EAST GREENS NEWSLETTER



CLUBHOUSE EVENTS

- UPCOMING BOARD OF DIRECTORS MEETINGS
  - October 19, 2026 Budget Adoption Meeting

- GAME DAYS AT 12:30pm
  - TUESDAYS – Po-Ke-No
  - WEDNESDAYS – Skip-Bo

- "BINGO NIGHT" 1st & 3rd THURSDAY at 7pm

- "MOVIE NIGHT" FRIDAY at 7pm

PRESIDENTS CORNER:

I hope everyone had a great summer and is in good health. I wish to bring your attention to the following rules regarding the pool and club house area.

(1) When leaving the pool area please make sure that the pool doors are locked. This prevents unauthorized use of the pool.

(2) Asking that the guests/residents adhere to the "No Parking On Grass" signs when using the club house for parties and/or gatherings. The homeowner is responsible to ensure that their guests obey the signs.

(3) Asking those that use the umbrellas to make sure that they are returned to the down position and tied. This ensures if a storm comes up unexpectedly, they will not be damaged. Being considerate is being a good neighbor.

(4) Please reference your rules and regulations regarding the pool usage. Section 5.1 states "any posted rules at the pool must be observed". Under section 5.4 states " Owners/tenants are responsible for the actions and language of their guests and must accompany them to the pool. The authorities will be notified if offender 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. If you have guests staying at your residence you must accompany them as owner/tenant, or they will be asked to leave immediately". This will be enforced to ensure compliance.

As a reminder the speed limit is 20 MPH throughout our association grounds. Watch out for walkers and people walking their dogs.

If you have any questions, please contact me at 315-529-2915 or email at vt1192@aol.com or the management company at 239-368-6741 or email at mgmtprofl@aol.com.

Also wish to welcome back slowly the snowbirds to our great community.

Thank you, Brian A W 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 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.