

EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- ❖ COMMUNITY POT-LUCK ALWAYS 2nd MONDAY OF THE MONTH - NEXT POTLUCK SCHEDULED FOR JANUARY 8, 2024.
- ❖ GAME DAYS TUESDAYS AT 12:30pm

PRESIDENTS CORNER:

Hoping and wishing that everyone had a great Christmas and New Years, and everyone is in good health. Some people have asked if the vacant lot had sold. The answer to that is absolutely and they are working on getting their permits as required by Lee County.

Please note when anyone uses the clubhouse for any function that you utilize your own supplies. The supplies in the closet are strictly off limits. They are used for the potluck and other Association social events. If they are used and reflects on the camera then whoever uses them shall be responsible for being charged for them. It was brought to my attention for inclusion in the newsletter. Your consideration is greatly appreciated,

The next Board of Director's meeting will be on January 15th at 4:00 PM at the clubhouse as always. We look forward to your attendance and input or questions prior to the start of the meeting.

Anyone wishing to help set up or take down the tables for the Potluck events, please contact Jim and Wanda. Any and all help is greatly "Appreciated". The potluck's are on the 2nd Monday of the month at 6:00 pm. Hope to see everyone there for fellowship amongst all the residents.

Please note we have been advised some residents are feeding the wild animals, and this can cause unforeseen issues and problems. Remember they are wild animals, and they know how to forage for their food. There is a increase in racoon sightings and they are scavengers and can get into your attics and cause major problems. Let's appreciate them from a distance and discourage them from being around our houses.

The caging system will be installed sometime this month around our pool heater thus ensuring that the golf balls do not cause any damage to it. This should end this issue for the long future and protection of our equipment.

A note to remind residents that the speed limit is 20 MPH, and this includes your guests. The homeowners are responsible for their guest's behavior. This also goes for parking on the grassy areas of people residences by guests. Let's nip this in the bud and that way everyone will be happy.

Please look out for all those walking and or walking their dogs in our great association grounds and roads.

If you have any questions or comments, please do not hesitate to call me at 315-529-2915 or email me at vt1192@aol.com.

In closing would like to thank Allison and her staff who handle the day-to-day operations here at East Greens. Also a big shout out and thank you for our treasurer, Patty making sure we keep on budget. Her expertise in the banking world is an absolute asset to our association.

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 - Joan Hughes - joan.68@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.