

IN THE LOOP

Volume 4, Issue 1

January 2012

NEWSLETTER FOR STONEYBROOK VILLAS1 AT GATEWAY

Looking Forward to the New Year!

This holiday season finds your Homeowner's Association in great condition. Financially, we are sound. Our reserve accounts are fully funded and are available to cover planned maintenance in the future. Properties that have been vacant are being purchased. I believe that we only have four or five villas vacant as of this article.

We were able to complete several large projects in 2011. We replaced all of our mailboxes. We did the work ourselves and saved the association a substantial sum of money.

We integrated our new centrally controlled irrigation system.

We continue to work with our landscaping company to improve the condition of our landscaping. We are also now able to do twice a year mulch applications.

We have completed all the projects your Association Board has planned. Now we look to the future and set our sights to reviewing our community documents and hope to make them fully understandable for every

homeowner. We are very happy with Tropical Isles Management Company as our business partner. Both Jeanne Roedding and Brett Rudland partner as our CAMs (Community Association Managers) to provide our association with a wealth of experience. They actively partner with your board members to provide guidance and bring their experience to assist everyone on the Loop.

In January, we have scheduled our annual meeting. We will be electing board members at this time. If you are interested in donating some of your time to your community, please consider running for the board.

We have some modifications to our governing documents to consider. These will also be addressed at the annual meeting.

Please review the 'Second Notice of Annual Meeting' that is attached to the newsletter.

Throughout the coming year we will be working closely with the Master Association to monitor and improve the surrounding master common areas that sur-



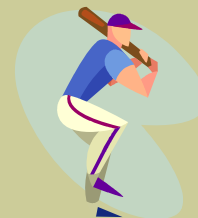
round the Loop. In particular, we will be assisting with the management of our storm water retention pond, the condition and maintenance of the Ficus tree hedging that separates us from the Hampton Park development and the common area on the northern side of the Loop.

We hope to improve the irrigation of these areas and limit the weed encroachment onto our properties from these areas.

This will be indeed be a good year!

In this issue

- Quarterly article from PCL
- Common Sense approach to our Documents
- Reminders from Tropical Isles Management Company
- Board reduces HOA quarterly fees
- Annual Meeting Reminder



Play Ball!



Letter from PCL Landscaping

16131 Pine Ridge Road, Unit 1
Fort Myers, FL 33908

Tel (239) 482-0088
Fax (239) 482-0085
office@pcl.us.com

January 2012

Welcome to the New Year, hopefully everyone had a wonderful holiday. Now is the time to enjoy southwest Florida's beautiful weather.

We have completed the granular application of weed control in the turf. The application, which will provide an even better kill of the weeds that survived the previous application. We will be doing a follow up on the sedge grass treatment in about the second week of January. Most of the discolored vegetation in the turf is weeds that are dying from the previous treatments or dying from the current climatic conditions or because it is now not their season.

The newly installed mulch will improve the landscape not only pleasing in looks, but also keeping the bed weeds down, keeping the plants warm and holding in moisture,

We keep a watchful eye on changing weather conditions in case the thermometer takes a dip as it did in early 2011. If we do encounter a cold snap, you may notice a change in the irrigation timing and days as the system shuts off if the temperature reaches 34 degrees.

Remember if you need to cover your plants for cold protection, use cloth and NOT plastic.

Diane Binder
Horticulture Advisor

A common sense approach to explain our documents!

Have you ever read the lengthy document called Declaration of Covenants, Conditions and Restrictions for Stoneybrook Villas I at Gateway? When you purchase a Villa on the Loop, you agree to be bound by this document. Our Master Association also has a similar document that you also agree to. But in this article, we want to discuss just the Villas I document with its revisions. The document for the Villas is in its original form a 56 pages. This work largely sets out to define the rights and responsibilities of each homeowner. It has been drafted by a team of lawyers and been changed over the years primarily to suit the developer of the property. In our case our developer was Lennar Homebuilders.

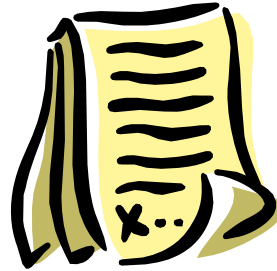
Unless you have a legal background, this document is wordy and difficult to understand.

Your board of directors realizes that it is difficult to understand this document. We have a couple of options: 1. Hire an attorney to review the documents and rewrite the documents, submit the new document to the association, ask for it to be ratified by the homeowners and then be filed with the

Clerk of the Court in Lee County. 2. Form a committee of homeowners to review the document, and develop a common sense pamphlet that spells out in easy to read and understand manner, our rights and responsibilities. Your board of directors will be addressing this issue in the coming months.

Please be advised that any time we engage an attorney to review or rewrite our documents, it will cost the HOA.

We will keep you posted.



Reminders from Tropical Isles

Tropical Isles Management Company wishes each of you the most Blessed Holiday Season and warm wishes for the New Year!

Quarterly maintenance fees are due by January 10th. Please pay on time to avoid a late fee.

As always, feel free to discuss your account with Andrea Francis at 239-939-2999 x 234.

Her office hours are 9a—4pm Monday through Thursday and 9a—Noon on Fridays.



Board Reduces HOA Dues

Your Board of Directors has reduced our maintenance fees \$25 per quarter! When the annual budget was prepared, we found that we could responsibly meet our obligations and still reduce fees. We realize that it is only \$100 per year, but our goal is to provide the best services to our homeowners at a reasonable price.



We want to keep you 'in-the-loop!'

NEWSLETTER FOR STONEYBROOK
VILLAS1 AT GATEWAY

In care of:
Tropical Isles Management
Services, Inc.
12734 Kenwood Lane Suite #49
Fort Myers, FL 33907

Phone: 239-939-2999 x211
Facsimile: 239-939-4034
E-mail: Jeanne@tropicalisles.net

Meeting records are available on our
Website!

We're on the Web:
www.sbgvillas.net

Annual Meeting January 30th!

**The Board of Directors of the Stoneybrook
Villas I at Gateway has scheduled the Annual Meeting
for January 30th at 5:00pm. Please indicate your
choices, sign and return your proxy as soon as
possible. Thank you!**

