



Conquistador HOA

Happy New Year

January 2026

Newsletter



CHA President Renee Drentkiewicz

Dear Neighbors,

Happy New Year! As we welcome January and begin a new year together, I would like to take a moment to remind everyone of the importance of following the Rules & Regulations outlined in the Green Book. The Green Book contains the established rules and policies that help maintain safety, appearance, and enjoyment of our entire community. These include all common areas, such as the dock and all the pool areas. They cover topics such as dock usage, guest access, noise, maintenance standards, safety requirements and general conduct within the community.

All residents are responsible for being familiar with and adhering to these rules.

Doing so helps ensure:

- A safe and enjoyable environment for everyone
- Proper care and use of shared amenities, including the dock

- Fair and consistent expectations across the community

If you have not reviewed the Green Book recently, January is a great time to do so. Staying informed helps prevent misunderstandings and support a respectable, well-managed community. Should you have any questions regarding the Rules & Regulations or need a copy of the Green Book, please contact the management office. We will also continue to update the Green Book in 2026 as is necessary. Thank you for your cooperation and commitment to making our community a great place to live. I wish everyone a safe, peaceful and enjoyable start to the new year. Warm Regards,
Renee Drentkiewicz
CHA President

Manager's Corner Bonnie Guenther

I hope everyone had a wonderful holiday season with their friends and families. We once again start another busy year beginning with the transition to the **ProPay payment system**. Most residents have created their accounts and have scheduled their maintenance payments for 2026. **If you have not set up your account, please do so before the end of the year. I am available for any help that is needed.**

PROPAY.

The ProPay link is on the Conquistador website on the upper right of the first webpage. The link is:

<http://conquistadorhomeownersassociationinc.epay-centerstatebank.com/>

The next event will be the transition to Blue Stream Fiber in March. **We will be having**

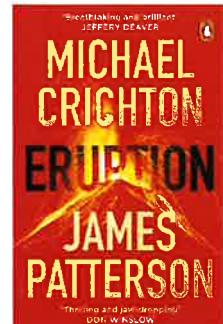
a Blue Stream Fiber Town Hall on January 6th at 11AM in the Clubhouse.
Please come to ask any questions you may have. Refreshments will be served!
The Clubhouse Bathhouse Renovation is complete. I hope the community loves the change. The instructions to the sauna are posted on the doors to the saunas.



The **new Bocce Ball Court** is almost complete. The court fills in that previously empty space perfectly. Again, I hope the community enjoys it. It is an easy game to learn and to play so join the fun!
In addition, the FPL Lighting Project and the meter replacement projects are also occurring in 2026. I will keep the community informed of all upcoming happenings.
Happy New Year!!!

BOOK CLUB **Karen Thomas**

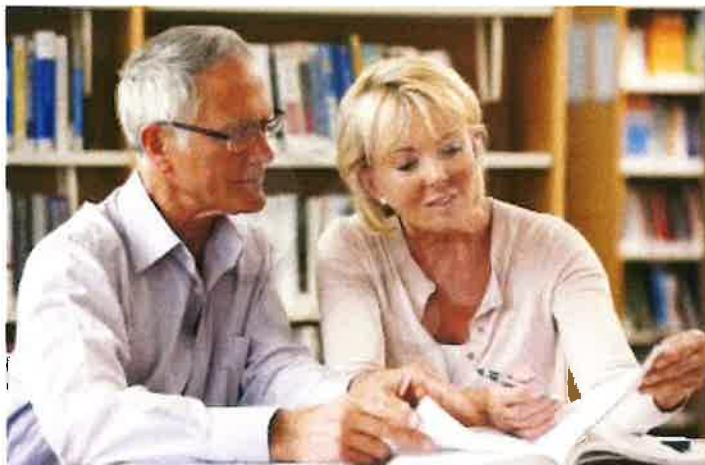
Book Club is at 6:30 PM on Wednesday January 14, 2026. **We will be discussing *Eruption* by Michael Crichton and James Patterson.** We look forward to seeing you!



LIBRARY NEWS

Shirley Reilly

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 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 been circulated in several years.



