



The Scoop!

News that concerns residents of the North River Shores Community
Published by the North River Shores Property Owners' Association, Inc.

Volume XXXIII, No. 1, March/April 2008

Edited by Tom Lusty

692-3939

Good Things Are Happening in North River Shores

By Tom Lusty, President, NRSPOA

WOW! When I sat down to write my first article for the SCOOP (on Thursday, January 31st) I realized that it was exactly ten years ago today that we closed on our home in North River Shores (NRS).



Reflecting back on these ten years I can say that our lovely neighborhood has changed very little. It's still as beautiful today as it was ten years ago. And, that's a very good thing in my opinion. Sure, three hurricanes have come and gone over that time doing some damage, but we're beyond that now thank goodness. Even the ancient ear tree on River Trail was up righted and secured so it hopefully won't blow over if another hurricane visits.

A number of new homes have been built and a few have been renovated (including mine). People building and renovating homes have, for the most part, embraced our deed restrictions and setbacks. When a variance was requested, neighbors and your NRS Property Owners Association (NRSPOA) board(s) have considered the request(s) and granted variances as appropriate. This is another very good thing.

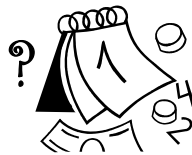
The process we have which allows a property owner to request a variance to our setbacks is not cumbersome or overly restrictive. It has been, and will be, administered fairly and reasonably. As you probably all know our membership recently voted to retain our covenants. Sixty percent of us voted to keep the covenants. This, yet again, is another very good thing. I believe, and so do the majority of NRSPOA members who voted, that our covenants are partly responsible for making our neighborhood such a nice place to live.

See GOOD THINGS on page 2

Sewer Project Update

By Pete Meier

John Polley and Phil Keathley (772-223-7977), Martin County Utilities and Solid Waste Department (MCUSW), presented a NRS sewer project update on February 20, at the NRS Board of Directors' meeting. A few residents also attended the presentation.



The project has been divided into two Phases. Phase 1 (north portion) will begin this year and includes the lots north of a line drawn from the humpbacked bridge along the main canal to the NRS entrance by Half Mile Lake condos. There are approximately 414 properties in this section, which includes about 135 properties north of NRS all the way to Britt Road. The collection station is scheduled to be located next to the Presbyterian Church on Pine Lake Drive. Verbal agreement has been confirmed by MCUSW

See SEWERS on page 2

Oyster Gardening

By Judy Anderson



During a recent trip to Florida Oceanographic Society (FOS), I discovered that there is an on-going project to rehabilitate the oyster beds in the St. Lucie Estuary (SLE). We hope to start helping with this effort in February. I thought that some of you might be interested in participating in this program as well and wanted to share the information.

The Florida Oceanographic Society's Oyster Gardening and Restoration Project gives members of the community an opportunity to help restore the natural oyster population to the SLE. Native oysters collected from the SLE are spawned in the FOS aquaculture facility and then given to oyster gardeners when they reach a size of approximately 5 mm (dime sized). Each oyster gardener will hang 2 to 3 oyster cages with 1000 spat (young oysters) in each from their

See GARDENING on page 4

GOOD THINGS (cont. from page 1)

At the January meeting of your NRSPOA Board of Directors the five individuals that our membership elected took their seats on the board. Another member was appointed by the Board to fill a vacant seat. The result is a group of nine dedicated volunteers that have the best interests of our membership and our neighborhood at heart. Further, because many of this new board's members are serving the membership for the first time you can expect some new and creative ideas for continuing to improve our community. This is also a very good thing.



As your board president, I am appealing to each of my North River Shores neighbors to help this new board with the various responsibilities of maintaining our beautiful community. The more people we can get to serve on various committees the easier it will be to accomplish our objectives. For example, if you have computer graphics skills we can use some help designing and laying out the SCOOP. If you like working in the yard, we will need a group to help maintain our parks, boat ramp grounds and picnic area at Pine Lake. If you like meeting and interacting with people we need help on the social activity and welcoming committee. These are but a few of the things that go on in our NRSPOA. Please think about what you can do for NRSPOA and call or e-mail me at 772-692-8705/acabonactom@aol.com as I am compiling a list of members who are willing to step up to the plate. If we are able to get only 25 people to commit a small amount of time each month to help, it will be another very good thing. *

SEWERS (cont. from page 1)

from the church for this Phase 1 collection station.

