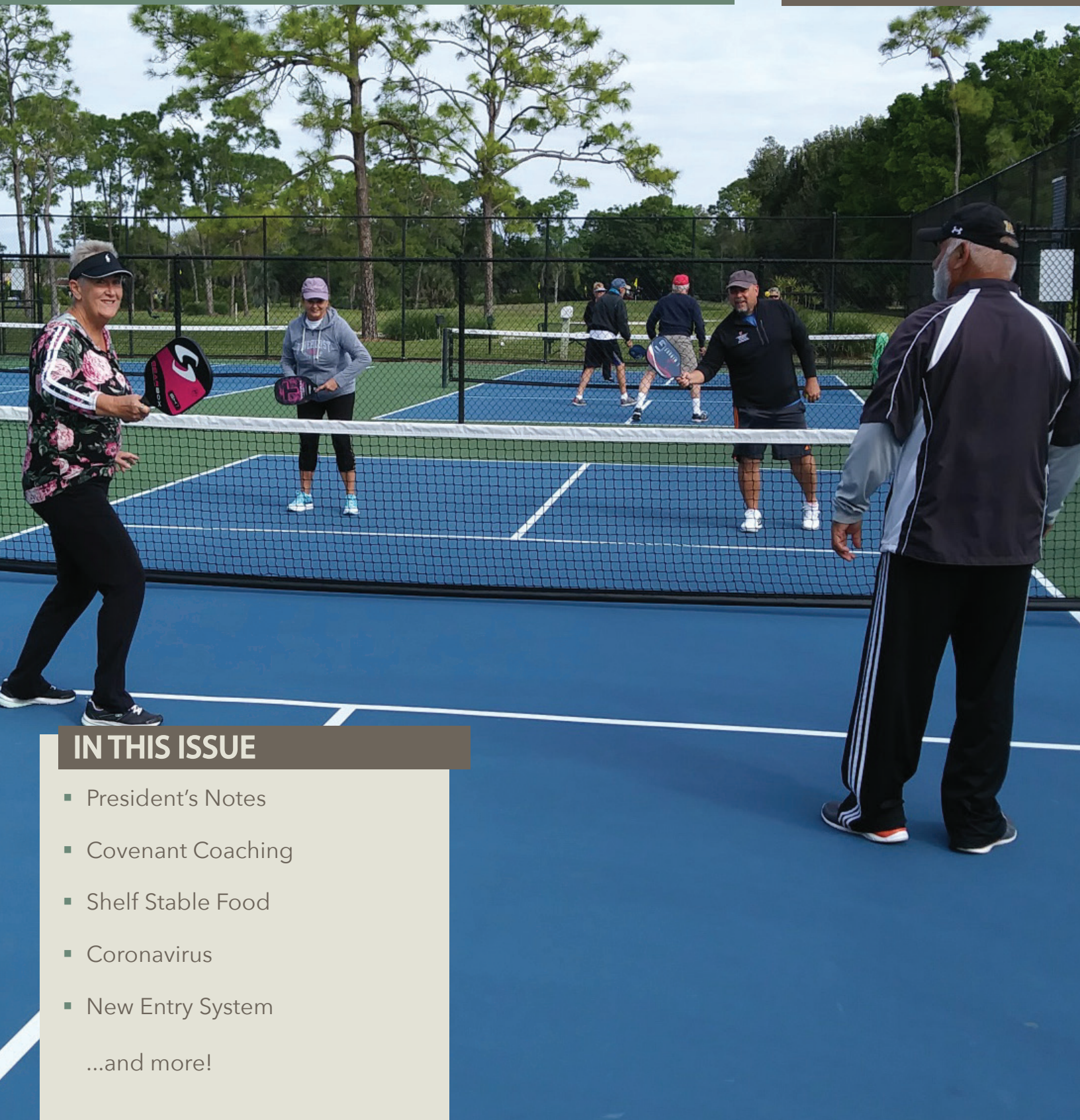


# THE FLASH

*Fountain Lakes Newsletter*

APRIL 2020



## IN THIS ISSUE

- President's Notes
- Covenant Coaching
- Shelf Stable Food
- Coronavirus
- New Entry System

...and more!

