

Summer 2025

SHORE THINGS

Venetian Shores Homeowners Association Newsletter

Venetian Shores Homeowners Association's mission is to enrich our community by promoting a well-maintained, safe, and neighborly environment for the common benefit of all homeowners.

From Your President

Hello Neighbors,

As we move into the second half of 2025, hurricane season is upon us. So far, the year has been relatively quiet—let's hope it stays that way for all of us.

Thank you to everyone who attended our annual party in March! It was a great turnout, and for those who couldn't make it, we hope to see you at the 2026 gathering.

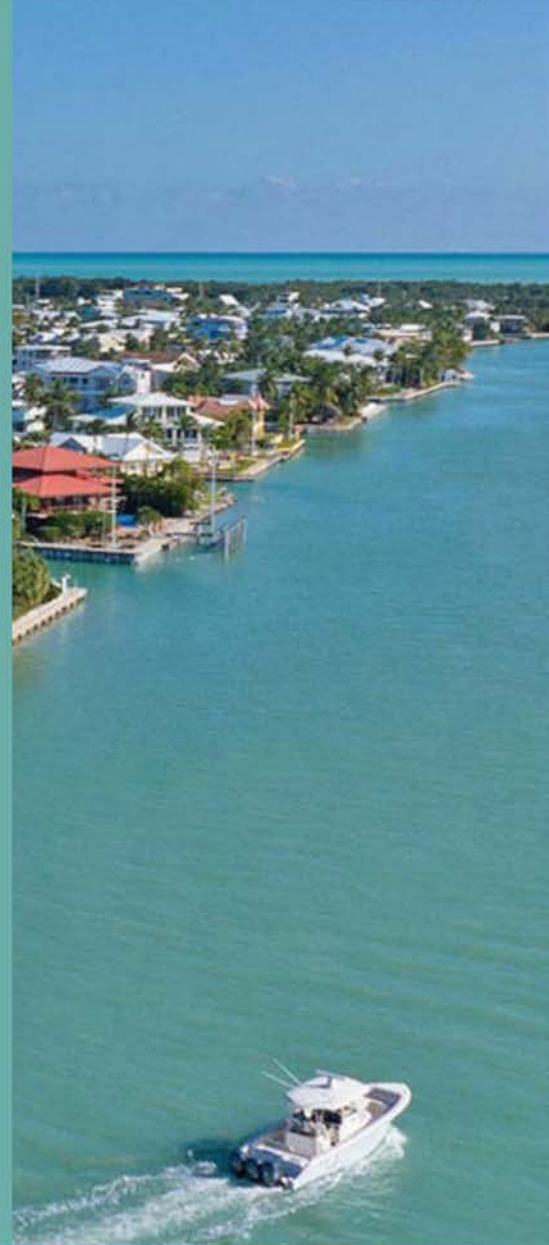
I'd also like to thank everyone who helps keep our neighborhood clean—whether by picking up litter or cleaning up after your pets. Your efforts truly make a difference and help keep our community looking its best.

A special thank you as well to those who have paid the voluntary dues and contributed donations. Your support goes a long way, especially toward our boulevard landscaping project. Be sure to read more about the landscape fundraising campaign and the Landscape Committee update in this newsletter.

Best regards,
Danette Newberry
VSHA Board President

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LANDSCAPE FUNDRAISER!

A Growing Effort Pays Off

By Donna Proskine, Venetian Shores Volunteer

This past spring, Venetian Shores Landscape Director Kathie Carr, along with volunteer Donna Proskine, launched a community fundraiser to help with the ongoing challenge of raising money for our boulevard islands.

In 2024, the Board collected only \$35,850 in dues from 239 paid members. Operating expenses totaled \$28,991 last year, so the dues covered only the basic needs of our community. Each of the four islands landscaped over the past four years cost more than \$50,000 total. It's worth noting that only about 50% of our residents currently pay the \$200 membership fee.

