



Conquistador

December 2025

Newsletter



CHA PRESIDENT RENEE DRENTKIEWICZ

Dear Neighbors:

Our Annual Conquistador HOA Meeting will be held on Thursday, December 6th at 10 AM in the Community Clubhouse Ballroom. We encourage all homeowners to attend. Your participation helps shape the direction of our community. Please also remember to vote for the 4 items that were sent on the email ballot prior in the past few weeks. If you have any questions, please contact the office.

Season's Greetings! The Conquistador Homeowners Association extends our warmest wishes for a joyful and peaceful holiday season. Throughout December, you'll see festive touches around the community, including holiday lighting at the entrances and seasonal décor in common areas. We hope you enjoy a wonderful month of celebrations with family, friends, and neighbors.

Thank You for a Great 2025!

As we close out the year, I'd like to thank all residents, volunteers, and committee members who contributed to improvements around the community. Your engagement—whether attending meetings, participating in events, or simply taking pride in your home—makes Conquistador a wonderful place to live. I also want to thank all of the Board for their hard work and commitment to our community. I especially want to thank Bonnie, Martha, Joe and Jan. We would not have all that we do, if not for their dedication and commitment to Conquistador.

Looking Ahead: 2026 Community Events! We're excited to share some early highlights for the coming year. More details will follow in this newsletter and on the community bulletin boards.

Planned Events for 2026

- January – Lecture Series, Trivia Night and Welcome Back Party
- February- Super Bowl Party, Lecture Series, Night at the Races, Trivia Night and The Art Show
- March – Murder Mystery Dinner Theater, Lecture Series, Trivia Night and Fashion Show.

April – End of Season Party

Stay Connected! Community reminders and updates are posted regularly on the HOA website and bulletin boards. Please ensure the HOA office has your current email address so you don't miss important notices. I continue to urge all residents to get involved.



MANAGER'S CORNER BONNIE GUENTHER

To make the property as aesthetically pleasing as possible to not only residents and guests but also to potential buyers and to make the property look more uniform, I included the condo buildings in the annual mulch installation. As the project was very cost-effective and turned out great, I will include the condo buildings in upcoming years.



Blue Stream has reached the end of the construction phase; however, they will be walking the property repairing any damage that occurred during construction. This includes the homes. The next step will be the informational phase where residents will be registered, and town halls and informational sessions will be held. I will provide that information as soon as it is available.

Thank you to all the residents for their patience and to the Boards for their coordination of unit visits. I appreciate your help.

Vote HOA Now, our electronic voting system is still sending reminders to vote to all who have not done so. **PLEASE VOTE. Votes have failed in the past because of one missing vote. Your vote counts!!**

If you are voting by proxy or ballot, please bring them to the office before the **CHA Annual Meeting on 12/5/25 at 10AM in the Ballroom**. Paper proxies and ballots must be manually entered into the electronic voting system which is why I need them as soon as possible.

For any resident who is opposed to voting electronically, please keep in mind whether you are voting electronically or not, all votes are entered into the electronic voting system; therefore, whether you vote yourselves electronically or I enter your vote electronically, all votes become

electronic. It stands to reason that your voting is much safer in your hands than anyone else's so I encourage you to use the electronic system. It is very easy to use and very secure.

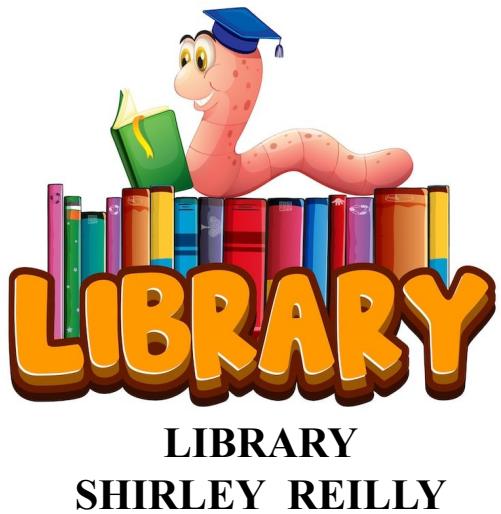
The new resident payment portal, **ProPay** will be implemented before the end of the year. This system will replace the ACH payment system currently in use. The system is being implemented to avoid the need for the office to hold resident bank account and routing numbers on site. Residents will be setting up their own accounts through ProPay. Information will be forwarded to all residents to begin this process.

Lolita Salmon, our bookkeeper's last day working on property will be December 10th as she has family obligations in Pennsylvania; however, after that date, she will continue working for Conquistador remotely. A camera system will be installed at the front office window so she will be able to speak to you as she does now. She will be answering your phone calls and e-mails just as she does now.