Removing these materials from the shelves helps us make space for new acquisitions and recent donations. Please do not return free books to the library. Books that are unclaimed are donated to the Book Depot. Hoping one of your New Year's resolutions includes more reading. If it is, the clubhouse library has you covered!

EVENTS COMMITTEE

SEE ATTACHED.



ACTIVITIES CALENDAR

ATTACHED

TENNIS



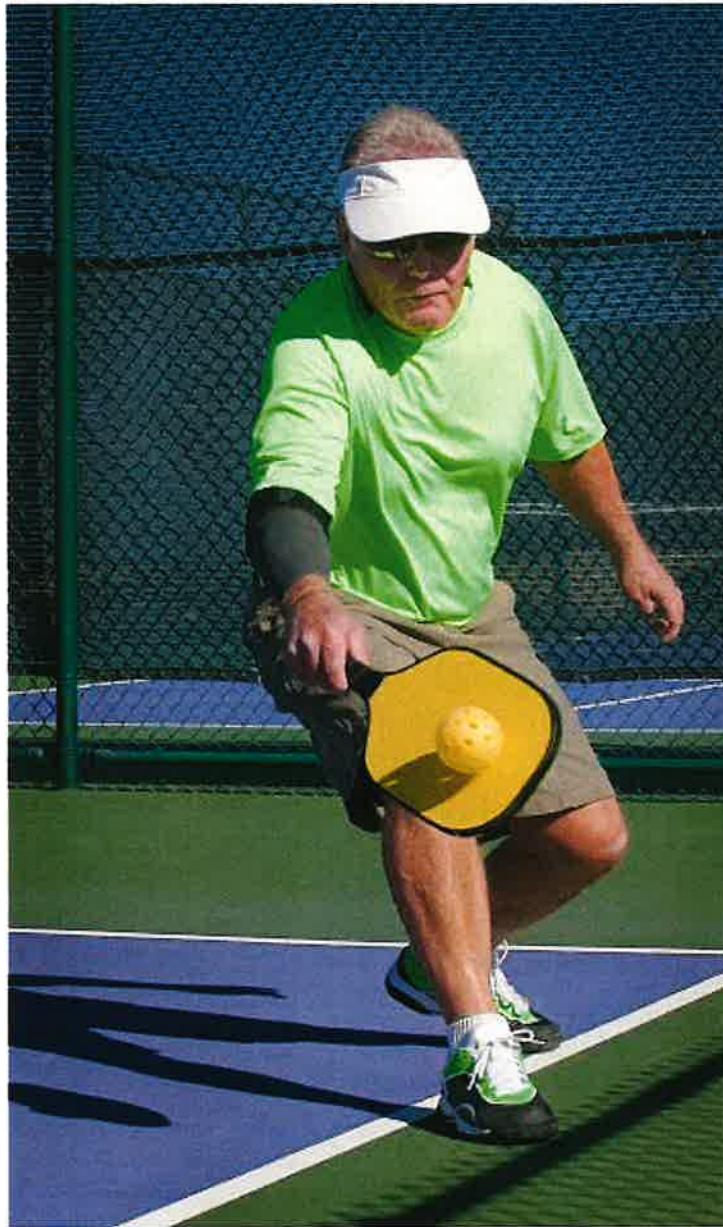
8:15AM on Thursdays on the courts. Be there!!!

PICKLEBALL

Leo Calderone

Conquistador pickleball season is beginning. As more players return in the next couple weeks, Conquistador pickleball will be ramping up. As suggested, using the team reach app to communicate is preferred to keep all involved. We are planning to hold another tournament in February or March, details to follow. So get out there, have fun

and stay safe especially when going back for lobs.



Tip of the month. When your opponent winds up and smashes a drive at you at the kitchen line, the instinct is to start with your paddle close to your body and reach out to extend to the ball.

The problem? If your timing is even slightly off, you're hitting it into the net or long. The proper technique flips this on its head. When you see your opponent lining up to drive, position your paddle out in front of you, not close to your body. Now when the ball comes at you, all you have to do is track and make contact.

There's no timing component that can go wrong; you're reacting to the ball rather than trying to predict it.

