Conquistador HOA Newsletter November 2026

CHA President
Renee Drentkiewicz



Dear Neighbors,

As we welcome November, I would like to take this opportunity to wish everyone a happy, healthy, and peaceful Thanksgiving season. This is a wonderful time of year to reflect on the many things we appreciate about our community, including our neighbors, our shared surroundings, and the people who help make Conquistador a special place to call home.

COMMUNITY UPDATES

Maintaining Our Community -
The appearance and upkeep of our community are important to all of us. I encourage residents to continue doing their part by keeping common areas neat, disposing of trash properly, and reporting maintenance concerns through the appropriate association channels.

Please remember that our shared spaces are enjoyed by everyone. Treating these areas with consideration helps preserve the quality of life we all value at Conquistador.

Communication and Association Business -
Staying informed about association business is an important part of community living. Residents are encouraged to review association notices, meeting announcements, budgets, and other official communications as they become available. Please consider becoming an active participant in your building and Homeowners Association committees and Boards.

If you have a question, concern, or suggestion, please reach out to the association office. Constructive communication helps the Board better understand residents' priorities and address matters in an organized and timely manner.

Community Amenities and Courtesy -
As we enjoy Florida's beautiful fall weather, please continue to be considerate of your neighbors when using our community amenities and common areas. Follow rules, observe applicable hours, and help leave shared spaces clean and ready for the next resident.

NOVEMBER REMINDERS
Seasonal Safety: With more residents and visitors enjoying the community during the cooler months, please remain aware of your surroundings, drive cautiously in our community at 15mph, and observe community traffic and parking rules.

Hurricane Season: Even though we have been extremely lucky these past 2 years, the Atlantic hurricane season officially continues through November 30. Please review your personal emergency plan, keep essential supplies available, and monitor official weather alerts. Residents should also secure personal outdoor items when severe weather is forecast.

Guests and Visitors: Please remind your guests to follow community rules, park only in permitted spaces, and respect the privacy and comfort of our neighbors.

Looking Out for One Another: A friendly greeting, a helping hand, or checking on a neighbor who may need assistance can make a meaningful difference. Let us continue fostering a community built on courtesy, respect, and consideration.

AROUND THE COMMUNITY
November brings opportunities to enjoy the best of the Treasure Coast, from outdoor activities to seasonal gatherings and holiday preparations. Please watch for announcements from local organizations and official community calendars for current dates, locations, and event details.

As Thanksgiving approaches, I encourage everyone to take a moment to connect with friends and neighbors and enjoy the spirit of the season.

LOOKING AHEAD
As we approach the end of 2026, it is a good time to reflect on our community's needs and priorities for the months ahead. Continued attention to maintenance, responsible budgeting, clear communication, and resident participation will help guide our efforts.

Please watch for official association communications regarding upcoming meetings, project updates, budget matters, and any scheduled community activities.

THANK YOU, CONQUISTADOR
As I come to the end of my term as President, I would like to thank our residents for their continued cooperation, patience, and involvement. A successful community depends on all of us working together, respecting different perspectives, and remembering that we share a common interest in preserving our homes and quality of life. As I reflect on the past 2 years as President, I would like to

thank the CHA Board and especially the Executive Committee for their patience and understanding. Their advice and willingness to help have meant a great deal to me and I truly appreciate everything they have done to help me navigate the challenges of the position. I would also like to take a moment to thank Bonnie and her staff for working with me throughout this time. I appreciate the time, effort, and support involved in managing our community and in helping me to address the many responsibilities that come with leading the Association.

On behalf of the association, I wish you and your loved ones a wonderful Thanksgiving filled with happiness, good health, and gratitude.

Warm regards,
Renee

The History of Conquistador
By Betty H. Van Kirk

Robert J. Granger had a dream for an island of tranquility for retirees on these 75 acres of ground that faces the St. Lucie River and is adjacent to the Martin County Golf Club, now known as Sailfish Sands. Granger had a plan to build a clubhouse and boat dock facility on the 400 ft river front. However, in December 1971, Granger announced that the right to build on the river front was denied. He abandoned that idea and a clubhouse was built instead, where it stands today. Any idea of a marina and boat dock was completely abandoned because there was vehement opposition from neighbors north of the property. The current scaled down version was dedicated as a dock and fishing pier on July 10, 1975. Granger, who developed the Conquistador project, announced in April 1972 that U.S. Homes Company, a division of Rutenberg Homes, Inc., was assuming management of Conquistador. Granger resigned as president and Dean Van Horn, president of Rutenberg, assumed that position. The onsite manager was Edward Wtulich and he resided in building 12. Granger remained on the board of Conquistador Corporation.