To help bridge this gap, Kathie and Donna organized a landscape fundraiser. Each street in the community was assigned a Landscape Captain, who volunteered to reach out to neighbors and explain the limited funding from annual dues—and the need for additional donations to support our landscape efforts. The street that raised the most money would have its island landscaped next, while the street with the highest participation (membership dues and/or landscape donations) would be next in line.

Our Landscape Captains were outstanding—each came up with unique and personal ways to engage neighbors. There were cocktail parties, weekend coffees, handwritten letters, flyers, and even good old-fashioned snail mail.

The most remarkable part of this effort wasn't just the more than \$28,000 raised—though that's a huge win!—but how enthusiastically neighbors responded. Many were grateful for the opportunity to connect with both new and long-time residents during these events. It was a true win-win for our community.

And the winners are...

The winners for most funds raised and highest participation are:

**Team Villa
Bella Drive**
First place



Team Milano
Second Place



TO OUR LANDSCAPE CAPTAINS:

Thanks for DIGGING IN to Achieve Success!



The Board would like to sincerely thank our incredible Landscape Captains for making this effort possible:

- Bayview Isle – Carin Swenson
- Villa Bella – Donna Proskine
- Severino – Roz Modetz
- Milano – Kelly Reid and Lynn Bell
- Giardino – John Cooper
- Stromboli – Susan Latham
- Palo de Oro – Kim Morrison and Susan Mullen
- San Remo – Wendy Morris
- Gulfside and San Juan – Kathie Carr and Judy Starr
- San Marco – Danette Newberry and Sarah Campbell

A special thanks to Patti Labs on Venetian Way, who recently joined the team of Landscape Captains.



Calling All Leaders: Want to be a Captain?

To help us complete the final phases of our island landscaping, we are still seeking Captains for the following streets:

Palermo, Leoni, Valencia, Venetian Boulevard, and Stromboli.

We're not done yet—we have seven more islands to go!

To be a Captain contact Kathie Carr: 315-778-3672 or kacarr140@gmail.com

Thank you to everyone who has already generously donated!

HATS OFF TO LANDSCAPING!:



We still have Venetian Shores Baseball hats for sale, with all of the \$20 purchase going to the landscape fund. If you'd like a hat, call Kathie Carr at 315-778-3672.



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LANDSCAPE COMMITTEE UPDATE:



We Dig Keeping it Green

By Kathie Carr

The VSHA Landscape Committee has been working steadily to improve and maintain the islands and common areas along Venetian Boulevard. After a hugely successful fundraising campaign (Thank you, Donna Proskine and all Street Captains), we are now able to proceed with new landscaping in the islands between Giardino and Milano and Severino and Villa Bella.

The two winners of the fundraising contest, Villa Bella and Milano, will have their medians done next, with a possible third if funds allow.

We are working with Wade Baxley, Island Home Garden Center, who will design the new landscaping. We should have designs for both islands soon with plant installation taking place as soon as possible.

Reef Landscape trimmed up the Sabal Palms and other trees/shrubs in those two islands on May 21. We are hopeful that the Lethal Bronzing Disease scare was an overreaction on the part of our pest and fertilizer technician. However, to be sure, we will send samples of the Sabal Palm core to the University of Florida lab in Davie.

Now, if Mother Nature would send us some good rains, all the plants would be a lot happier!

Thank you to all who paid your VSHA dues and/or contributed to the Landscape Fund. We have seven islands (or six, if we can complete a third in this next phase) remaining to renovate. Donna and her Street Captain Crew will be starting up in the fall to raise funds for the next project.

SEND DONATIONS ANY TIME TO

VSHA

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Venetian Shores Market Update

January - March 2025

6 Active Listings Offered At:
\$1,300,000 - \$5,299,000

3 Pending Listing offered at:
\$2,500,000 - \$3,995,000
4 Sales From:
\$1,695,000 - \$3,500,000

Average Sale Price:
\$3,108,771

Shore Thing Shenanigans

Thank you Brian Schmitt and Coldwell Banker Schmitt Real Estate for sponsoring another great Venetian Shores party!