See you soon,
Leo C

BOCCE BALL COMING SOON!!!!!!



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).
Questions? Call: Rich Stenseth Bldg 11 at 312-406-2644.

See you soon!



CRIBBAGE **Rich Stenseth**

Our Cribbage group meets every Monday at 1:30 pm. Join us all you seasoned players. If you have 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



BINGO

Starting January 20th: 1st & 3rd Tuesdays of the month at 7PM. Doors open at 6:30.

TRIVIA NIGHTS

January 28th, Wednesday 4-5:30

HAND AND FOOT CARD GAME

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 each week so please call.

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

Contact: Pat Stenseth

815-545-0507

Bldg 11-108

BRIDGE NEWS **Jackie Williams**

The Duplicate Bridge group meets every Friday at 12:45 in the Card Room at the Clubhouse. We are always happy to have new people join us.



MAY I **Anne Allbee**

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

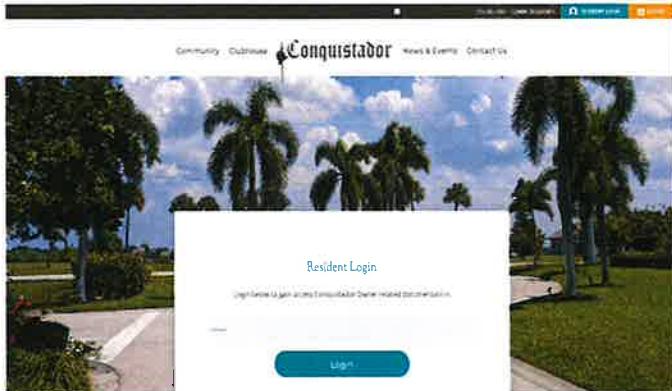
Please contact Anne Allbee 860-213-1217 to sign up and find out more information.

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!)

CONQUISTADOR WEBSITE

www.Conquistadorliving.com



The Conquistador website is the only official site for all Conquistador news and information. Included on the site:

- Telephone/E mail directory
- Agendas and minutes
- Community forms, i.e. sales, lease, & Architectural Review applications, pest control request forms, etc.
- Governing documents
- ProPay payment system link
- Condo association webpages which include agendas, minutes, governing documents, reserve studies, wind mitigations, etc. for all associations
- And MUCH more

Contact the office or your Board for the password to the main resident page or to your condo association webpage.

ELEVATOR HELP



If you have an issue with the elevator in your condo building:

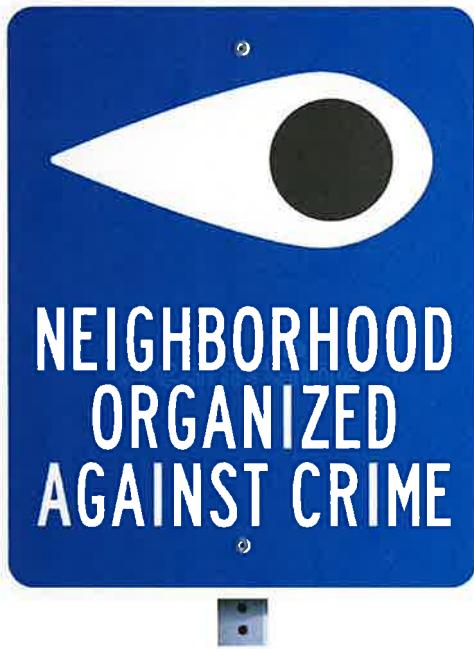
- Contact your Board President and the office to report exactly what is occurring with the elevator.
- **If someone is trapped in the elevator, call 911 immediately!** The Board President will then contact Bonnie in the office, TK Elevator, or the fire department.

LOST & FOUND

The lost and found basket is located just outside of the Clubhouse office. Only remove items that belong to you.



CRIME WATCH **Mike McPhillips**



Greetings, neighbors. Hopefully, this message finds you well. It is written just before Christmas so warm wishes to you for the Christmas and New Years holidays. We attended the monthly Neighborhood Crime Watch/Civilian Intel Team meeting earlier this month where we were informed by Sheriff Budensiek that Martin County Sheriff's Office (MCSO) deputies tracked and arrested a group of business burglars who allegedly committed a number of roof-top burglaries in Florida, Mississippi and Georgia including a roof-top burglary in Treasure Coast Mall.

