

DECEMBER

2024



THE FLASH



Notes from Fountain Lakes Community Association (FLCA) President

The FLCA budget and reserve study were presented at the November 6th Board of Governors meeting. There will NOT be an increase in the Master Association dues. They will stay at \$350 per quarter per door. The reserve study provided a complete outlook of the upcoming maintenance for Fountain Lakes assets over the next 30 years. You will soon receive a copy of the budget and reserve study either by email or snail mail.

Owners voted for an audit in 2023 which is still being reviewed. Owners also voted for an audit in 2024 which will not take place until the end of 2024. The cost for the 2024 audit is \$5,000.

Have a safe and healthy Holiday,
Janet Hildebrand

Dear Fountain Lakes Community Members,

We want to keep you informed about the current status of the Abbiati Dental development at our community's front entry. This project has been an ongoing and evolving issue, and the FLCA Board has been working diligently to protect the interests of our community.

We are pleased to announce that we have reached a settlement agreement with the Abbiati developer.

- The developer has agreed to cover the cost of relocating our front gates. This relocation will enhance safety for both the Fountain Lakes Community and the Abbiati Dental property.
- The easement on Fountain Lakes Blvd. for the Abbiati property has been modified to better serve our community's needs.

To ensure that the new gate placement meets all traffic safety standards, the FLCA Board is working with traffic engineers to evaluate the relocation design provided by Abbiati. Once we are confident that the new design allows safe ingress and egress on Fountain Lakes Blvd. for our residents, we will move to the permitting stage for the Abbiati property's development. Throughout this process, the Board will remain vigilant to ensure that the terms of the settlement agreement are fully honored and that our community's best interests are protected.

At our last Board meeting, we discussed the possibility of FLCA acquiring the Abbiati property. Please note that this is only an exploratory consideration at this stage, and no decision has been made. The property is currently for sale, and the Board believes it is prudent to explore all options that could benefit the Fountain Lakes Community.

To assess the feasibility of such an acquisition, we are gathering information on interest rates and loan options. Additionally, we are reviewing FLCA's financial position to determine whether a purchase would be beneficial for our community.

The Board is also considering the implications if the Abbiati property were sold to a different buyer. Our main concerns include:

- Legal Considerations: Whether our existing settlement agreement with the developer would remain legally binding if the property is transferred to a new owner.
- FLCA's Position: Identifying any proactive steps we may need to take now to protect our interests and mitigate potential risks if the property changes hands.

The Board will continue to evaluate these questions as we seek to ensure the best outcome for our community.

Thank you for your continued patience and trust in the Board as we address this matter. We are committed to keeping you informed of any further developments and decisions. Please feel free to reach out with any questions or feedback.

Sincerely,
The Fountain Lakes Community Association Board



DENIM & Diamonds



Saturday, January 18th 2025
5:30pm - 9:00pm

Western theme, get out your boots, hat & jeans!

Tickets \$25

Dinner by Mission BBQ.
Entertainment - Jacobs Step Ladder.
BYOB!



Entertainment sponsor Farrell Theal,
Regional Director Summit Broadband.

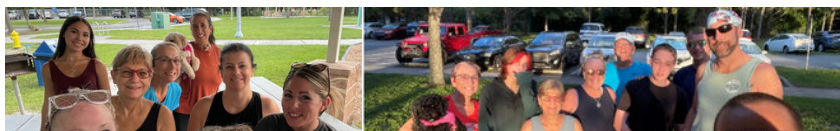
Fun in the Park

- * Looking to get away for a nice evening walk or run in a safe area?
- * Want to socialize with others while doing it?
- * Want to prepare for a 5k or more?

We have a group of "average Joe's" just looking to get healthy with a drama free zone. We accept everybody willing to come walk, jog, or run. We're a social bunch of local people ranging from those wanting to walk up to and including Iron men (and women). We welcome everyone!!!!

We meet every Tuesday and Thursday night at 7:00 PM at Estero Community Park, 9200 Corkscrew Palms Blvd near the dog track and volleyball courts. Our events last between 40 minutes to an hour. We have certified coaches in Good Form Walking and Good Form Running.

You can visit our Facebook page under Estero Park Walk/Run/Tri for more details or to join the group and get a list of our events.



FLOP

SAVE THE DATE MARCH 14, 2025

This year the FLOP will consists of at least 10 events. The committee is in the process of changing (adding or deleting) some of the old events. This being THE 5th year some special events will be added. Disclaimer all the rules have been modified or made up to make the event more interesting!!!!

Santa & Breakfast

Saturday, Dec 14, 9-11 AM

Sponsored By Joe & Joni Pavich
REALTY WORLD - J PAVICH REAL ESTATE

Registration required in the office by December, 11th



LIBRARY NOTES

This is just a quick note from the Library. We have received some donations of popular authors and wish to thank you for those! Please be on the look out, at book sales, for large print books! I would like to increase our large print section. Also note, I do not accept textbooks, and accept only current magazines. In case you are not aware, the last bookcase, on the 3 bottom shelves, after XYZ are duplicates. Feel free to keep any of these you would like or if you cannot find a specific book you're looking for, we may have a second copy in the duplicates section. Please put returned books in the baskets provided and they will be returned to their proper locations. Do not re-shelve them yourself. Welcome back, if you've been north for the summer! Thank you and enjoy your winter.



