

FLASH JANUARY 2025



Welcome back to all our seasonal residents and renters. The new year is bringing some positive changes to Fountain Lakes.

The Fountain Lakes Community Association website has been upgraded and updated with current photos and some new features. More information is being added as we work to meet the requirements of Florida's new HOA & COA requirements. Check out <https://www.fountainlakesestero.com>. You do not need a password to access most of the tabs. The neighborhood section Login is "fountain", and the password is "flowner2024".

Pegasus Management company has also updated their management software. There is a homeowner portal where you can create a login to allow you to access your account. In the coming months, you will be able to make payments, submit service requests, communicate with your manager (compliance or other communication), register for electronic statements and view the amenities calendar all via the portal.

The Social Committee has planned four dinner dances for your enjoyment:

Denim & Diamonds on Saturday, January 18 features Jacobs Stepladder. White Night on Saturday February 15 features Steve Michaels. Masquerade Ball on Saturday March 15 features Joe Sassarini. Margaritaville on Saturday April 12 features Navada Smith.

Our Sports Coordinators and various clubs have set up their agenda for the season so I am sure you will find something that suits your interests. Check the website for more information.

Relax and enjoy all that Fountain Lakes has to offer

Janet Hildebrand

President, Fountain Lakes Master Association



IMPORTANT UPCOMING ELECTION DATES

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. MANAGEMENT WILL ALSO SEND OUT ELECTRONIC NOTICES TO THOSE THAT SUBSCRIBE TO THE E-BLAST.

INTENT TO RUN: FEBRUARY 9, 2025 DEADLINE FOR POTENTIAL CANDIDATES TO SUBMIT THEIR NOTICE OF INTENT FORMS.



WOMEN & MENS GOLF LEAGUES START IN JANUARY

LADIES GOLF MONDAY 1/6 STARTS 8:45
NO NEED TO SIGN UP
KATE LEWIS 416.886.6942

MENS GOLF TUESDAYS
STARTS 8:45
PRACTICE ROUND 1/7
LEAGUE PLAY STARTS 1/14
JOE REED 717.575.3868

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.

Attention residents: THE HOGS ARE BACK

To assist us in addressing concerns effectively, please provide the following specific details:

- **Address:** The exact location where the issue is occurring.
 - **Area:** Indicate if it is the front yard, back yard, or the other side of the creek.
 - **Date and Time:** When the issue was observed.
 - **Quantity and Size:** How many hogs, adults and/or juveniles were spotted, and their approximate size.
- These details are crucial for accurate documentation and timely resolution.
email: fountainlakeshog@gmail.com
Thank you for your cooperation!

WE WANT YOUR FEEDBACK!

THIS MONTH, YOU'LL NOTICE SOME NEW ARTICLES IN THE FLASH, AND WE'D LOVE TO HEAR YOUR THOUGHTS! YOUR FEEDBACK IS ESSENTIAL TO MAKING THE NEWSLETTER A VALUABLE RESOURCE FOR OUR COMMUNITY. IF YOU HAVE SUGGESTIONS, IDEAS FOR CONTENT, OR TOPICS YOU'D LIKE TO SEE COVERED, PLEASE DON'T HESITATE TO REACH OUT.

EMAIL YOUR THOUGHTS TO JABALLE166@GMAIL.COM - WE'RE EXCITED TO HEAR FROM YOU!

RESIDENT SPOTLIGHT STEVE SMOCK

Steve and Gelaine moved to Southwest Florida's Fountain Lakes community in 2007, following their daughter, who had taken a position as a math teacher at Estero High. They've since become a warm presence in the neighborhood, especially among the local dog community. Their morning walks, accompanied by a pocketful of treats from Gelaine, have made them beloved by every pup they meet.

Steve, an engineering graduate from Perdue University, spent time in Alaska serving his country and joining the Ski Patrol before returning to Indiana. His career in Indianapolis with Mallory a division of Emerson, an OEM engineering firm, was marked by impressive innovations, resulting in over 60 patent filings and approvals on 21 of them. Among one of his most notable achievements was developing cruise control technology for GM, which first appeared on the Corvette in 1987 before being integrated across the GM lineup.

Adding to his interesting background, Steve's grandfather owned a traveling circus in the early 1900s, and Steve inherited that love of showbiz. Inspired by his grandfather, he designed and built his own unicycle and later performed unicycle, juggling, and acrobatic shows with Gelaine and their daughters. Their performances were a source of joy for the entire family, blending engineering creativity with circus flair.



**6 YR
MARKET
TREND FOR
OUR
FOUNTAIN
LAKES
COMMUNITY**



Hello Fountain Lakes Neighbors! Now that 2024 is in the books I wanted to provide a report comparing 2024 to recent years. Below is the median Fountain Lakes sales price for all property types alongside the total # of new listings and total # of closed sales for the year indicated. The market has picked up in the last couple of months and therefore I'm hopeful we'll have a robust market in 2025! Reach out anytime to talk shop! Happy New Year!