Additionally, MCSO has warned of a recent rash of counterfeiting where criminals have been passing bogus \$20 bills at numerous local businesses. Reportedly, MCSO has video surveillance footage of a suspect vehicle. Two of the suspects are identified out of Broward County.

Also, Sheriff Budensiek indicated that a suspicious person who was wearing a bulletproof vest and carrying a firearm was observed following Congressman Brian Mast at the Stuart Christmas parade. The subject was detained and subsequently investigated and released. According to the Sheriff, this

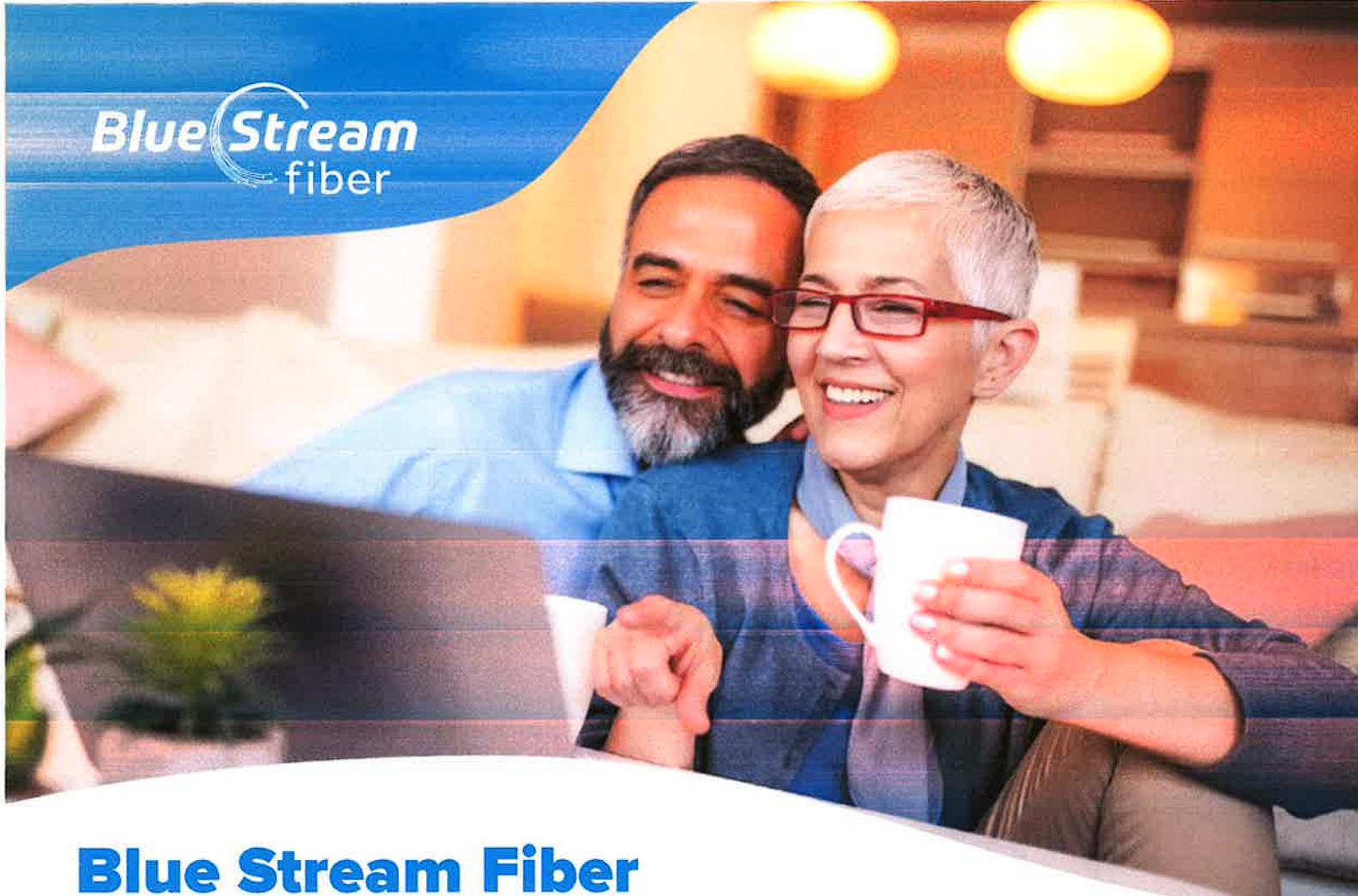
subject although wearing a bulletproof vest and carrying a firearm was not breaking the law...apparently, the subject had not made any threats or acted in an illegal way of any kind. Because of the new Florida open carry law, there is a substantial impact to law enforcement regarding people carrying weapons openly. It is not against the law and police have an additional burden because there is a prohibition for police to just stop someone for possession; The person has to be committing a crime or acting in a manner that would authorize police to stop the individual.