Phase 2 (south portion) will be done next year (2009) and includes approximately 304 properties south of the humpbacked bridge. This phase also includes about 51 lots in Sunset Estates. The location of this collection station has not been determined. There are about 718 properties affected by both phases.

Fortunately, \$15 million (M) in new funding became available from the State, South Florida Water Management District and Martin County at \$5M each. On January 22 the Board of County Commissioners committed \$3M of the \$15M to Phase 1 of the NRS sewer project. An additional \$3M should be committed next year for Phase 2. These funds will significantly reduce each NRS property owner's cost for the sewer project.

Mr. Keathley should receive final cost estimates in May or June of this year. He will then schedule a workshop for owners of any affected property. Mr. Keathley will send each property owner a personal invitation to attend this workshop.

Each single family lot will be charged the same rate of one Equivalent Residential Connection (ERC.) Multifamily properties will be charged more ERCs. There is no charge per lineal front foot of property on the roadway.

The NRS sewer project is the sole responsibility of the MCUSW Department. Your NRSPOA Board of Directors, as NRS property owners ourselves, can simply make suggestions and act as a "sounding board" for Mr. Polley and Mr. Keathley. The final decision(s) rests with them. However, as your Board Member Liaison with Martin County I will be following the progress of this sewer project and will keep you updated in *The SCOOP* and via e-mail (if necessary). If you have friends and neighbors who want to be added to the list, please send their e-mail addresses to petemeier1@comcast.net (also include your home, business and/or cell phone.) Please see the sewer project FAQs on page 5. *

TENNIS

North River Shores Tennis Club
 • 9 Lighted Clay Courts • Complete Pro Shop • Pool
 • Organized League Play • Junior Clinics • Summer Sport Camps
 • Group & Private Instruction, USPTA Certified
 • New Members Welcome
www.nrstc.com 692-0266 2393 NW Britt Rd.

Jensen Mini Bay Storage
 Air Conditioned Storage Boat & RV Storage
 1105 N.E. Industrial Blvd., Jensen Beach, FL 34957
 (772) 334-8810

First Presbyterian Church of Stuart
 Living Water for the Treasure Coast
 
Worship Times
 Traditional..10 AM † Contemporary..11 AM
Loving nursery care provided at both services
Bible Education
 Sunday 9 AM and Mid-week
 Youth Group † Preschool † After-school Program
 1715 NW Pine Lake Drive, Stuart, FL 34994
 772-692-0500 www.StuartPres.org

NEIGHBORHOOD WATCH

By Jerry & Fred Felton

The NRS Neighborhood Watch program has been an active program for over 20 years and we have been involved since 1991. Our leadership is the Martin County Sheriff, Crime Prevention/Community Programs Department.

Laura Passanesi is in charge of a monthly County Wide Neighborhood Watch meeting at the Sheriff's office. Laura can be reached at 320-4749 or 220-7011, lpass@sheriff.martin.fl.us. Lt. Brian McCandless assists Laura and can be reached at 220-7154 or bmccandl@sheriff.martin.fl.us.

At the March 13th County Wide Meeting, the topics were: Juveniles on Probation, new Alarm Ordinance, Mobile Field Force and National Night Out.

NATIONAL NIGHT OUT is 1st Tuesday in August, a night for neighbors to party and get to know each other better.



LOCK IT OR LOSE IT stickers have been handed out to our neighbors. The Martin County Sheriff decided that because so many people neglected to lock their cars, it was important to have this program to remind people to lock up. Unfortunately, my next door neighbor, Bob Coy, found out why he should lock his house doors. Recently, in the afternoon, he was burglarized and lost valuables.

NIGHT PATROL. NRS Volunteers are needed! Anyone living in NRS can take a turn and help with the patrol. In the beginning, the Neighborhood Watch Patrol was a day & night patrol watch. Since 1994, we have had a night patrol only. Patrol cars can be identified by 2 magnetic signs which adhere to the volunteer's car. The patrol volunteers call 911 in the

event of suspicious activities; they do not get personally involved.



