

EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- ❖ COMMUNITY POT-LUCK ALWAYS 2nd MONDAY OF THE MONTH - NEXT POTLUCK SCHEDULED FOR MARCH 18, 2024.
- ❖ GAME DAYS TUESDAYS AT 12:30pm

PRESIDENTS CORNER:

The weather is warming up to most people's delight. The pool is starting to see more visits from homeowner's and their guests. Spring surely is in the air. This month we will be turning our clocks ahead an hour and we do appreciate more daylight. The sun keeps us smiling and enjoy the warmth that it brings and offers.

Please remember for homeowner's, tenant's and guests the speed limit is 20 MPH. I ask everyone to be fully aware and obey our speed limit for the safety of all.

Several things have been brought to my attention and this will serve as a friendly reminder to everyone. When you are out walking your dog and/or yourself please be aware of oncoming vehicles. The cars have the right of way, and all walkers should be courteous to drivers and keep their leashes drawn in next to them. This will hopefully avoid any dogs or walker's being injured.

A percentage of owners are not aware that there is absolutely no garbage pickup at the clubhouse nor recyclables. So please if you bring things to eat and drink then throw the wrappers and cans or food in one of the garbage bins, please take the garbage with you the same day. If it sits in there till someone is kind enough to take it home, it could attract pests and other little bugs that we do not want.

The Annual Members Meeting did not meet the minimum required quorum and therefore we had a question-and-answer period from those in attendance. I thank everyone that attended.

The results of the installed Board of Director's positions for their new terms are as follows:

- (1) President, Brian Campbell
- (2) V-President, Dan Treutlein
- (3) Treasurer, Patty Vealey
- (4) Secretary, Joan Hughes
- (5) Director, Matt Wiherle

This year I am hoping to have a special meeting in the fall sometime to submit to the owner's an added policy addressing the issue of renters. I am in the process of writing up the new regulation, stating that anyone that purchases a unit in East Greens must own it for two years before they will be eligible to rent the unit. Also included will be a section that would exempt the next of kin who inherit the unit to not have that provision be applicable to them. This hopefully will slow down people who want to buy property here just to rent them for investment purposes. As you are all aware the more renters there are the more the banks are reluctant to approve mortgages in East Greens. Hopefully once the homeowner's read the new provision and vote on it we can implement it.

Also, I will make up a stencil that states "20MPH" and spray paint it on the road at various spots as reminder to observe the speed limit.

I will be away till March 12th so if you have any questions, please contact a Board Member or Allison at the Management Company.

I know that we are all so proud of our homes at East Greens and we have a beautiful community.

Have a great month and see everyone at the next potluck dinner. The February potluck had 30 people present and great fellowship to those that attended. Big Thank You to Wanda and Jim for spearheading this every month. If you wish to volunteer, please contact Wanda and/or Jim.

Hope everyone has a great day!!!

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

Your Board of Directors:

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Vice President - Dan Treutlein- danieltreutlein83@gmail.com

Secretary - Joan Hughes - joan.68@gmail.com

Treasurer - Patty Vealey - pv47@aol.com

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Management - Allison Cefalu - mgmtprofl@aol.com

Architectural Review Board

Jim O'Connor

Andrew Archer

Pat Esno

Governing Document Committee

Brian Campbell

Landscape Committee

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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.

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