## President's Notes

The Master Board along with the Neighborhood Association Presidents have worked the past year on updating our Master Association Documents. The main objective was to remove developer language and to bring them into compliance with state law. Several sections were invalid with the state law which supersedes our documents. This makes it confusing to owners and board members when reading and understanding our current documents.

We continue doing upgrades to our community. We have a "Wish List" of requested items such as lights at the tennis court and to update the playground. We will continue to address these items as the budget permits.

If you have any questions or concerns please reach out to me or other board members. Your input is always appreciated.

*Ryan Willoughby*



## 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 has been noted that parking restrictions have been violated. It is important to remember that overnight street parking causes congestion and may create a delay for emergency vehicles.

Please note Amended and Restated Declaration of Covenants and Restrictions:

"Committed Property" homeowners' property.

"Corporate Common Property" Association property such as roads, Cul-de-Sac, and club house area.

See 4.25 of Amended and Restated Declaration of Covenants and Restrictions for the actual verbiage of the articles:

See your Parking. Only such vehicles as are permitted to park without limitation on Neighborhood Association properties by Neighborhood Association rules or are consented to by the Corporation shall be permitted to park on Corporation Common Areas.

- a) Restrictions on boats or Commercial
- b) No vehicle on Committed Property which shall be deemed a nuisance or in violation of the Rules.
- c) The Corporation and Neighborhood Associations shall not be responsible for the theft.
- d) Rules of the Common Areas which may be relocated from time to time for the parking of trucks, buses, commercial vehicles, recreational vehicles, mobile homes, trailers, boats, campers and trailers.
- e) No overnight parking is permitted on any Common Area
- f) No commercial vehicle of any kind shall be permitted to park on a residential lot for period of more than 12 hours
- g) No vehicle shall be used as a domicile or residence
- h) Operable and currently licensed automobiles may be kept or parked on paved driveways, paved parking pads, in houses or enclosed garages. Trucks and vans will be considered automobiles and may be parked on driveways if the vehicle has a passenger seat in the back and whose primary purpose is the transportation of passengers and their personal goods. All motorized and non-motorized vehicles except automobiles including without limitation the following: inoperable vehicles, commercial trucks including pickup trucks. Vans, recreational vehicles, all-terrain vehicles, ambulances, hearses, motorcycles, motorbikes, scooters, watercraft, boats, aircraft, house trailers, camping trailers, other trailers and tractors must be kept within an enclosed garage or storage building.

## Thank You Pegasus!

On behalf of all of Fountain Lakes, thanks to Pegasus for the delightful lunch they provided. Turns out there is a free lunch after all! It gave everyone time to chat and enjoy one another in line.

## Multi-Level Yoga Taking Place Out of Doors on Well-Spaced

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

Wednesdays at 9 – 9:50 AM Fountain Lakes Activity Room Taught by Stacey Lima

4 week sessions or \$48 Drop Ins \$15 per class pre-registration required – 5 person minimum)

Must be able to get up and down off the floor

Contact Janet Hildebrand at [ForestRidgeShores@gmail.com](mailto:ForestRidgeShores@gmail.com) with question

Check the Fountain Lakes Activity Calendar for specific date



## ROOFING COMPANIES

If you have had a satisfactory roofing experience within the past three years, please send us the recommendation of the company's name and number. It helps to have names and numbers to provide for people in our community.

## NEW ENTRY SYSTEM

A new entry system was installed at the front gate. When this was done some of the codes that were in the old system were too long to enter into the new system and new codes were assigned. If your code is not working please EMAIL me at AshleyW@Pegasuscam.com and I will assist you.

If you are having a problem with your bar code please EMAIL me your address, name and the bar code number.

The office at the community center is closed to walk-ins so at this time email is the best option.

Thank you,  
Ashley Wamble,  
Property Manager

## DOGS ON OTHER PEOPLE'S PROPERTY

There is a pervasive problem in Fountain Lakes with numerous people having complaints about this. Folks with pets should not be walking onto other resident's yards or leaving their pets feces on other people's lawns, please. There are common areas for pets to roam. Our residents pay good money for yards to be fertilized and cared for, and don't need other people's pets dropping waste on them.

You are responsible for determining where your pet walks and drops waste, so please stay off other resident's yards. You need to have something with you that enables you to pick up the waste and dispose of it properly. Also remember that you could be walking your dogs in a yard that has been recently sprayed with pest or fertilizer chemicals that could harm your pets.