It would be great if we had 31 volunteers for the NRS PATROL. The 2007-2008 patrol includes the following residents: Charlie Besosa, Ted Conklin, Carol & John Cox, Beth Davies, Robin & Ben Fedele, Jerry & Fred Felton, David George, Gloria & Jon Gottschalk, Alice & Bob Hooker, Corinne & John Herrmann, Dolly & Frank Hunnicutt, Molly Kirkhart, Barbara & George Kuzevski, Helen & Jim LeBlanc, Ann Leber, Marcy & Rich Leslie, Tom Lusty, Carol & Brian McMahan, Joe Miller, Max Quackenbos, Jason Schwartz, Dottie Starkey, Jan & Larry Stoorza and Don Womble.

Please call Jerry Felton at 696-2729 for more information. This community service job will take you no more than an hour on a day & time of your choice. *

If you think it could be a scam, it probably is.
Compliments of Wachovia Bank

- Always know who you are doing business with
- Never accept checks from a stranger and then send money back to them
- You are financially responsible for every check you deposit in your account
- Just because your bank made funds available on a check deposited, doesn't mean the check is good

See SCAM on page 6

We Offer Pool Service.
 Stuart South Stuart
 1116 N. Federal Hwy. 5162 SE Federal Hwy.
Call 463-7054
 Lic# SP03301 **PINCH-A-PENNY POOL-PATIO-SPA**
 The Perfect People For A Perfect Pool

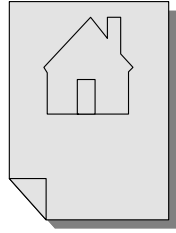
CSM Engineers Civil-Structural-Marine
 Docks, Seawalls, Boat Lifts, Dredging, Additions
 Permit and Design - 220-4601 - CSMEngineers.com
 Judy Perkins/Bob Anderson-Owners-NRS Residents

THE **CABINET GALLERY** INC. *You Dream It. We'll Build It.*
 Kitchens - Bathrooms - Home Office - Wet Bars
 Entertainment Centers - Murphy Beds
 Est. 1997
 (772) 692-3667 1280 NW Federal Hwy., Stuart
 Mon-Fri: 9:00-5:00 (North of the Roosevelt Bridge
 Eve. & Weekend in Emerald Plaza)
 Apts. Available www.cabinetgallery.net
 Matthew T. Robinson, Owner, License #NS00096

Goin' Green

By Hal Halliburton

North River Shores is going "Green." No, not more grass to cut. Not one, but two new "Green" homes are being built in our neighborhood.



The first is under roof and being completed on San Souci. It is being built using Styrofoam blocks filled with concrete and laced with steel re-bar. The outside finish will be stucco. The home will have a metal roof. When finished it should be virtually hurricane resistant. This type of construction reduces energy consumption up to 75%. In addition, it will have all the latest electronics and remote features.

The second home is in Cocanut Point, its walls are just going up. If you are even thinking about building a new home, contact the contractors and ask for more information on this "Green" type of construction. It will cost about 10% more to build, but when we get the next hurricane you may want to just stay home and watch it go by. *

Touch Your Toes

By Pete Meier

With the addition of more sidewalks in NRS, there are a lot more residents walking as a form of exercise. In mid January, Judy Perkins had a nice letter to the Palm Beach Post Editor thanking the Martin County officials and residents for making the construction of the sidewalks possible.

Remember that when you are out walking, stop every once in a while and touch your toes. It's good exercise and will help flex your back muscles. If you will do this exercise over an empty soda can or piece of newspaper and pick it up in the process, then a win-win situation is created. You get the additional exercise and our neighborhood looks better. You can attach a plastic grocery bag to your belt for trash or no one minds if you toss the item in their trash or in one of the park bins.



One of the champions of this exercise is recently elected board member and 30+ year resident Chuck Wallenhorst. Chuck can often be seen carrying an empty can and bottle or dragging a palm frond to the nearest brush pile. Thanks, Chuck! If you see any other residents walking and carrying pieces of debris, give them a wave or thumbs up in appreciation of keeping the neighborhood beautiful. Also, we appreciate all of the residents who touch their toes, picking up after walking their dogs. *

GARDENING (cont. from page 1)

dock along the SLE, which will allow them maximum exposure to oxygen and food and protect them from predation they would normally encounter on the bottom.