YOGA YOGA

Wednesdays 9 am

Community activities center \$18.00 fee per class
Janet 239-877-2038

BOCCE FRIDAY (4 ON 4) 9:00 AM. START 1/3/2025
WEDNESDAYS (2 ON 2) 10:30 AM START. 1/8/2025

LEAGUE LEADERS

THELMA LARVIS-THELMA@JOHNANDTHELMA.COM
VIC CAMPAU. - CAMPAUVICTOR@YAHOO.COM

WE NEED NAMES, EMAIL ADDRESSES, AND TELEPHONE NUMBERS OF THOSE WHO WISH TO PLAY, AS SOON AS POSSIBLE SO THAT WE CAN GET THE TEAMS ORGANIZED.-SIGN UP SHEET ALSO OUTSIDE BILLIARDS ROOM.

THOSE WHO WOULD LIKE TO PLAY INFORMALLY IN NOVEMBER AND DECEMBER-PLEASE LET US KNOW



RESIDENT SPOTLIGHT

Joe & Joni Pavich



The Pavich family's journey from Chicago to Estero in 1989 is truly inspiring. They left city life with a 9 and 14 year old to settle in a small subtropical town, when US Steel closed in So. Chicago. Discovering Estero and its potential they watched it grow from just 750 residents—where there were more cows than people—to a thriving community. The Pavich's not only built a successful real estate career but also became essential contributors to the village development. Joe and Joni's contributions as community leaders gained them recognition as Persons of The Year and ranked them as the Top 25 Most Influential People in Estero. Some of their accomplishments include serving the Bonita Springs Estero Association of REALTORS as President for two separate terms, Past President of the Greater Estero Chamber of Commerce, Director with the Bonita Springs Chamber of Commerce, Director of the Estero Historical Society, Director of the Greater Estero Chamber of Commerce, Charter Member and Past President of the Rotary Club of Estero and Director of the Estero Forever Foundation—to name just a few, highlights their commitment to Estero.

Starting their real estate journey in 1992 in Fountain Lakes, Joe & Joni have been dedicated to helping people find homes, completing over 500 transactions within the Fountain Lakes community alone. Joe credits Joni, for leading them to Estero High School, ultimately anchoring their family in a place they could watch growth around them.

Today, Realty World J. Pavich Real Estate is a family affair, involving Joe, Joni, their two sons Joe Jr. and Jason, and a team of 40 + agents that they consider extended family. Their newest and greatest addition is their 18 year old grandson, Jackson who just became a licensed REALTOR. They cherish their roots in Estero, celebrating their 7 grandchildren and close-knit family life. They consider their family their Greatest Gifts of all.

The Pavich family has been more than just REALTORS—they've been true neighbors to the Estero community. Their deep roots and dedication go beyond real estate; they've built lasting relationships, contributed to local growth, and enriched the lives of those around them. The Pavich's embody what it means to be invested in a community, not just professionally but personally, treating each resident as part of their extended family. Their story is one of community, commitment, and a genuine love for Estero and The Fountain Lakes Community.

Some of their favorite events that they sponsor include their annual Spooktacular Halloween Parade and Breakfast, Breakfast with Santa, the FLOP Athletic event and Title Sponsor of the Estero Fest, the largest event of the year. They would like to thank everyone for their continued support and serving our beautiful community of Fountain Lakes in the future.

🏠🌟 Christmas House Decorating Contest Alert! 🌟🏠

Realty World -J Pavich Real Estate invites you to bring out your holiday spirit for a chance to win up to \$500 this season! Transform your home into a winter wonderland and channel your inner Griswold for our Christmas House Decorating Contest!

🎄 Prizes:

• First Place: \$500

• Second Place: \$250

• Third Place: \$100

Put up your decorations, add some holiday magic, and show off your festive cheer. We can't wait to see your beautiful, bright, and bold displays. Good luck, and may your holiday be merry and bright!

ELECTION EDUCATION: YOUR VOTE IS IMPORTANT

Important dates

1. First Notice: January 20, 2025
 - Look out for the election notice via mail. Notices are sent to the address on record, which may be a summer address for part-time residents.
2. Intent to Run: February 9, 2025
 - Deadline for potential candidates to submit their Notice of Intent forms.
3. Candidate Information Sheets: February 14, 2025
 - Candidates can submit informational sheets, which are recommended but not required.
4. Second Notice: February 19, 2025
 - Includes candidate information sheets, proxy form, ballot, and envelopes. Essential for voting; if not received, copies are available at the office.
5. Board Meeting Agenda: March 7, 2025
 - Posted on the Fountain Lakes website and at the community center.
6. Annual Meeting and Election Night: March 21, 2025
 - Takes place at the community center.
7. The FLASH will publish candidate information sheets and a sample ballot in the March edition. Sample ballot is for reference only and cannot be used for voting.

Voting Options

1. Proxy Voting; Complete a proxy form to allow a designated person to vote on your behalf at the annual meeting. It is advisable and requested that proxy designation be done as early as possible so management can determine participation to establish a quorum for the meeting. This can be done by dropping off your proxy or mailing to the office.
2. In-Person or Drop-Off Voting: Submit your ballot at the office or fill one out there after February 19, 2025. *****BE SURE TO SIGN YOUR BALLOT ENVELOPE AND INCLUDE YOUR ADDRESS for without that information your vote will not be counted*****
3. Election Night Voting; Vote in person on March 21, 2025, at the community center.

Additional Notes

- Please help spread the word to ensure everyone is informed. Voting for the HOA board is a crucial part of supporting our community.

If you have questions or need assistance, contact the management office.

REMEMBER TO VISIT THE FOUNTAIN LAKES WEBSITE FOR MORE DETAILED INFORMATION ON EVENTS AND ISSUES IMPORTANT TO OUR COMMUNITY.

WWW.FOUNTAINLAKESESTERO.COM

FOUNTAIN LAKES OFFICE IS OPEN 8:30-4:30 M-F 239.495.3555

**** MASTER BOARD MEETING 3RD WEDNESDAY OF THE MONTH 6PM
COMMUNITY CENTER ****