There have been pets owners walking pets on resident's lawn in the evening, and even going up close to the house, which can be a bit unnerving to have strangers close to your home at night.

Please respect private property and use common areas when you walk your pet, and remember to have bags to pick up the pet waste.

## *Using Cleaners and Other Things to Consider*

Each household cleaner states on the side the types of germs and viruses it can kill. Makes sure the words Coronavirus or Hong Kong flu are on the label. The label will also tell you how long the cleaner must stay wet on the surface to kill the virus. I know that Pine Sol says on the label that it has to sit on for 10 minutes in order to kill the germs. Soapy water must stay on wet for at least 20 seconds to kill the virus. Each cleaner is different so check out the label so that you are sure you are using it properly. Simply wiping a surface quickly with a cleaner is not good enough. Your vegetables should be washed before you eat them. You should wash your hands and your face thoroughly for 20 seconds with lots of soap and water before you put in contact lenses or take out contact lenses. You could be introducing virus to your body through your eyes. Some doctors are advising against wearing contact at this time as glasses also protect your eyes better from viruses. Washing the inside of your nose can also help after you have been out anywhere.

You should be cleaning your home high touch areas, like doorknobs on all cupboards, counters, fridge doors, toilet handles, and so on, several times a day. After being out in areas where you could possibly be exposed to people with Covid 19, or who do not yet realize they have the virus, wash your clothing when you come home, have a shower, and spray the inside of your car.

## *Shelf Stable Food*

If you need to quarantine in place for a period, these are foods you can have ready in your home. They are all good and healthy things to have in your pantry anyway, and would make fine eating whether or not you have any emergency needs. For vegetables, cabbage, Brussel sprouts, carrots, onions, parsnips, squash, turnip are all vegetables that last well and are very nutritious. During the war they used to say as long as you have cabbage to eat you will be healthy.

Applesauce  
Crackers  
Boxed Mac & Cheese  
Nut Butter  
Oats and Oatmeal  
Canned Chili  
Protein Bars  
Dry Packaged Fruit

Tuna Pouches  
Non-Dairy Milk  
Canned Veggies  
Popcorn  
Beef Jerky  
Canned Fruit  
Pre-Cooked Packaged Entrées  
(like Chana Masala Chickpeas)

Cereal  
Rice  
Boxed Soup  
High Protein Pasta  
Trail Mix  
Canned Beans

## Coronavirus

### Urgent Need for Blood Due to Coronavirus Outbreak

Blood donors needed now to avoid potential shortages and delay to patient care in Estero.

Find a blood drive near you.



### Coronavirus Compliance and Showing Gratitude

It is important to show gratitude to all our health care workers who are going into dangerous situations daily, on our behalf. They say "we go to work for you; you can stay home for us." Many people are going outside and applauding at 8PM every night as a show of support to health care workers.

It is most important that Fountain Lakes residents comply with the expectations that are the same across all communities regarding social distancing. Stay home and distance yourself socially. Social isolation keeps everyone safest so show respect for the health and safety of others, and show respect to health care workers, when you make decisions about your activities.

### Make sure to check out all updates for Village of Estero Coronavirus (COVID-19) Updates

The Village of Estero will be forwarding the latest information flowing from state and local government and health organizations pertaining to the coronavirus in an effort to guarantee that Estero residents have access to latest information.

## *Real Estate Was Off To a Great Start in 2020!*

In the 1st months of 2020 there were 6 closings and 4 additional properties with accepted contracts. In the same time period of 2019 there were just 3 closings so we are off to a solid start. Sean Lorch said things have now changed dramatically. Showings are now done with strict precautions to keep people safe. Only very serious buyers and sellers are participating in showings and transactions. Without a doubt covid-19 is slowing things down but there are still contracts being written and deals being closed. Two very important factors are that inventory and interest rates both remain low. For buyers, the Florida Association of Realtors has created a Covid-19 addendum which provides an opportunity to extend time frames as well as provides cancellation rights in the event a previously approved loan has to be withdrawn by the buyers lender as a result of Covid-19 response measures. This will help buyers feel more comfortable with writing an offer. It's important to take precautionary measures before showing property. I've been setting the expectation that we all need to stand at least 6 feet away from each-other and I watch carefully that my buyers don't touch anything inside a seller's home. For your questions call me at 239-298-6760 or [www.fountainlakesrealestate.com](http://www.fountainlakesrealestate.com).