The property was first known as the Conquistador Club and Apartments, then Conquistador Apartment Homes, later Conquistador Estates, Conquistador Condominiums and today we are known as the Conquistador Homeowners Association.

Cedar Point, Vista Pines, and Kingswood on East Ocean Boulevard were the first developments to evolve in the area, which replaced flower farms.

In March of 1971, the model opened in building 1, unit 105, and the colorful brochure depicted Conquistador as a magnificent community recreation facility. The sales office was unit 107 in building 1, also. The list price of March 1971 shows a one-bedroom unit selling at $22,450 to $23,925 with a monthly maintenance of $57. Two-bedroom units were $25,500 - $26,850 with a maintenance of $74-$78. The three-bedroom unit was $30,960-$33,000 and a maintenance of $91. Prices included choice of wallpaper and wall covering material, choice of carpet color, color of kitchen appliances and plumbing fixtures. In November 1972, prices increased along with the monthly maintenance fees and estimated taxes. A shower stall was an added option in the master bath in Phae II in units under construction.

Construction was completed in Phases I, II, and III. However, in December 1975, the buying market plummeted across the nation, and the energy crisis did not help either. Buildings 11 and 12 had barely been completed. Originally a total of 26 buildings were planned, which were halted and single-family residences were begun to be built. These were two-three-bedroom homes in the $60,000 - $80,000 price range. Restrictions that had been that no one could reside under the age of 13 were changed to age 18. There was a formal opening of the 3-bedroom model single family homes with a champagne and canape party, October 6, 1976, held at 1836 SE El Pinar. The other 2 model homes were 1826 and 1816 El Pinar. Due to continued slow sales of the condominiums, in December 1976 the two-bedroom units in building 11 of Phase III sold for $49,000 and new homeowners were given a year free of maintenance fees as an incentive.

The first meeting of the Social Committee was held on Monday, October 8, 1973. Kay Cowden was elected as first president in January 1974 but resigned in September due to illness. Donna Strauss became president and started a printed newsletter in 1973. There was also a committee to handle a calendar of clubhouse events which started in April 1974. It is interesting to note that the luncheon tickets for bridge were $2.50 and $.50 was collected monthly for the “put-together”. In March 1974 Donna Strauss resigned in a salary dispute and on December 8, 1975, Elizabeth “Liz” Simmons was new manager and social director. Her salary was paid by U.S. Homes.

There was a contest to name the grassy area overlooking the St. Lucie River. Dr. Norris Beasley was the winner with his entry of La Plaza de Conquistador. The grand opening ceremony was in December 1975. On February 12, 1977, a “first” was created when the plaza was the site of the marriage of Ron Girard and Marilyn Clayton. The Stuart News was quite lavish in its coverage of all Conquistador events in the early years. This included a full-page spread highlighting the grand opening of the clubhouse on Saturday, December 1, 1973. There were 325 who attended the dinner party, hosted by owners of the

Conquistador Corporation. Elsie Thomas, the first Conquistador resident, was recognized. She resided in building 1.

In 1976, additions were added to the clubhouse because it was apparent the facility was not adequate to meet the needs of so many social events. The ballroom was soundproofed, had new lighting, air conditioning and a portable dance floor installed. A wet bar was added to the cardroom, and a roof was extended outside to provide screening for the pool. An ice machine was installed also. Additional handrails and footlights, along with improved electrical lines and outlets were installed. Two sewing machines were supplied in the Hobby Room (not sure why or where that was even located).

In the summer of 1977, U.S. Homes pulled out of the operation of Conquistador and the owners agreed to take over the ownership. There was a smooth transition and in August 1978, Edward Van Wagoner, took over as new manager and was honored when he resigned in 1982.