We were informed that there has been an arrest of a postal worker for postal fraud; And that the MCSO has observed an increase in DUI crashes and an emphasis on DUI enforcement. Apparently, there have been 6 deaths this year with 2 in the last two weeks prior to the meeting. The department has reportedly initiated "operation hold your eggnog" to impact the DUI uptick.

Finally, when we think of crime, we typically think that because there is no visual evidence of crime in our community, no robberies, no burglaries, no apparent thefts, there is no crime. But, if you consider internet, computer and telephone fraud, these are all forms of crime that have a devastating impact on seniors across the country. Seniors are victimized at an alarming rate. Be very cautious and watch out for scammers. Be suspicious of odd-looking email addresses or unrecognized communications...check it before you click it. If you suspect you have been a victim, report it.

Please mark January 17th on your calendars. That is the date of the next Shred Event at the Martin County Sheriff's Office along with a medical take back. The MCSO is located on Monterey in Stuart. A flyer should be sent out prior to the event.

Stay well and stay safe. Happy Holidays.



Blue Stream Fiber Town Hall

Conquistador, You're Invited!

**January 6, 2026 at 11:00 AM
at the Clubhouse**

Join us in person to learn more about Blue Stream Fiber and our TV, Internet and Phone services and upgrade packages tailored for your community. We will also review the construction and installation timeline and answer any questions!



EVENT COMMITTEE UPDATE

Hello Conquistadorians!

The first event of the 2025/2026 season was held on 11/22/2025 – our Holiday Lighting party! We selected the Clubhouse Atrium as the perfect venue to welcome the Holiday Season and watch the beautiful Holiday lighting activities.

Thanks to all our neighbors that came out to support our first event!

Many, many thanks to Luanne Dwyer, our resident pianist, for providing musical background to kick off the Holiday Season!

Thanks to everyone who brought their special dishes/desserts and all the neighbors that helped to clean up after the event. It was greatly appreciated.

The multiple visits by the Stuart Fire department during the party kept us on our toes.

Our next Community Event is the Welcome Back Party – Margaritaville on January 29, 2026 5-7 pm!!

For the 2026 Events, we will be starting a new centralized ticket purchase process - see below for more information.

Tickets will be on sale at least four weeks prior to the Event date.

We have a full calendar of Events for 2026 – see below. We hope you make plans to attend and join in the fun.

