

THE FLASH

Fountain Lakes Newsletter

OCTOBER 2020

IN THIS ISSUE

- President's Notes
- Covenant Coaching
- Displaying the US Flag
- 2021 Sports Activities
- Frequently Asked Questions
- ...and more!



President's Notes

The Master Board approved the Fountain Lakes Rules and Regulations and the ARC Rules and Regulations at the June meeting. Creating this document was a joint effort between the Neighborhood Presidents, Master Board, and the Management company with input from the documents of other Community associations. The rules follow state and HOA guidelines and were reviewed by our Lawyer. Most of the articles listed are the guidelines prior boards and managers have followed for many years. We also added the rules that are posted at the various amenities and documents that are posted on the Fountain Lakes Website in order to have a complete document. Fountain Lakes Covenants and Rules and Regulations are in place to protect the property values and lifestyle of our Fountain Lakes Community.

I hope everyone stays Safe and Healthy.

Ryan Willoughby



Displaying the US Flag

We are very proud to be Americans and flying the American Flag is a privilege. It is important to understand the United States Code - Title 4 Chapter 1 – The Flag. Title 4 is a very in-depth document and has been modified from time to time by the President of The United States. Item 6, section A and C of Title 4 pertains to proper illumination of the flag and inclement weather.

6. Time and occasions for display

(a) It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flag staffs in the open. However, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.

(c) The flag should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed.

It is difficult to illuminate the flag properly. The solar lights on the top of the flag pole do not last all night. The street lights and porch lights do not always shine on the flag. The best way to illuminate the flag is by using an electrical flood light.

FLIC

Fountain lakes irrigation co-op, is an independent non-profit co-op, owned by residents of Fountain Lakes.

Established to supply irrigation water to the residents at the lowest possible cost to the customer. FLIC supplies the irrigation water to all of the Villa's, Fountain Lakes front entrance, cul-de-sac's and 88 percent of the single family homes. A total of 708 residences.

Minimum rate is \$21.51 per month which includes 10 thousand gallons of water, additional water is charged at \$1.89 per thousand gallons. BSU charges double for the first ten thousand gallons. And almost triple for the first 40 thousand gallons.

The Co-op maintains approximately \$100,000 in operating capital. And in it's 5 years of existence it has reduced it's fee's by 42 % and has added over \$300,000 dollars in capital improvements to it's infrastructure.

Membership is \$100.00 ,

Any questions, call Ken Wisen, at (239-273-3213) for information.

MOST OFTEN ASKED QUESTIONS

"Covenant Coaching"

"Covenant Coaching" for the benefit of our newer residents and a refresher for those folks who have been busy with life in "Paradise" and may appreciate a reminder.

It is important for residents to understand the role of the Architectural Review Committee (ARC). Their purpose is to maintain the continuity and appearance of Fountain Lakes in order to protect our property values. The Fountain Lakes Master Covenants 4.21 Maintenance of Premises states the areas of concern the ARC monitors. The committee meets the second Monday of every month at 7 PM in the community office. Residents are welcome to attend and/or apply for a seat on the committee.

Residents are expected to file the Architectural Review Form:

ARC RULES & REGULATIONS ARTICLE 1:

ARC forms are required for any external addition, change or modification including paint colors, landscaping changes, pools, expansions of lanais, external changes to the residence, satellite dishes, fences, permanent constructed firepits. (See ARC form for details).

MASTER COVENANTS 4.21 MAINTENANCE OF PREMISES

An Architectural Review Form must be filed and approved by the Master Association when an Owner makes any home modification. Owners must use the approved color palette approved by the Board of Governors for any repainting or reroofing of the Dwelling. Each owner of an individual lot whose property abuts a road right of way or green area bordering any lake or other body of water, which right of way is granted to the Corporation, agrees to maintain, mow, trim, maintain all plantings, between their property line and road, lake or other body of water. Failure to maintain these areas shall subject the lot owner to fines and the right of the Corporation to enter on the land and perform the needed correction or improvement at the lot owner's expense after 15 days' notice to the owner. The Board may act as the Architectural Review Committee (hereinafter ARC) or may appoint a separate committee as provided below.

Multi-level Yoga

A user friendly class taught from the base move with optional progressions available.

Wednesdays Oct 7, 14, 21 and 28

9am-9:50

Fountain Lakes Activity Room

Taught by Stacey Lima

4 week session \$48 pre-registration (5 person minimum) Drop-ins \$15 per class

Fall Session #2

Wednesdays Nov 4, 11, 18 and Dec 2

To register please email: Janet Hildebrand forestridgeshores@gmail.com

We are abiding by social distancing rules and will be comfortably spaced at least 6 feet apart. In addition, if you choose to wear a mask you may although it is not recommended for exercising.