The most tragic circumstance occurred on December 29, 1974, when a devastating fire in building 6 destroyed six units and claimed the life of Kay Cowden in unit 105. Smoking in bed was the apparent cause which resulted in $700,000 in damage to the structure. The fire left 17 residents homeless. There was another fire 8 months later in building 1 unit 105 which was unoccupied at the time.

In March 1999, a mansard committee presented a detailed report relating to replacing vs. repairing the current mansards. The mansard replacement proposal was approved in January 2000. All buildings were updated with new metal mansards by 2002, however that created another project. Numerous bats nested for years in the building's shingles, which when removed, caused the bats to find a new home in the shakes of the pool gazebos. LR 1 and buildings 11 and 12 were the first to replace the wooden shakes with metal on their gazebos.

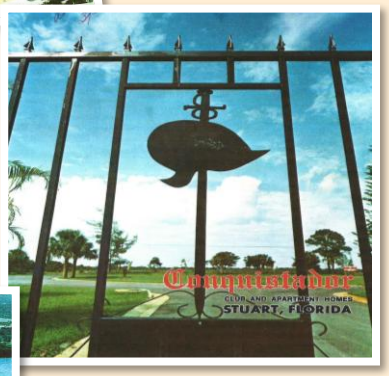
In September 1999, Catherine Lewis of building 2, requested that consideration be given to the construction of walkways to the LR pools for easier access by those with physical disabilities. In the winter of 2000, LR 2 initiated the project with access from the back entrance of each building to the pool area. November 2001, LR 1 completed the project also.

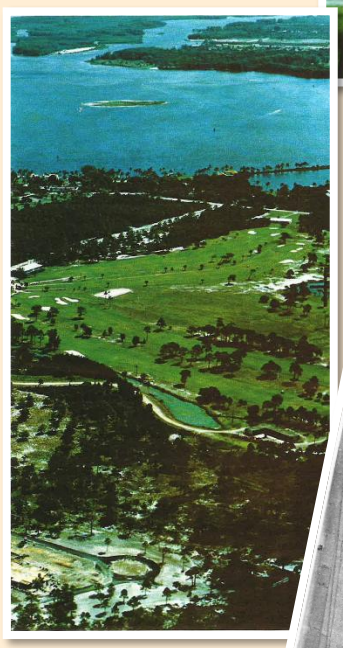
In December 1999, a clubhouse decorating committee of five members were appointed. After numerous meetings and consultations with decorators, a cost of $71,000 was approved for painting, carpet, reupholstering, and papering. The CHA reserves provided $25,000 and the balance was provided by all units, which were assessed at $135 per unit in June 2001.

In September 1999, Hurricane Irene hit this area. Fifty percent of the clubhouse roof was peeled off causing extensive leakage in the ballroom. Minor damage occurred to the community property and landscape although several buildings list wooden shakes.

The City of Stuart was to install city sewers at the rear of the property in 2002. Negotiations were finally completed in November 2004 after the devasting hurricanes of September. The Social Committee was finally recognized as a standing committee in 2002 and represented at all CHA meetings. A landscaping contractor was hired that year with marked overall improvement.









Manager's Corner
By Bonnie Guenther

November 2026

November brings the return of familiar faces, more activity around the community, and a welcome opportunity to reflect on all we appreciate about Conquistador. To our returning seasonal residents, welcome back! Several projects are moving forward to maintain and improve the community we call home.

Community Improvements

The Ballroom kitchen floor has been replaced to coordinate with the dance floor, giving the space a fresh, cohesive appearance. The kitchen is being put back together, with a new dishwasher included in the improvements. We look forward to this space serving residents throughout the busy season ahead.

Work on the community's short roadside post lights has also been underway, and additional lighting is planned for the Clubhouse to brighten the area and highlight the building. Crack filling and painting around the Clubhouse base and border walls was completed. Dead vines have been removed from the east wall, with pressure washing and painting also finished in those areas.

Drainage and Landscaping

The outfall replacement is complete, and new grass is taking hold in the restored areas. Drainage repairs will continue as we address additional areas needing attention. Thank you for your patience with temporary disruptions as this important work moves forward.

Landscaping improvements are also planned for the west side of the property, including replacing vegetation affected by the outfall installation and plants that have reached the end of their useful lives. We are obtaining bids for landscaping along the bollards on St. Lucie Boulevard to create an attractive natural border, better define the property line, and enhance the appearance of the Plaza.

