

EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

❖ UPCOMING BOARD OF DIRECTORS MEETINGS

- JANUARY 20, 2024

❖ COMMUNITY POT-LUCK ALWAYS 2nd MONDAY OF THE MONTH

❖ GAME DAYS TUESDAYS & WEDNESDAYS AT 12:30pm

❖ “BINGO NIGHT” 1st & 3rd THURSDAY

❖ “MOVIE NIGHT” FRIDAY

❖ SECRET SANTA LUNCHEON DECEMBER 16, 2024 AT 12PM

For those residents interested in participating in the Secret Santa gifts contact Donna Burns-Russell at 269-501-8376.

PRESIDENTS CORNER:

Hope everyone is doing well and those coming in for the winter months are settling into our great association and all that it has to offer. Please be considerate when driving and obey the posted 20M.P.H. zone. This ensures safety to everyone walking and those walking their pets.

At the October meeting your board of directors approved the new budget and therefore effective January 1, 2025 the dues shall increase by \$5.00 per month to \$330.00 per month per unit. This was due to increased insurance premiums to the association. The board is very conscious and takes its fiscal responsibility very seriously and spending is kept to a minimum.

Remember if you have booked the community room for special events you are responsible to clean up the hall and ensure it is cleaned including the floors. All decorations must be removed, and the hall left in the same condition prior to your event. This is required and there are no exceptions. If the calendar is empty for that date, then fill in the calendar for your event to use the facility.

Please make sure that the 3-foot berm around your house is kept up and everything trimmed.

I received a text message from a homeowner stating that there were two men swimming in our association pool that do not live there. I immediately went up and observed two people in the pool. They were in fact two young boys ages 10 and 11 who hopped over the fence and went swimming, their bicycles were by the bushes upfront. I went into the pool area and had them exit the pool and escorted them out and explained to them that this was private even though it was tempting that they were not allowed. A couple of minutes later as I drove away a deputy stopped, and I told her what had happened, and she stated she received a call about it and she did see the young boys on their bicycles and that she would talk with them as well not to return.

As you have noticed there has been several tractor trailers using our roads carrying large and heavy loads of sod for the golf course. Prior history on this matter was that there was a meeting between our association and the association with the golf course to go over requirements prior to the renovation of the golf course. Both sides had agreed to a written memorandum of understanding prior to any work being started that affected our association and its assets. The verbiage was sent to the Association legal counsel for review. The Association's attorney signed off on the memorandum and Allison sent it to the golf course / homeowners association for their board approval. Their attorney sent back the agreement and refused to sign it. I had Allison send another letter to them stating they were not to use our private roads for their work on the course. Numerous people had contacted me stating the tractor trailers were using our roads. Just last week out behind the front condos there was a tractor trailer parked on our road and getting ready to unload the large sod. I stopped and spoke with the driver and stated to him that these were private roads, and they could not unload them. He stated he had permission of the golf course. I stated he could not, and he commenced to unload them. I then called Allison and instructed her to call the sheriff's department. They sent two deputies in two separate vehicles, and I explained to them what was going on and they did not have permission to use our roads. The golf person responded, and he acknowledges that it was our roads and that they did not sign the memorandum stating they would be responsible for any damage to the roads and infrastructure. They were instructed to not trespass anymore, and they were not allowed to be on our property. The deputy asked if they could back up onto the golf court property to finish unloading the sod.

I stated yes just this time only. They were instructed if they came back and trespassed, they could be charged with criminal trespassing. The golf person stated that they would make other arrangements on their property only for any future deliveries of sod. They were also told no construction equipment would be allowed on our association property period and with no exceptions. I also had Allison send them another letter stating that the sand was blowing across the course, and the sand was going into our pool and making a mess. We also asked why there was no barrier to avoid this type of situation. The last point was to instruct them that the employees and or golfers were not authorized to use our roads.

I have stopped and asked employees of the course to stay on golf course and only use the right of way in a specific area only. They have not in the past and current have done anything to accommodate us the homeowners of the association.

Hoping that everyone has a great Thanksgiving and a healthy one as well.

ACT AS IF WHAT YOU DO MAKES A DIFFERENCE. IT DOES!

Your Board of Directors:

President - Brian Campbell - vt1192@aol.com

Vice President - Dan Treutlein- danieltreutlein83@gmail.com

Secretary - Lula Meadows - lulam524@gmail.com

Treasurer - Patty Vealey - pv47@aol.com

Director - Matt Wiherle - mwiherle@gmail.com

Management - Allison Cefalu - mgmtprofl@aol.com

Architectural Review Board

Jim O'Connor

Andrew Archer

Pat Esno

Governing Document Committee

Brian Campbell

Landscape Committee

Andrew Archer

Jim O'Connor

Dan Treutlein

Social Committee

Jim O'Connor

Wanda O'Connor

Shirley St Clair

Patty Vealey

If you would like to serve on a committee please contact Allison at Management Professionals.