Once a week the gardeners will rinse off the oyster cages and check for mortality. After three months, when the oysters have reached approximately 30 mm (half dollar sized), volunteers will help collect the oysters by

boat and place them on old oyster reefs throughout the SLE. At the same time, the oyster gardeners will receive a new batch of spat for each cage. This process started in June of 2006 and will continue every 3 months until the local oyster population is restored and becomes stable.

In order to participate, you will need to fill out a volunteer application with the FOS. For more information on this program, please contact Heather Hitt, research specialist and coordinator for the oyster project. Heather's e-mail address is: heatherh@floridaoceanographic.org. Her phone number is: 772-225-0505 x112. *

<p><i>Free</i> For our North River Shores Customers</p> <h3>Septic Inspection</h3> <p><i>* with this ad.</i></p>  <p>COOKE'S 287-0651</p> <p>ENVIRONMENTAL SERVICES www.callcookes.com</p> <p><small>License #SA0041226</small></p>	 <p>WHS Women's HEALTH SPECIALISTS</p> <p><i>The professionals known and trusted by thousands.</i></p> <p>Offering complete services in:</p> <ul style="list-style-type: none"> • obstetrics • gynecology • cosmetic laser • • diagnostic imaging services • <p>Phone: 772-219-1080 Toll Free: 800-666-1667 Fax: 772-219-1070 www.whsfl.com</p>
---	---

Vacuum Sewer System FAQ's

Questions by George Milne

Answers by Phil Keathley and John Polley,
Martin County Utilities and Solid Waste Department

1) If a hurricane hits and there is no electricity will the vacuum system still function? What if there is no power to operate the force mains leading from our area to the treatment plant? Can the treatment plant accept sewage if the power is out?

A.) The Vacuum Building and collection system will have a dedicated emergency generator for power outage situations. The sewage pumps located in the building will be connected to the emergency generator and will function normally. The sewage treatment plant on Hillman Drive off of Jensen Beach Blvd. also has emergency generator back-up and will function normally.

2) Roughly how much will it cost me to hook up (tap fee, on property connection, and septic abandonment)? Will there be any grant money to offset the cost to residents?

A.) The tap fee or Capital Facility Charge will be included in the assessment amount. The on-site sewer lateral connection and associated septic tank abandonment work will be done by the Plumbing Industry and quotes will have to be requested by each property owner.

3) What will be the increase in my annual water bill (minimum and maximum charges)? Will the property tax on my home go up due the sewer improvement and if so by how much?

A.) Water charges will not increase due to the addition of sewer service, however there will be a sewer charge added to your monthly billing based upon your water consumption. The average Martin County Utility customer uses approximately 6,000 gallons of water per month and the sewer charges are calculated as follows:

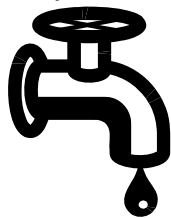
6,000 gallons

X 3.76 (0 - 10,000 rate)

\$22.56

\$15.45 Base Sewer Charge

\$38.01 Total Sewer Bill



Minimum Monthly Sewer Charge - \$15.45

Maximum Monthly Sewer Charge - \$53.05

**Maximum Monthly Gallonage Sewer Charge –
10,000 gallons**

Property taxes are based upon assessed values and will vary throughout the community, therefore it is impossible for us to know if an individual property tax will increase and impossible for us to say how much.

4) Where will the vacuum stations be located?

A.) The vacuum station site for Phase 1 (north system) is being negotiated with the First Presbyterian Church and looks very favorable at this point. Phase 2 (south system) site has not yet been determined.

5) Will it be mandatory for all homeowners within the improvement district to hook up?

A.) Section 381.00655 (1) (a.) Fla. Stat. (2006) provides "The owner of a properly functioning onsite sewage treatment and disposal system, excluding an approved onsite gray water system, must connect the system or the buildings plumbing to an available publicly owned or investor owned sewerage system within 365 days after written notification by the owner of the publicly owned or investor owned sewerage system that the system is available for connection." In addition, Section 4.306 E, Land Development Regulations, Martin County Code, requires that residential, duplex and multi-family units connect to the County's wastewater system.

6) Can I keep my septic field as an emergency back-up in case of a sewer outage?