A Few Helpful Reminders

Please send routine maintenance requests directly to **maintenance@conquistadorliving.com**, or call **772-283-2363, extension 103**, during regular business hours. Email is especially helpful because requests can be entered directly into the maintenance tracking system. Please reserve after-hours calls for emergencies.

Any accident within the community—including in or around condominium buildings—should be reported to me promptly at **manager@conquistadorliving.com**, even if it appears minor or has already been reported to your building's Board. Please include the location, date and time, names of those involved, witnesses, and a description of what occurred. Timely information helps us document the incident and notify the appropriate insurance carrier.

The deadline for trimming bushes to eight feet is **November 1**. Please contact the office if you have questions.

My Door Is Open

If something is on your mind and I can help, I am always happy to make time for a quick chat. Whether you have a question about a project, a concern, or a suggestion, please bring it directly to me. A friendly conversation gives me the opportunity to hear your concern firsthand, provide accurate information, and work toward a solution. You never need to wait for a small question to become a larger worry—let's talk!



My Lucy after too much turkey!

As Thanksgiving approaches, I am grateful for the residents, Board members, volunteers, and our incredible staff who contribute their time and care to Conquistador. I hope everyone enjoys a wonderful Thanksgiving filled with peace, joy, good company, and many reasons to be thankful.

UNITED WAY HOLIDAY PROJECT



Once again, the Conquistador community in support of the
United Way Holiday Project (formerly **White Dove**),
will be a donation site for

Toys-For-Tots

New, unwrapped toys can be brought to the Clubhouse
November 1st through December 10th

ALWAYS in need are gifts for the **older children, ages 10 – 15** as most people donate to the younger ones. Some suggestions are:

Fishing poles, tackle boxes (for both genders)
Legos
Hair dryers, curling irons
Basketball, football, soccer balls, etc.
Large bean bag chairs
Believe it or not…Squishmallows
Hygiene sets of bath soaps or AXE for boys
Art, Painting or Jewelry making Kits

For little ones:
Dolls
Barbies
Trucks
Legos
Pretend play sets

You can also donate online at
https://www.unitedwaymartin.org/HolidayProject

Checks made out to **United Way/Holiday Project** can be sent to:
United Way of Martin County
10 SE Central Parkway
Suite 101
Stuart, Florida 34994

Or support:
Zweban Law Group Beyond Bikes project
http:www.unitedwaymartin.org/Bike

Your donations of $100-$150 will provide a child with a bike and a helmet.
Tickets ($40) to attend the **Kickoff party** on **November 19,** at Dolphin and Shrimp House 5-7 PM can also be bought at the site. All proceeds will fund the **Bike Drive.**

Your efforts and contributions will help make this Holiday Season merry for many Martin County children and families. Thank you for supporting the United Way Holiday Project!

Events Committee Update – November 2026

Hello Conquistadorians!

We hope you all had a wonderful Summer and Fall! The 2026/2027 Season is here, and we are looking forward to seeing all our CHA neighbors for the upcoming season! The Event Committee has been busy and planned the schedule below of 2026/2027 Events for all to participate in and enjoy!

2026/2027 Season Events and Dates

- **11/21/2026 - Holiday Party** - sponsored by Events Committee.
- **1/23/2027 - Dinner Theatre (Welcome Back)** - *Event Coordinator – Adrienne Scudero* – Manhattan Group Theatre – **Golden Girls Gone Wild – Dorothy's Wedding**
- **2/6/2027 – Lip Sync/Karaoke Party**
- **2/27/2027 - Creative Hands – Arts & Crafts** – *Event Coordinator – Beth Sherlock*
- **3/13/2027 - Monte Carlo -Casino Night** - *Event Coordinator - Andrea Saddler*
- **4/10/2027 – Block Party – End of Season**

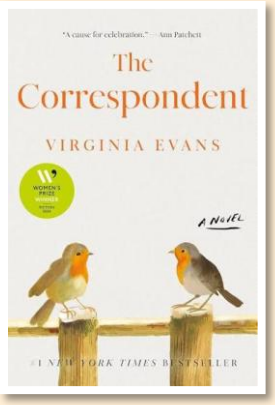
Other Events to watch for in the 2026/2027 Season. Don't forget the CHA Bar (Bah) will be available at most events. We are requesting that a few of our neighbor's volunteer as a Coordinator for some of the events below:

- **Bake Sale** – *Event Coordinator – Adrienne Scudero*
- **Sip & Paint**
- **Trivia**
- **Bingo** – *Event Coordinator - Pat Marquette*
- **Speaker Series**
- **St. Paddy's Day**
- **Poolside Happy Hours** – *with our Community Band – Younger Days*
- **Newcomers Get Together**

- *If you are interested in being an **Event Coordinator** or volunteering for any **2026/2027 Events**, please contact a member of the Event Committee below. We would love to have your participation and support:*
  - 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
  - Laurie Thor – thorlaurie@hotmail.com; 908-309-3548

BOOK CLUB
By Karen Thomas

November Conquistador Book Club
Wednesday, November 11, 2026, at 6:30 PM



Please join us at the Clubhouse Card Room whether you have finished this book or not. If you love to read but haven't got a chance to read this book, please come anyway and bring a friend. I thoroughly enjoyed reading this book and challenge you to read it too. Love to hear your opinions and see If you can change my mind about it or not.

The Correspondent is a critically acclaimed 2025 debut epistolary novel by American author Virginia Evans.

Quick Facts

- **Author:** Virginia Evans
- **Publication Date:** April 29, 2025 (Crown)
- **Length:** 304 pages
- **Genres:** Epistolary novel, Domestic Fiction, Psychological Fiction
- **Accolades:** Women's Prize for Fiction shortlist, Goodreads Choice Award nominee.

Plot and Format

- **Format:** The story is told entirely through letters, emails, and occasional correspondence written by and to the protagonist.
- **Protagonist:** Sybil Van Antwerp is a 73-year-old retired lawyer and former chief clerk living alone. She is sharp, cantankerous, stubborn, and deeply devoted to the tactile art of handwritten letter-writing over modern digital communication.
- **Correspondents:** Sybil writes to a wide array of people—her estranged adult children, her lifelong pen pal, acquaintances, university presidents, and real-life literary and cultural figures like Joan Didion, Ann Patchett, and Larry McMurtry.
- **Conflict:** As Sybil deals with failing eyesight and the quiet isolation of old age, the arrival of a mysterious/threatening letter and echoes of a tragedy from her past (the death of her young son, Gilbert) force her to re-examine the emotional distance she has kept behind her letters for a lifetime.



LIBRARY NEWS
By Shirley Reilly

November is usually the first month we welcome back our many seasonal residents and guests. We hope you have brought along your summer reading selections to donate to our ever-growing library collection.

The library continues to update its collection each month. Several current best sellers have been purchased, and I am always checking out thrift stores for great bargains. Thanks also to the residents who have been donating candy as well as books.

Please make every effort to return books in a timely manner – especially newer books, current best, sellers, and book club books.

Books that have been culled from the shelves are available for free in the baskets provided in the clubhouse. Please do not return them to the library.

Happy reading!



AEROBICS/LINE DANCING
By Adrienne Scudero



Come join me for aerobic and line dancing in the Ballroom at 10:00am. Each class is one hour long. Class dates are noted on the monthly calendar as well.

November classes –
11/2, 11/4, 11/11, 11/16, 11/18, 11/23, and 11/25

There are no classes in December, and we will resume in January. Hope to see you there!

TENNIS
By Kathleen Murphy

Every Thursday at 8:15AM on the courts.
See you there!!!

PICKLEBALL
By Leo Calderone

Every Sunday, Monday, Tuesday, Wednesday, Friday, and Saturday at 8:00am.
See you on the courts!

CRIBBAGE
By Rich Stenseth

Join us for a fun classic game. Every Monday from 1:30pm to 3:00pm in the cardroom

Want to learn or have any questions? Please contact Rich Stenseth at 312-406-2644



HAND AND FOOT CARD GAME
By Pat Stenseth

Come join us for a fun and easier version of Canasta!

Don't know how to play? No problem—we'll gladly teach you! We play in the Cardroom every Tuesday at 12:30pm and Thursday at 6:30pm Please call to sign up each week. We hope to see you there!

