer to ARTICLE X 10.7 PETS of your documents for complete information. Due to alligators in ponds, dogs are not safe on the east side of Cays drive.

**Leashes:** Pets are not allowed to roam freely and must be on a leash when outside of your unit. Please retract long leashes when passing others when walking your dog.

**Waste:**

In order to keep our neighborhood beautiful and clean please be respectful and adhere to the following: If you own or have a visiting

animal it is your responsibility to pick up immediately after and dispose of their waste properly. Remember, all grassy areas are the private property of the homeowners except for the area around the bulletin board.

**SAFETY:** We are fortunate to live in an area surrounded by natural beauty that includes National Forest and The Everglades. As stated in the PETS section under Safety, we would like to remind you that we are surrounded by wildlife of many kind including **alligator, bear, coyote, panther, snake and wild boar.**

**SIDEWALK LIGHT POSTS:** No hose reel or holder shall be mounted on dock light posts. It is your responsibility to keep the light fixture and post clean. Special lightbulbs are needed when they burn out. Please contact a board member if you need the light replaced.

**SIDEWALKS:** Keep all sidewalks free of vehicles, trailers, equipment or debris at all times. Please be considerate of residents and guests with mobility issues.

**WATER DEPARTMENT – Port of the Islands:** POI has its own water and sewer plant located across highway 41 on the Orchid Cove property.

**WEBSITE:** Go to SMMHOA.net. Sign up and find out much more information about our association, including vendors, newsletters, want-ads, recipes, governing documents, meeting schedules, member directory, a blog and more!

**Nextdoor.com** is another website where you can access local information for all of Port of the Islands. Go to [www.Nextdoor.com](http://www.Nextdoor.com) and put in your address information. It will bring you to the Port of the Islands page where you may join/login.

**WILDLIFE:** **Do Not** feed the wildlife especially the alligators. It is tempting but please remember that by doing so the animal begins to associate food with humans. Eventually when they see a human they expect to be fed

and when this does not happen it can cause them to become aggressive. Alligators can jump quite high meaning they can jump up to grab whatever is on the dock including you, your grandkids or your pet. It is a dangerous practice to feed wildlife not only dangerous to humans but also to the animal itself because when they become aggressive, they are taken away and quite often destroyed.

**THE WELCOMING COMMITTEE THANKS SHERY HELBICK FOR HER OUTSTANDING CONTRIBUTION IN THE BEGINNING DAYS OF GETTING THIS PACKET OFF THE GROUND! HER INPUT SENT US IN THE RIGHT DIRECTION TO HELP ALL RESIDENTS IN THE FUTURE.**