CLUB HOUSE RULES

The East Greens Club House and Pool is for the private use of the unity owners of East Greens Condominium, Inc., their tenants and guests.

- 1.1 No lounging in Club House in wet swim suits.
- 1.2 Smoking is prohibited in the Club House.
- 1.3 No pets are permitted in the Club House or pool area.
- 1.4 East Greens Condominium, Inc. functions override all private unit bookings with regard to the Club House facility.
- 1.5 Private unit owner's events should be made at least two (2) weeks in advance of event. Emergency short-term events are on a first come basis if date is open. Check the calendar at the Club House bulletin board, if date open fill in with name and event and notify the management company at 239-368-6741.
 - A. Non-scheduled informal use of the Club House is limited to a gathering of not more than eight (8) people.
 - B. Private parties for persons under the age of 18 require adult supervision. There must be a minimum of one (1) adult, over the age of 21, for every seven (7) guests under the age of 18.
 - C. No private parties may be scheduled on any national holiday so the facilities may be open to all owners/tenants.
- 1.6 Condominium owner/tenant that has booked an event in the Club House hereby agrees to restore Club House interior, amenities, and utility areas to previous clean condition. Failure to comply with this requirement will result in an assessment of a Clean-Up Charge to the owner/tenant. All infractions will be duly recorded and red-flagged. Future bookings of a red-flagged owner/tenant will than be required to make a deposit of \$50.00 prior to using the Club House facility.
- 1.7 A yearly report regarding the status of all units and events will be made directly to the Board by the chairperson of the Committee, who will keep the Club House calendar to show all bookings.
- 1.8 SUPPLIES: The supply of paper goods and food (such as coffee, tea, etc.) stored on the premises are for use by the Social Committee only. If an owner/tenant uses any of them for a personal or private party, they must be replaced promptly.
- 1.9 BULLETIN BOARD: Two bulleting boards are maintained at the North entrance of the Club House at 10 East Greens Blvd., Lehigh Acres, Florida, as follows:
 - A. The glass-enclosed board is the designated site of all official notices required by law to be posted for notices to owners. Only the management company representative or a Board Member may post or remove items on this board.
 - B. The open-face cork board will be used to post items of general interest to the owners/tenants, such as news about social events for members. Only owners my post items on this board, and must show the date of posting. An owner may post a notice offering their unit for sale or rent on a card not larger than 3" X 5", showing their name. No other commercial or business notice may be posted there. The board may be cleared of any notice that has been posted over 30 days.
- 1.10 The Club House shall not be used for any type of benefit or fundraising event.

POOL RULES & REGULATIONS

- 1.11 Any posted rules at the pool must be observed.
- 1.12 All swimmers must shower before entering the pool. Each time suntan lotion or oil is applied a shower must be taken before entering or re-entering the pool. The screen door to outside showers must be kept locked after showering.
- 1.13 Running, diving or causing a general nuisance is strictly prohibited.
- 1.14 Owners/tenants are responsible for the actions and language of their guests. The authorities will be notified if offending actions occur with the offending person(s) being removed from the pool area. The offender and owner/tenant will be prohibited from future use of the pool until proper conduct is assured.
- 1.15 Air mattresses, inner tubes, toys, balls and other objects are not permitted if pool occupancy exceeds six (6) persons. This excludes child-sized inner tubes and water wings.
- 1.16 No person will be permitted to enter the pool who is not toilet trained or is not capable of controlling bodily functions.
- 1.17 Owners/tenants will be responsible for returning furniture to its original location, as well as cleaning and straightening up all facilities they have used. If the Club House is vacant upon departure, it will be the owner/tenant's responsibility to lock the door, turn off lights and air conditioning/heating unit.
- 1.18 Only plastic of unbreakable containers are permitted in the pool area.
- 1.19 Children under the age of 14 must be accompanied by an adult at least 21 years of age. There must be a minimum of one (1) adult for every four (4) children using the pool facilities.
- 1.20 Owners/tenants are responsible for any damage to the Club House or pool property or to the grounds, which resulted from their own or guest's actions.
- 1.21 The pool cannot be reserved for private parties, but is open to all unit owners.
- 1.22 No pool activities are allowed after 10:00pm.
- 1.23 The designated smoking and vaping area shall be at the back of the community center in the middle of the three (3) palm trees whereas the association shall provide a picnic table secured and a smokeless ash container for ashes and cigarette butts. There shall be no other smoking areas.
- 1.24 There shall be no consumption of any type of alcoholic beverages in and around the pool decking area. Alcohol consumption shall be allowed in the screen room and clubhouse.