Contact: Pat Stenseth
815-545-0507
Bldg 11-108

May I
By Anne Allbee

Every Thursday at 1:00pm in the cardroom.

BRIDGE NEWS
By Jackie Williams



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

MAHJONG
By 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 continue playing and possibly win your money back!)

CONQUISTADOR NEIGHBORHOOD CRIME WATCH

By Mike McPhillips

November 2026

Greetings Conquistador neighbors. Over the past several months it has become more apparent to me that we have had quite a bit of turnover in our Conquistador development. There are a lot of new faces so perhaps it is time to remind everyone of the principles of crime prevention and neighborhood watch.

First serious efforts to implement crime prevention techniques to address crime began in the mid-1700's, according to my National Crime Prevention Institute literature, with Henry Fielding's appointment in England as "Magistrate at Bow Street," in 1748.

Fielding set out to eliminate existing crime and, what was "revolutionary" at the time, to "prevent outbreaks of crime in the future." To accomplish these goals, Fielden proposed three objectives that were necessary including a "strong police force, active cooperation of the public and removal of the causes of crime and the conditions in which it flourishes." All three objectives are, to this day, central to the philosophy of prevention of crime.

Many of our residents say, "why be involved, we don't have a crime problem." During my 24-year career in law enforcement, including many years as a detective, I witnessed countless instances where lives were changed dramatically because of complacent attitudes and a lack of community involvement. Conversely, there were many success stories where citizens organized in neighborhoods, who learned how to report suspicious activity correctly, how to protect their property and working cooperatively with local law enforcement made a huge difference impacting crime. Their efforts becoming involved, working cooperatively lead to neighborhoods where prospective miscreants traveled to other areas to commit their crimes or were apprehended by the police.

Believe it or not, just turning on lights in your home prior to dusk or using timers, picking up newspapers from the driveway, stopping mail when leaving town and having a trusted neighbor keep an eye on your home is helpful in reducing the opportunity for crime. Something as simple as locking the doors of your auto parked in your driveway can have a huge impact on eliminating the opportunity for individuals to steal your belongings or gain entry to your home.

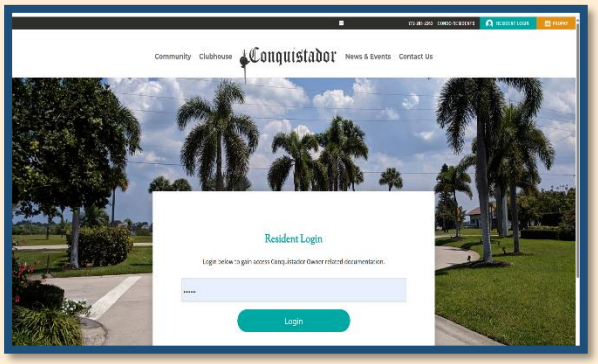
We should all become aware that there are individuals who will eventually find our little paradise if we do not stay vigilant, watch out for one another and report suspicious activity. Every month we attend the meetings with the Martin County Sheriff's Office (MCSO) Civilian Intelligence Group/ Neighborhood Watch Organization where the Sheriff or one of his staff describes the numerous incidents of thieves stealing (burglarizing) from unlocked cars. Simple, lock your autos. Don't leave your keys in the car or valuable items in plain sight. Lock the doors of your home. And, if you see something say something.

If you see suspicious activity, be a good witness. Observe and report the description of the person(s) involved, type of clothing and the make, model and color of any vehicle involved and if you are able, obtain the license number. Do not take action yourself…let the police handle it. Call the Martin County Sheriff's Office by dialing 9-1-1 and report the activity immediately. Please don't wait…call right away and let the police investigate. Remember, it is always good to write things down if possible.

One last thing, you should be aware that while we have not had any reports of criminal activity here at Conquistador, young criminals recently climbed the wall at nearby Stuart Yacht and Country Club and burglarized a number of vehicles parked in driveways with unlocked doors, stealing handguns and other items. Help us protect our community, get involved, be observant, and report any suspicious activity to MCSO right away. Anyone interested in helping out or attending one of the meetings on the second Thursday of each month at MCSO, on Monterey at 6:00PM, please contact me. My telephone number is listed in our directory.

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.



