

**CLUB HOMES I  
OCTOBER NEWSLETTER**

The Board of Directors hopes this finds you safe, and healthy! We have a few updates to transmit to you, some of which require your cooperation.

- > As a reminder, the Board recently made two significant contractor changes. Ability Property Management is our property management firm, effective August 2020. Our LCAM is Robert Giro, you may reach him on 239-591-4200, or email: [Robert@abilityteam.com](mailto:Robert@abilityteam.com). Our Landscaper is Juarez Lawn Care joined us September 2020. Any messages to get through to Juarez should be handled directly with Ability.
- > In anticipation of receiving our new mulch, Juarez pruned shrubs and thinned out overgrowth in the courtyard areas, and flower beds, so we can take full advantage of our neat appearance and new mulch. We have built into the Association's contract with Juarez a twice-a-year pruning. I might add we received push back from a few residents questioning the landscaper's authority to thin out courtyard plantings installed by the residents. I would urge all residents to refer to our documents which clearly state the Board permits its residents to individualize their courtyard properties with approved, own-choice potted flowers and such, provided an ARB is issued to the Board to authorize this work. Reasonable requests are granted, provided what is installed does not create a high degree of landscaper care for individual-preferred items.
- > On Wednesday, **November 4<sup>th</sup>**, our landscaping service, Juarez Lawn Care, will be **installing new mulch**. Please be aware of this so you remove any tree/flower bed statuary, potted plants, any loose items, so your area will receive optimal mulch coverage.
- > The Board of Directors is engaged in 2021 Budget Workshop, and our approved budget will be mailed to each homeowner in November 2020.
- > The Board will have the driveways and front entry sidewalks power washed early December. We are waiting for a date commitment and will send you an email blast with this date.
- > Our tree vendor trimmed the back-yard palms in August.
- > Our tree vendor will have the oaks and front yard palms trimmed in February (we could not get them scheduled prior to the holiday), and will advise of the scheduled dates so you may clear your driveway of parked cars.
- > The Board has been compiling bids for a few projects that may be worthy of spending monies from fund balance. One (not all) of the following may be a candidate as a good way to invest in property improvements in 2021.
  - We socialized the notion of replacement, impact glass windows as one option, and a high proportion of homeowners were favorable to that idea.
  - We are also checking into a gutter-guard system to eliminate the need for cleaning gutters on an annual basis to unclog leaves and block water flow.
  - We are also considering an effort to repair cracks in driveways/sidewalks.

- > **Some homeowners have inquired on the Community's position with Halloween and participating with giving out treats to the local children. The Master's has sent out a directive and leave this to an individual household to participate, or not. If you decide to participate, we recommend exercising precaution by wearing a mask and washing hands between visitors.**