Because she is working remotely, all files will have to become digital which is a project I have been working on for a couple years. For that reason, all correspondence coming from boards including accounts payable requests should come to her (and I) as digital copies and should include approvals from at least two board members if accounts payable. **Again, all paper copies that come to office become digital so please send them to us in that format to save time.**

She is beloved, and I am so glad she is continuing with us. Prayers to her and her family on their journey.

Lastly, I want to wish all residents and their families Happy Holidays. I am so very thankful for my position in this community and for the opportunity to serve all of you. Peace and joy to all of you.

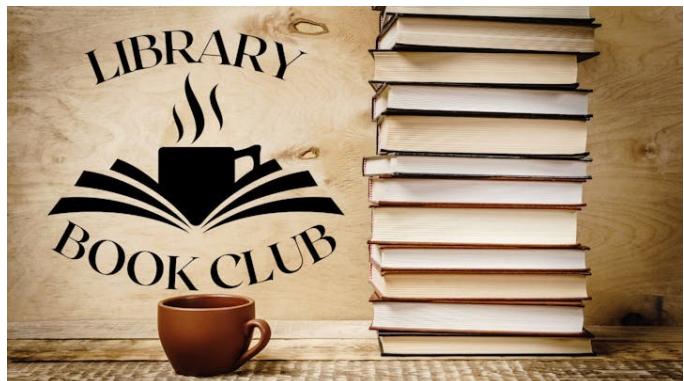


Thank you for the many wonderful book donations we continue to receive. We are especially grateful to our seasonal residents, who generously bring books back each year to add to our collection. As a reminder, we accept books published from 2017- present as well as earlier works by well-known authors. Please note that we are unable to accept magazines. In addition to donated materials, the library also purchases a selection of current bestsellers each month using funds from the CHA budget. We kindly ask that these titles be returned promptly so that all residents may enjoy them.

Several residents have inquired about the free books available in the lobby and inside the library. These items include duplicate titles, books published before 2017, and those that have not circulated in several years. Removing these materials helps us make space for new acquisitions and recent donations. Please do not return free books to the library. Our puzzle collection is now displayed on shelving for easier access, and we extend our appreciation to everyone who has contributed puzzles over time. Finally, we invite you to enjoy our new selection of "seasonal reading" titles for December.

Wishing you a healthy and joyful holiday season.

BOOK CLUB
KAREN THOMAS

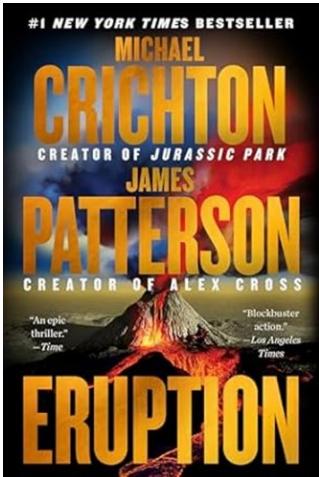


The biggest thriller of the year: A history-making eruption is about to destroy the Big Island of Hawaii. But a secret held for decades by the US military is far more terrifying than any volcano.

The master of the techno-blockbuster joins forces with the master of the modern thriller to create the most anticipated mega bestseller in years. Michael Crichton, creator of Jurassic Park, ER, Twister, and Westworld, had a passion project he'd been pursuing for years, ahead of his untimely passing in 2008. Knowing how special it was, his wife, Sherri Crichton, held back his notes and the partial manuscript until she

found the right author to complete it: James Patterson, the world's most popular storyteller.

Thank you to all who attended our November Book Club and a special thanks to Jackie Williams for running the show for us. Our Book Club doesn't meet in December so I'm looking forward to seeing all of you at our **January Book Club on Wednesday, January 14, 2026 in the Card Room at 6:30 PM.**



CRIBBAGE RICH STENSETH



Our Cribbage group meets every Monday at 1:30 pm. Join us all you seasoned players. If you never played and think you would like to learn, it really is a lot of fun.

For more information:

Call Rich Stenseth Bldg 11-108
312-406-2644

HAND AND FOOT PAT STENSETH

An enjoyable, easier version of Canasta. Join us for fun laughs, and friendly competition. We play in the Cardroom Tuesday at 12:30 PM and Thursday at 6:30 PM.



Come a little early. We sign up for each week so please call.

Want to learn or brush up? We're glad to teach you.

No Hand and Foot on Christmas.

Contact: Pat Stenseth

815-545-0507
Bldg 11-108



MAHJONG

VIRGINIA CALLENDER

If you enjoy playing Mahjong, please come join us every Wednesday in the Clubhouse card room from 12:30PM - 4:00PM. We have a \$3.00 limit so be sure to bring your quarters, nickels and dimes. (If you lose your \$3.00, you still continue playing and possibly win your money back!)





PICKLEBALL LEO CALDERONE

Conquistador pickleball season is beginning. Although not everyone has returned yet, there are enough players to get things going. I suggest using the team reach app to communicate. We are planning to hold another tournament in February or March, more details to follow. So get out there stay safe especially when going back for lobs.