A.) No

Florida Administrative Code 64E-6.011

ABANDONMENT OF SYSTEMS

(1) Whenever the use of an onsite sewage treatment and disposal system is discontinued following connection to a sanitary sewer, following condemnation or demolition or removal or destruction, of a building or property, or discontinuing the use of a septic tank and replacement with another septic tank, the system shall be abandoned within 90 days and any further use of the system for any purpose shall be prohibited. However, if the Department of Environmental Protection or its designee approves the use of the retention tank where the tank is to become an integral part of a

FAQs (cont. from page 5)

sanitary sewer system or storm water management system, the septic tank need not be abandoned.

(2) The following actions shall be taken, in the order listed, to abandon an onsite sewage treatment and disposal system:

(a) Property owner or agent shall apply for a permit from the department to abandon the existing onsite sewage system and submit the required fee. Upon receiving a permit:

(b) The tank shall be pumped out.

(c) The bottom of the tank shall be opened or ruptured, or the entire tank collapsed so as to prevent the tank from retaining water, and

(d) The tank shall be filled with clean sand or other suitable material, and completely covered with soil.

7) I have just replaced my septic field – will I be given additional time to connect (beyond the two year period)?

A.) See answer to #5 above

8) What happens to the vacuum valve in the shared sump pit in front of the house if my neighbor's children flush a toy down the toilet?

A.) The vacuum valve should not be affected by a toy or other object. However, it is very easy to disassemble or replace if necessary.

9) How long has the Lighthouse Point system been in operation and have any service outages occurred there?

A. 29 months with no service outages.

10) What are the funny looking “upside down J” PVC pipes for at Lighthouse point?

A.) They are air in-take pipes that allow air to enter the valve pits when the valve fires and allows the sewer to be vacuumed out. It is our hope that the valve pit manufacturer (AIRVAC) will have a new single dedicated air in-take pipe per valve pit designed and approved for this project.

11) The Mapp Road vacuum station has a large square raised mulch bed next to the pump house – what is that for? Will our system be the same?

A.) The mulch bed is used for odor control. The exhaust from the vacuum pumps travels through a manifold system under the mulch bed which creates a bio-mass that consumes hydrogen sulfide molecules therefore eliminating odors. The vacuum buildings to be constructed for this project will both have mulch bed odor control systems.

12) I understand that as normal procedure the diesel is run once per month – how much noise will it make?

A.) The emergency generators have not been specified as yet. However, they will be required to be manufactured with sound attenuation equipment.

13) During hurricane Francis road access in the Nosaw vicinity was blocked for longer than four days – how long would it be before the diesel runs out of fuel?

A.) The emergency generators have not been specified as yet, but will be required to have at least 500 gallons of fuel storage capacity.

14) My septic field works fine – why do I have to switch to sewer?

A.) See answer to #5 above. *

SCAM (cont. from page 3)**Advance Fee Fraud**

You receive a letter, fax or e-mail from an “official” representing a foreign government, agency or business. You are asked to pay fees in order to have millions of dollars transferred into your bank account. The money never arrives.

Lottery Scams

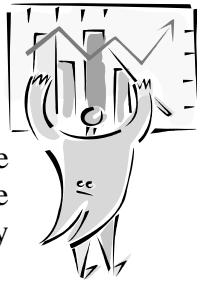
You are informed you have won a lottery or a sweepstakes, and that in order to claim your jackpot, you will have to send a check to pay taxes on your winnings. You are sent an advance check to pay these taxes. Once you deposit the check and send back the taxes, the check turns out to be a fake and you are responsible for the thousands of dollars you have sent.

*More on Internet Sales, Fake Inheritances and Work at Home Scams next issue. **

Fiction vs. Fact

Fiction

NOT TRUE - After the real estate market settles down, probably after the 08 year, the Martin County Property Tax Appraiser is going to investigate two different millage rates for NRSPOA members and non-members as the deed restricted members properties will be more limited on the potential size of house capable to be built and thus worth slightly less. This change would not affect any current owners homesteaded but would affect new buyers or second home owners.



Fact

THIS IS TRUE – First of all, millage rates are set by the taxing authorities, i.e. the County Commission and the School Board, among others, not the Property Appraiser. A letter from Laurel Kelly, Martin County Property Appraiser, to Tom Lusty, President, NRSPOA clarifies the rest of the facts.