Sports Activities 2021

Check for any corrections i-n November

Any questions call Donna Campau 734-778-9644

Ladies Golf	Monday Jan. 4th	8:50 am	Judy Ladd
Mens Golf	Tuesday Jan. 5th	8:45 am	Mike Monti
Billards	Tuesday Jan. 5th	3:00 pm	Regis Sexton
Schuffleboard	Wednesday Jan. 6th	8:50 am	Mary Cary
Linksters	Thur. Jan. 7th	8:50 am	Diane Moulton
Scrambles	Thur. Jan. 14th	8:50 am	Pam Dionise
Bean Bag	Thur. Jan 7th	2-4 pm	Mike Diernfeld
Bocci	Friday Jan. 8th	9:45am	Wes Dickerson
Pickel Ball	Mon./Wed./Fri.	Mornings	More information in Nov. Call Joanne Ivins

Sports Activies 2020 Alternate Thursday Mornings

Scrambles	November 5th / 19th December 3rd / 17th	8:50am	Pam Dionise
Linksters	November 12th December 10th	8:50am	Diane Moulton

FOUNTAIN LAKES HALLOWEEN-ATHLON



October 31, 2020
Run, Bike or Walk around the Boulevard

Kiddie Parade Costumes & Decorated Bikes

8:30 AM – 2 PM
Fun – Food – Treats for all

Sign up on the Bulletin Board by the Billiards room for the event you want to participate in and if you plan to take advantage of the lunch.

Deadline for registration is Oct.25, 2020

Sponsored by Pavich Family



Frequently Asked Questions

Q: How much does it cost?

A: The first 10,000 gallons of usage (base rate) is charged at \$21.51. Anything over 10,000 gallons is charged at \$1.89382 per 1000 gallons.

Q: If I do not change my clock shouldn't my bill be the same each month?

A: If you water twice a week, times fifty two weeks, but only billed once per month four months there would be eight sprinkling cycles and eight months there would be nine cycles. Even the water pressure variation can have an effect on the amount of your bill.

Q: Should I turn off my system during rainy season? Why do I still get a bill if I turn my system off?

A: Our minimum monthly charge is \$21.51 which includes 10,000 gallons of water weather you use it or not. It is set up this way for because, It does not rain every day in the rainy season, It does not rain under your eaves, less under your trees, If your sprinkler heads do not pop up periodically grass grows over them they malfunction. Our advice is to use your 10,000 gallons you are paying for it anyway, protect your grass and sprinklers.

Q: What is the billing cycle?

A: 18th of previous month through 17th of current month.

Q: When is payment due?

A: Your invoice is typically sent out 7 days after the meters are read and due by the 19th of the of the following month.

Q: My unit is rented out. Can you send the bill to the renter?

A: Yes, but a bill must also be sent to the member. You, as the member, are ultimately responsible for the payment. We must have an email on file if duplicate billing has to be sent.

Q: Can I set up Auto-Pay?

A: Yes, please visit the KPG website at www.kpgaccounting.net, click on "Auto-Pay/Pay Online", and follow instructions. Payments from your checking account are processed 7-10 days after the invoice date.

Q: Do I need a rain sensor?

A: The City of Estero requires a rain sensor to avoid unnecessary runoff.

Q: Is using FLIC irrigation water better the environment?

A: We believe it is better because of the natural minerals and runoff goes back into our lakes.

Q: I have a question about my irrigation. Who do I call?

A: Maintenance issues-JRC Lawn Maintenance 239-707-1553.

After Hours emergency - 239-273-3213.

Billing issues - KPG Accounting Services Contact@KPGAccounting.net or 239-434-8866.

Owner Responsibilities And Troubleshooting

»

- FLIC only supplies water to the meter. Any issues in the owner's yard is owner responsibility and are billed on usage.
- Each owner should know the location of meter and valve boxes
- Each owner needs to keep grass from growing over meter and valve boxes
- Each owner needs to know how to operating time clocks.
- If water is stuck owner must turn off valve:
 - o Locate top of valve
 - o Turn handle clockwise in a series of ½ turns until water shuts off.
- If water does not come back on:
 - o Is clock on?
 - o Is power on to clock?
 - o Solenoid has gone bad.
 - o Pump may be off for service or repair
 - o Wire damage from valve to clock.