Date	Event	Time	Location	Sponsor
1/21/2026	Speaker Series – Woody Spring – “Astronaut”	4:00-5:00pm	Ballroom	Jackie Williams – Bldg 4 & Events Committee
1/28/2026	Trivia Night	4:00-5:30 pm	Ballroom	Jackie Williams – Bldg 4 & Events Committee
1/29/2026	Welcome Back Party	5:00 -7:00pm	Ballroom & Pool Area	Houses
2/18/2026	Speaker Series – Robert Longstaff (Bldg 4) “Carriage Houses”	4:00-5:00pm	Ballroom	Jackie Williams – Bldg 4 & Events Committee
2/21/2026	Night at the Races	5:00-8:00pm	Ballroom	Bldg 4
2/25/2026	Trivia Night	4:00-5:30 pm	Ballroom	Jackie Williams – Bldg 4 & Events Committee
2/28/2026	Art Show	9:00am-2:00 pm	Ballroom & Atrium	Beth Sherlock – Bldg 8
3/12/2026	Murder Mystery Dinner Theatre – “Murder at the Masquerade”	5:00-8:00pm	Ballroom	Events Committee
3/18/2026	Speaker Series – Rick Cass (Bldg 4) “Abraham Lincoln”	4:00-5:00 pm	Ballroom	Jackie Williams – Bldg 4 & Events Committee
3/25/2026	Trivia Night	4:00-5:30 pm	Ballroom	Jackie Williams – Bldg 4 & Events Committee
3/30/2026	Fashion Show	12:30-3:00 pm	Ballroom & Cardroom	Bldg 1
4/16/2026	End of Season party – “Caribbean Nights”	5:00 – 8:00pm	Ballroom & Pool Area	Bldgs 7 & 10

If you are interested in helping at any 2026 Events, please contact a member of the Event Committee below:

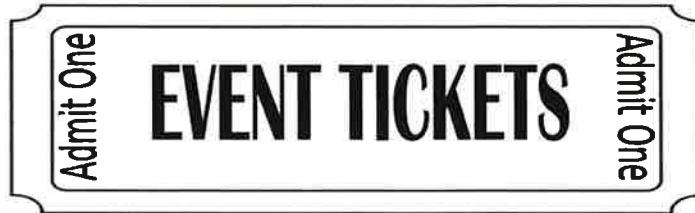
- Patti Cobb - pattiv_99@yahoo.com; 845-489-8052
- Diane Encarnation - charlieanddiane@verizon.net; 401-578-7494
- Julie Fall - jfall.stuart@gmail.com; 603-781-1226
- Faye Lizotte - fizotte5380@comcast.net; 954-812-6645
- Laurie Thor - thorlaurie@hotmail.com; 908-309-3548

Happy Holidays and Wishing all a Happy & Healthy New Year!!

PICTURES FROM THE HOLIDAY LIGHTING PARTY!!



2025/2026 CONQUISTADOR EVENTS - TICKET PURCHASE PROCESS



We all know that purchasing tickets for events can be difficult. We are going to try to streamline the process so that purchasing tickets should be easier and fair for everyone.

-  One central person will sell tickets
-  Events flyer will have ticket information
-  Tickets are limited to 2 per person
First come first serve
-  If you will not be here, when tickets first go on sale, contact me and we can work out payment arrangements
-  Contact Julie Fall,
603.781.1226 for questions



Sheriff John M. Budensiek

SHRED-A-THON

Medication Take Back

Saturday, January 17, 2026
10:00 a.m. to 1:00 p.m.

Martin County Sheriff's Office Parking Lot
800 SE Monterey Road | Stuart, FL 34994

Residents can bring in a maximum of three (3) banker boxes full of documents to be shredded free of charge. If you have more than three (3) boxes, there will be a \$10.00 fee per additional box, with the proceeds going to the Martin County Police Athletic League.

The Sheriff's Office will also have members of our Drug Diversion Unit present for anyone who would like to surrender unused, expired or unwanted medications. The residential medicine cabinet has become a prime target for burglars, thieves and teenagers looking to experiment with controlled substances. Remove the temptation and drop off your medications along with your shredding. Please no liquids or needles at the drop off.

FOR ADDITIONAL INFO

Call our Crime
Prevention Department at:

772.320.4737

ALL POINTS
mobile shredding



Martin County Sheriff's Office - 800 SE Monterey Road - Stuart, FL 34994

www.mcosfl.org - 772-220-7000



MENS GOLF LEAGUE



It's time for another year of golf for the Conquistador men's golf league. We play at Sailfish Sands on Monday mornings. We combine our league with the Sailfish Sands league. Golf is a lot of fun. It doesn't matter what level you play at, it's all about good fun and comradery. It's a great way to make friends in the community. If anyone is interested in playing, contact Ed Anzlovar at edanzlovar@gmail.com, and I will explain everything to you. I guarantee you if you join you will love it. I look forward to hearing from anyone who wants to play.