Sean Lorch

2019:	\$262,500	/	75 NEW LISTINGS	/	48 CLOSED
2020:	\$240,000	/	75 NEW LISTINGS	/	53 CLOSED
2021:	\$320,000	/	52 NEW LISTINGS	/	68 CLOSED
2022:	\$377,500	/	61 NEW LISTINGS	/	48 CLOSED
2023:	\$450,000	/	50 NEW LISTINGS	/	33 CLOSED
2024:	\$405,000	/	46 NEW LISTINGS	/	25 CLOSED

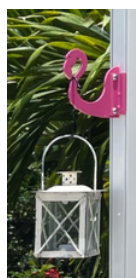
SPOOKTACULAR BREAKFAST 2024



BREAKFAST WITH SANTA 2024



2024 CHRISTMAS CONTEST WINNERS SPONSORED BY REALTY WORLD-J.PAVICH REAL ESTATE



FABULOUS FINDS

BY LAURA



Have you ever been on the hunt for that one perfect product, only to feel like it doesn't exist? Well, I'm excited to share a fantastic discovery I recently made: Lanai Brackets from lanai-accessories.com.

These innovative brackets are exactly what I've been looking for over the past year. Here's what makes them such a game-changer:

- **No Drilling Required:** Protect your lanai posts from unnecessary damage while having the flexibility to reposition the brackets whenever needed.
- **Durable and Stylish:** Made of aluminum and powder-coated, these brackets are built to last while maintaining a clean, polished look.
- **Easy Installation:** With a simple twist of the included Allen wrench, you'll have them securely in place in no time.
- **Versatile Use:** Perfect for organizing towels, pool equipment, or even getting your phone safely off the ground—these brackets make life a little more organized.

Starting at around \$10.00, they're affordable too! And here's the best part: if you're interested, you can use the **COUPON CODE FLASH10** at checkout to get an additional 10% off.

So if you've been searching for a hassle-free way to organize and decorate your lanai, look no further. These brackets are a must-have for any Southwest Florida home!

"FOUNTAIN LAKES FOODIE"



Nestled in the heart of downtown Fort Myers, Bruno's of Brooklyn offers an exceptional dining experience that blends Italian-American tradition with modern sophistication. The revitalized space, complete with an open kitchen and thoughtfully designed surroundings, sets the tone for an unforgettable meal.

From the moment you step in, the impeccable service and attention to detail are evident. The staff ensures every guest feels welcomed and well-cared for, adding a personal touch to the dining experience.

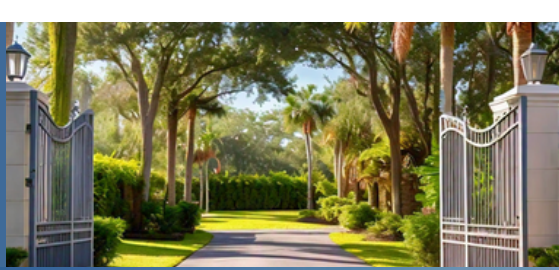
The meal began with Fried Calamari—lightly battered, perfectly crispy, and served with a flavorful marinara sauce. The Eggplant Rollatini was a standout appetizer, showcasing fresh, house-made ricotta in a dish that felt both light and indulgent.

For entrees, Bruno's delivers hearty portions of Italian-American classics done right. The Chicken Parmigiana was tender and flavorful, while the meatballs, paired with fresh pasta, brought comforting, home-style flavors to the table.

Bruno's of Brooklyn is more than just a restaurant; it's a celebration of Italian culinary traditions brought to life with care and expertise. Whether you're seeking a fine dining experience, a place to impress out-of-town guests, or simply a fantastic meal, this is the spot to visit in downtown Fort Myers.

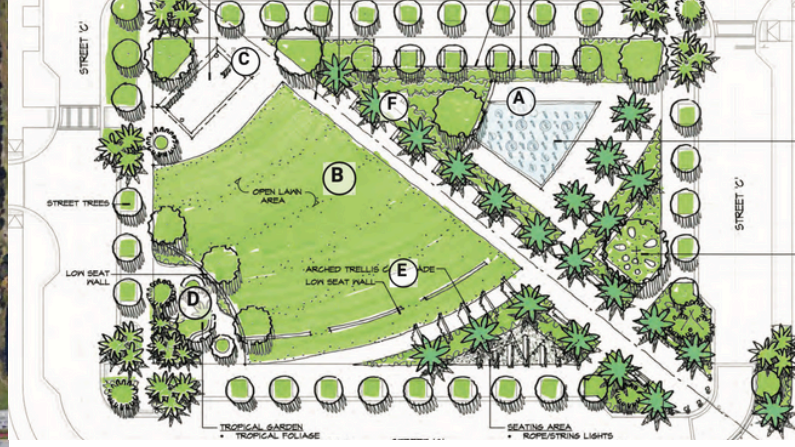
WWW.FOUNTAINLAKESESTERO.COM

Beyond



our gates

WOODFIELD ESTERO PLANNED DEVELOPMENT



PHASE 1 APPROVED 11/19/2024

Phase I will include all necessary infrastructure, a two-lane roundabout, two multi-family buildings, parking garages, and public amenities designed to create a walkable, community-focused environment. The approved plans feature 296 residential units, 21,000 square feet of retail space, 14,000 square feet of dining options, a dog park, a splash pad, a large open green space, and an amphitheater.

The 46-acre development is being compared to Naples' Mercato, with plans for 596 residential units, 82,000 square feet of retail and dining, a hotel, public entertainment areas, office space, and additional amenities. "Some of us call it like a little mini-Mercato," said Mary Gibbs, Estero's director of community development, highlighting the vertical mixed-use layout and vibrant community offerings.

Traffic Solutions: Roundabout Implementation

To address traffic concerns, Woodfield will construct a two-lane roundabout at Coconut Road and Walden Center Drive, as required by zoning approval from the Village Council in 2023. The roundabout is designed to accommodate both northbound and southbound traffic, offering a solution to congestion in this growing area.

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****