

# EAST GREENS NEWSLETTER



## CLUBHOUSE EVENTS

- ❖ UPCOMING BOARD OF DIRECTORS MEETINGS
  - September 21, 2026 Budget Workshop Meeting
  - October 19, 2026 Budget Adoption Meeting
  
- ❖ GAME DAYS AT 12:30pm
  - TUESDAYS - Po-Ke-No
  - WEDNESDAYS - Skip-Bo
  
- ❖ “BINGO NIGHT” 1<sup>st</sup> & 3<sup>rd</sup> THURSDAY at 7pm
  
- ❖ “MOVIE NIGHT” FRIDAY at 7pm

### **PRESIDENTS CORNER:**

Hope everyone had a nice Easter with family and friends. As you can see a palm tree which had a very large African honeybee hive inside had to be removed. The beekeeper was here several times trying to seal off the entrances (3-4 entries). This procedure was not successful and the honeycomb inside had to be eliminated because it was attracting other African honeybee drones trying to get to the honeycomb. The safety was and is for the residents and their guests. As noted, several persons were stung and attacked. Therefore, based on conversations with the beekeeper the tree could not be saved. The tree and stump were removed, and the hole was covered and raked out. The person who cut the tree down stated that the whole interior was a very large nest encompassing the interior.

As you are aware we had all the old stumps removed from common grounds and filled in. This makes it a lot easier to take care of the common grounds. We have received more complements on how our Association grounds look compared to years past. Another issue that was rectified was in past years volunteers took care of the islands in their court. This unfortunately as people aged and moved the volunteer base diminished to the point where the upkeep was not being done.

Since they are common grounds, the Association has the ultimate responsibility and care for these areas. The new contract with the landscaping company included all these areas as well. When the contract was negotiated it was still a substantial savings to the Association and no additional costs involved.

People who own in our community must slow down. I will not name names but have seen you speeding. They reside in regency Court as well as East Greens Blvd in the back area. Please slow down and follow the 20 MPH speed limit. The life you may save may be your neighbor who is out walking or walking their dog(s). Please remind your guests they must adhere to the speed limit as well.

Still in a trial basis is the monthly PotLuck. We still need a person to be in charge and be responsible for coordinating the monthly PotLuck as well as setting up the Clubhouse with other volunteers. If this function is important to you then please volunteer before it falls to the wayside.

I called the Sherriff's office to set up a community forum on telephone scams and other scams geared towards seniors. I am waiting for a call back advising when this will take place at our Clubhouse.

Also, for those using the pool and the chairs please contact the management company and let them know when some of the chair strappings break so they can be repaired. I just ordered more strapping for the brown chairs to fix. I wish to Thank Lloyd Bishop for volunteering to fix the chair strappings and pressure washing the pool area. Sadly, there is only 3-4 people that volunteer on a regular basis to get things done while everyone else enjoy the benefits of their labors. A big Thank You to those that volunteer as it saves the Association money rather than hiring it out.

Now is the time to start to prepare for the upcoming hurricane season and everyone's safety. Hopefully mother nature will see to it that we have another "no hurricane season".

Please take several minutes to check on our neighbors to ensure everything is ok.

If you have any questions, please contact me and or Allison.

Thanks again, Brian AW Campbell

# 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 - Patricia Jo DeWald - sproutz21@verizon.net

Treasurer - Patty Vealey - pv47@aol.com

Management - Allison Cefalu - mgmtprofl@aol.com

### **Architectural Review Board**

Andrew Archer

Dave Tilley

### **Governing Document Committee**

Brian Campbell

### **Landscape Committee**

Andrew Archer

Dan Treutlein

### **Social Committee**

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 swimsuits.
- 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 regarding 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 then 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 bulletin 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 may 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.