8 AM - Sunday, Monday, Tuesday,
Wednesday, Friday, Saturday.
See you on the courts!



MAY I ANNE ALLBEE

May I is an easy to learn “Rummy Game” played on Thursday’s at 1PM in the card room.

Please contact Anne Allbee 860-213-1217 to sign up and find out more information.

BRIDGE NEWS JACKIE WILLIAMS

The group meets every Friday at 12:45 in the card room. You do not need to have a partner to join us.

For information, or to sign up to play call or text Jackie Williams at 772-285-0677 or email her at jackiew37@yahoo.com.



SHUFFLEBOARD RICH STENSETH



Welcome back fellow shuffle boarders.
New Time - Thursday 1:30 to 3:00 pm.
Come anytime to get a game in (or two or three).

No shuffleboard on Christmas.
Questions? Call -
Rich Stenseth Bldg 11 at 312-406-2644.
See you soon!

CONQUISTADOR NEIGHBORHOOD
CRIME WATCH
MIKE MCPHILLIPS

Greetings Conquistador neighbors.

Recently, we welcomed the Martin County Sheriff's Office (MCSO) Captain Jason Ward, Deputy Jose Garduno and Community Services Director Trisha Green to our Executive Board meeting. Our visitors discussed recent trends in criminal activity in Martin County and the importance of utilizing "security layers" in our effort to protect our community. They underscored the importance of lighting in the community as Captain Ward said "you can never have too much lighting" because lighting is a great tool for deterring criminal activity.

A recent Community Crime Advisory has been issued warning about reports of individuals following delivery vehicles or criminals driving through communities looking for packages on front porches. It is recommended that when expecting package deliveries they should be brought in "promptly" or you should either have them delivered to a "designated delivery location" or to have a trusted neighbor pick the package up for you, if you don't anticipate being home.

We also discussed the use of doorbell cameras and personal exterior cameras and the need to make sure that they are operating and recording. Our visitors further advised that resident cameras, if maintained, can be very useful in quickly solving crimes. MCSO has a program in place where residents can sign up for the "Connect Martin Camera Registry" on the Sheriff's website, to register their cameras so that the department can identify area cameras in case an incident occurs. Registering cameras does not permit MCSO to access live video streams but it enables MCSO to be aware cameras are available at your location so they can request video evidence should an incident occur.

If anyone is interested in registering their cameras with the Sheriff's Department on their website go to www.mcsopl.org to register, please let me know if you have any problems.

On another note...One of our residents, who just recently got back into town, mentioned that he observed a subject who appeared suspicious to him and out of place, so he reported the person to MCSO. He felt a little awkward, but I reassured him he did the right thing, exactly what we have encouraged. Our neighbor was not aware that Blue Stream was working in the neighborhood, but he called MCSO reporting the activity. A deputy came out and investigated. Issue resolved. Good job on the neighbor's behalf and on the Sheriff's behalf as well.

Finally, I mentioned earlier "security layers"....what are security layers? They are methods of utilizing cost-effective, common-sense approaches to "target harden" a community to reduce or ultimately prevent crime. In other words, encourage bad guys to look somewhere else to commit their crimes.



The first layer of security, at the core or the circle, includes neighbors watching out for one another and knowing how to report any suspicious activity or crime promptly to the Sheriff's office by calling 9-1-1. Secondly, taking steps to keep bushes and vegetation in the neighborhood neatly cut back so that windows and doorways are easily visible.

Additionally, proper lighting is another very important layer of security which is generally cost effective and a huge deterrent (crooks go to great lengths to ensure they are undetected). The use of proper locks on doors is a great deterrent as well. Also, residential and community security cameras and security gates are other extremely effective measures to add to the tool bag. Security gates can offer an excellent security barrier by limiting unwanted visitors. "Crime is not inevitable," individuals and communities working together with law enforcement can have a huge impact. Be safe and stay well. If you see something, say something!



**Please be considerate and pick up
your dog's waste.
Let's keep Conquistador clean!**

CONQUISTADOR TELEPHONE DIRECTORY

Our Telephone Directory is posted on our website www.conquistadorliving.com

It is updated on a regular basis. Call the office if you need the community logon password.



You can look people up by last name or scroll past the alphabetical listing to find their names listed by lot number or building with unit number. We have added email addresses. If yours is not listed, and you would like it to be listed, please let the office know: bookkeeper@conquistadorliving.com

ELEVATOR HELP



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If you have an issue with the elevator in your condo building, please contact your Board President. **Unless someone is trapped in the elevator...then call 911 immediately!**

The Board President will then contact Bonnie in the office, TK Elevator, and/or the fire department.

LOST & FOUND

If you have left anything behind in the clubhouse or by the clubhouse



pool, check the lost and found basket in the office hallway.