Pictured, Coldwell Banker Manager Jeff Piipponen (kneeling) who also did a great job announcing the winners of the raffle prizes! Pictured with Jeff are Venetian Shores residents who are also Coldwell Banker agents (left to right) ... Rebecca, Marshall and Brett Newman (The Newman Team), Jamie Engel, Charlotte Porter and Jan Keller (Keller Porter Team).





Shore Thing Shenanigans

Pictures from the VSHA Annual Party!
Thank you to everyone who came to the March gathering.



The VSHA Board enjoyed time at the party with their neighbors. From left, Rebecca Callahan Newman, David Engel, Danette Newberry, Kathleen Carr, and Gioia Perez. *Not pictured, Jim Doran and John Cooper.*



Shore Thing Shenanigans

More Pictures from the VSHA Annual Party!



Shore Thing Shenanigans

More pictures from
the VSHA Annual Party!



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TREASURER'S REPORT



2025 Mid-Year Update (January to June 2025)

By Rebecca Callahan Newman / VSHA Treasurer

The VSHA board would like to thank the 263 Venetian Shores residents who paid either their \$200 annual dues and/or made a landscaping donation so far this year. We are in the process of sending out reminders to those we haven't heard from, so if you are reading this and haven't paid your dues this year, expect a friendly nudge!

Over the past six months, our heroic Landscaping Committee lead by volunteer long-time resident Donna Proskine and board member Kathie Carr have done an excellent job raising awareness about the dire need for Venetian Shores median landscaping renovations and the complete lack of funds to do anything about it. Through the combination of a modest dues increase (\$50 more per house per year) and the remarkably successful fundraising drive, we should now have enough for several medians, but there are many more to go!

We have collected a total \$28,286 in landscaping donations so far this year, and we had \$3,215 left in the campaign fund, so we now have a total of \$31,501 in the Landscaping Fundraising Campaign Fund. These donations, in addition to the funds budgeted to landscaping projects from the annual dues, will go a long way to improving the beauty of our neighborhood while also increasing our property values.

Thank you to everyone who has paid your dues so far this year and a very special thanks for all the generous donations for our community's landscaping improvements. We appreciate your continued support!

Thank You

Thank you to the
263 Neighbors
who paid dues and/or
made donations in 2025

Thank you for the
\$28,286
in Generous Landscaping
Donations in 2025

Need to Pay Your 2025 Dues?

[Click to Pay Dues](#)

*You can also add an optional
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CRIMEWATCH NEWS



Venetian Shores CrimeWatch Reconnects with MCSO

By John Cooper, VSHA Director/Coordinator of Venetian Shores CrimeWatch

On June 5, the Venetian Shores CrimeWatch group gathered for its first in-person meeting since COVID, reconnecting neighbors and renewing the community's commitment to safety. Held in the Community Conference Room at Founders Park, the meeting welcomed a strong turnout, with representatives from 10 of our 17 neighborhood streets.

John Cooper, VSHA Director and Coordinator of Venetian Shores CrimeWatch hosted the event with CrimeWatch Deputy Coordinator Kelly Reid. The meeting featured guest speakers from the Monroe County Sheriff's Office including Sergeants Patty O'Keefe and Alexandra Hradecky, along with two patrol deputies. Kathie Carr of the VSHA Board also attended.

John opened the evening with introductions and a brief history of the CrimeWatch program, which is now nearing its 15-year milestone. Kelly then reviewed the roles and responsibilities of Block Captains.

The MCSO team shared two valuable handouts—"Crime Prevention Tips" and the "Florida Keys Community Resource Guide"—and led a dynamic Q&A session. Topics included:

- How to report incidents anonymously
- Scams to watch out for
- The importance of avoiding direct confrontation
- When to call the non-emergency line (305-289-2351) versus 911

The sergeants emphasized that community involvement is key and praised the VS CrimeWatch group for their ongoing collaboration with deputies.

To close the evening, John and Kelly reminded everyone of the cornerstone of neighborhood safety: "If you see something, say something."

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