Stay healthy everyone!  
Sean Lorch

## *Contact*

Fountain Lakes Office 239-495-3555

Fountain Lake website [www.fountainlakesestero.com](http://www.fountainlakesestero.com)

Ashley Wamble [ashleyw@pegasuscam.com](mailto:ashleyw@pegasuscam.com) 239-454-8568

Patricia Jenkins [patricia@pegasuscam.com](mailto:patricia@pegasuscam.com) 239-454-8568

Non Emergency Police 239-477-1000

Non Emergency Fire 239-390-8000

Call 911 in an Emergency

The monthly calendar and much more information is on the website at [www.fountainlakesestero.com](http://www.fountainlakesestero.com)

You can get the names and addresses of all board members by calling the Fountain Lakes Office at 239-495-3555 Mailing address of the office is 22201 Fountain Lakes Blvd Suite #1 Estero Florida 33928

Any issues or concerns regarding Fountain Lakes Master Board please contact:

Ashley Stevenson, CAM  
239-454-8568

[Amstevenson@Pegasuscam.com](mailto:Amstevenson@Pegasuscam.com)

# April Calendar

Forest Ridge Shores Association, [ftlakesmonitor@gmail.com](mailto:ftlakesmonitor@gmail.com)

Apr 2020 (Eastern Time - New York)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1	2	3	4
9am - Pickleball	8am - TENNIS @ 9am - Pickleball 9am - Sewing Club 1pm - 6pm - Poker @	1pm - Mahjong @	8am - TENNIS @ 8:45am - Shuffle 9am - Pickleball 9am - Yoga @ 1pm - Bridge- 5pm - Dance	9am - Linksters Golf 2pm - Beanbags @ 7pm - Bingo @	8am - TENNIS @ 9am - Pickleball 9:45am - BOCCE 3pm - Chill & Chat @	
5	6	7	8	9	10	11
9am - Pickleball	8am - TENNIS @ 9am - Pickleball 9am - Sewing Club 1pm - 6pm - Poker @ 6pm - Sungate BOD	1pm - Mahjong @ 6pm - Lakeside	8am - TENNIS @ 8:45am - Shuffle 9am - Pickleball 9am - Yoga @ 1pm - Bridge- 5pm - Dance	9am - Guys & Gals 2pm - Beanbags @ 7pm - Bingo @	8am - TENNIS @ 9am - Pickleball 9:45am - BOCCE 3pm - Chill & Chat @	
12	13	14	15	16	17	18
9am - Pickleball	8am - TENNIS @ 9am - Pickleball 9am - Sewing Club 1pm - 6pm - Poker @	1pm - Mahjong @ 6pm - Seabreeze	8am - TENNIS @ 8:45am - Shuffle 9am - Pickleball 9am - Yoga @ 10am - Forest Ridge 1pm - Bridge-	9am - Linksters Golf 2pm - Beanbags @ 7pm - Bingo @	8am - TENNIS @ 9am - Pickleball 9:45am - BOCCE 3pm - Chill & Chat @	
19	20	21	22	23	24	25
9am - Pickleball	8am - TENNIS @ 9am - Pickleball 9am - Sewing Club 1pm - 6pm - Poker @	1pm - Mahjong @	8am - TENNIS @ 8:45am - Shuffle 9am - Pickleball 9am - Yoga @ 1pm - Bridge- 5pm - Dance	9am - Guys & Gals 2pm - Beanbags @ 7pm - Bingo @	8am - TENNIS @ 9am - Pickleball 9:45am - BOCCE 3pm - Chill & Chat @	
26	27	28	29	30	1	2
	8am - TENNIS @ 9am - Pickleball 9am - Sewing Club 1pm - 6pm - Poker @	1pm - Mahjong @	8am - TENNIS @ 8:45am - Shuffle 9am - Pickleball 9am - Yoga @ 1pm - Bridge- 5pm - Dance	2pm - Beanbags @ 7pm - Bingo @	8am - TENNIS @ 9am - Pickleball 9:45am - BOCCE 3pm - Chill & Chat @	