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

ELEVATOR HELP



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

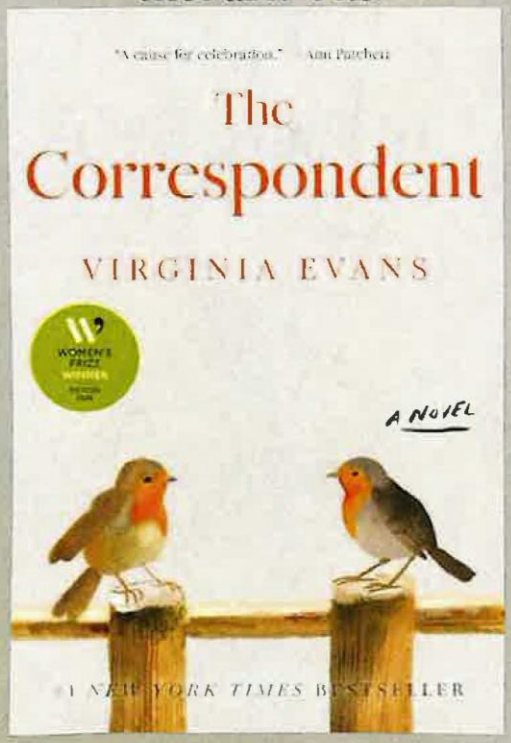
- Contact your Board President and the office to report exactly what is occurring with the elevator.
- **If someone is trapped in the elevator, call 911 immediately!** Then call the Board President or Bonnie. Someone will contact TK Elevator, or the fire department.

BOOK CLUB

CONQUISTADOR BOOK CLUB 2026-2027

Meetings are held on Wednesdays at 6:30 PM in the Cardroom

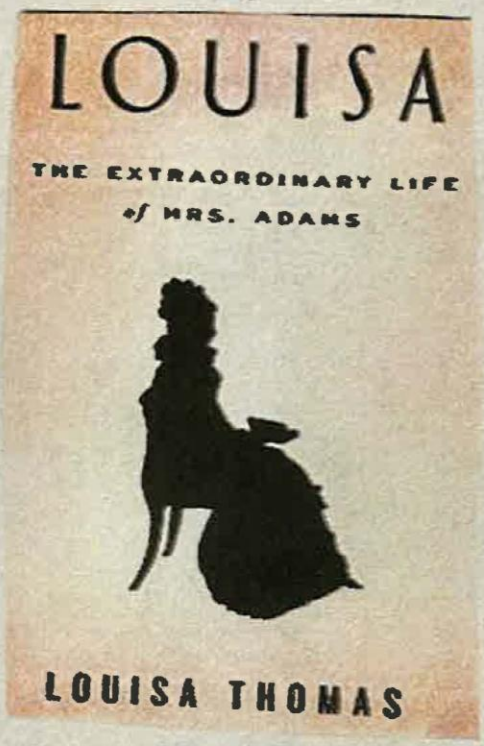
November 11th



No meeting in December



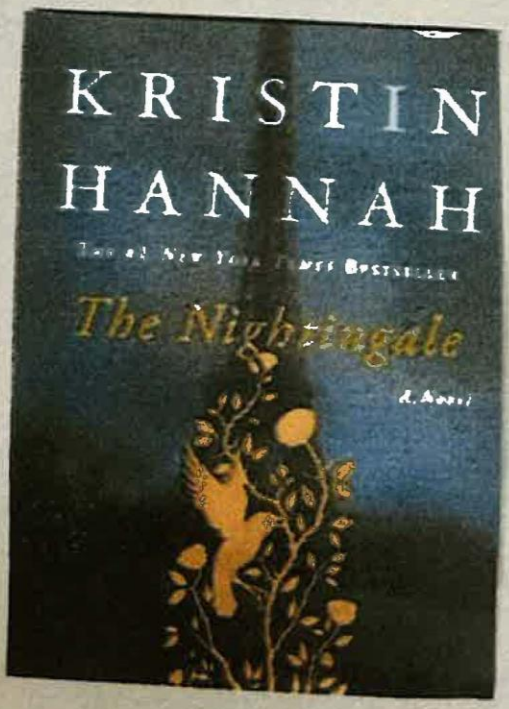
January 13th



February 10th



March 10th



April 14th