Dear Mr. Lusty,

Thank you for this opportunity to clarify the Property Appraiser's policy for valuing properties based on whether or not they are members of the Property Owners' Association (POA).

In our value analysis, great weight is given to the location of a property, its land size, building size, quality of construction, and the overall desirability of the neighborhood. We do not track membership in the POA.

It has been brought to our attention that there is a concern that the POA setback requirements impact its

members' property values because the POA setback requirements are more restrictive than the county's setback requirements.

Our office does not differentiate between values based on whether or not a property is part of the POA. However, there could be an exception if the POA setbacks restrict the use of the property to something less than typical for the neighborhood. For example, if a pool could not be built on a property due to POA setback requirements, our office would consider a value reduction because the demand for that property may be more limited. Or if a property owner is unable to build a house typical in size for its location, due to POA setbacks, then our office would consider a value reduction. The reductions would be considered as exceptions, on a case by case basis, when brought to our attention by the individual owner.

We do not place a premium on the value of non-POA member properties because they have less restrictive setbacks. It would be difficult to prove that a buyer would be willing to pay a premium for a property that has less restrictive setbacks, when the lots in North River Shores are generally considered large to begin with. To our knowledge, we have not had anyone complain to our office that they could not build a typical size home for its location in North River Shores.

I hope this has answered your POA's questions. If you or any of your members need further clarification, please feel free to contact me. I have an open door policy and I am available to explain our policies and procedures.

Sincerely,

Laurel Kelly, CFA

*Martin County Property Appraiser **

SAFE & SOUND
STORAGE CENTERS

**We fill Propane Tanks 7 Days A Week
All sizes from BBQ Grill to RV's!
Packing and Moving Supplies Sold Too!**

772-334-2858

1400 NE Savanna Rd

(Just minutes from North River Shores)



Café Roosevelt

Next to Park Ave BBQ

Breakfast•Lunch•Eat-In•Take-Out•Catering

Daily Specials • Open 7 days • 7 AM - 2 PM

763 NW Federal Hwy • 772-692-6983

**See YOUR ad here!
Call 692-3939 for information!**



P.O. Box 3154, Stuart, FL 34995

FIRST CLASS
U.S. POSTAGE
PAID
WEST PALM BCH, FL
Permit No. 611

Learn more at
www.northrivershoresfl.org

The SCOOP Layout Artist Wanted

Your Board of Directors needs someone with computer graphics skills to lay out four issues of *The SCOOP* beginning with the May/June '08 issue. If you have these skills and are willing to help your community by donating several hours each month to this worthy cause please call or e-mail Tom Lusty at 772-692-8705/acabonactom@aol.com.



Regular Board meetings are held at 7 PM on the 3rd Wednesday of each month at the First Presbyterian Church on Pine Lake Dr. **NRSPOA Members** are welcome to attend. Any Member in good standing (all assessments paid) wishing to address the Board should call 692-3939 & leave a message not later than 12 noon the Friday before the next scheduled meeting. Schedule changes are posted on our website: www.northrivershoresfl.org

NRSPOA, Inc. does not have a physical office, but may be reached at (772) 692-3939, which is both a voice and fax number. **IF YOU ARE SELLING YOUR HOME AND NEED AN "ESTOPPEL LETTER" FOR CLOSING, FAX THE REQUEST TO 692-3939.**



SEAFOOD BAR AND GRILL

PATRICK J. FLANIGAN

950 S. Federal Hwy.
Stuart, Florida 34994

www.flanigans.net

(772) 220-0039
Fax: (772) 220-0690

2008 NRSPOA Officers, Directors and Committee Chairpersons

*Denotes Directors

*Tom Lusty	- President, The SCOOP Editor	*Pete Meier	- Government & Public Relations
*Hal Halliburton	- V.P., Boat Ramp, Deed Restrictions	*Chuck Wallenhorst	- Maintenance, Special Projects, Dredging
*Sean Fenniman	- Treasurer, Finance & Budget, Insurance Liaison	*George Milne	- Nominating
*Trish Littman	- Secretary, The SCOOP	*Jason Schwartz	- Membership, Covenants Sign-up, Communications Monitor
*Bob Anderson	- Social Committee		