



BURNT STORE LAKES

PROPERTY OWNERS ASSOCIATION, INC.
15500 BURNT STORE ROAD, SUITE A-102
PUNTA GORDA, FLORIDA 33955-9214

QUARTERLY REVIEW JANUARY, FEBRUARY, MARCH 2007



PRESIDENT'S MESSAGE

There are many issues currently affecting or are of interest to members of the Lakes, such as electrical hook-up alerts, lakes quality, working with Charlotte County to install plantings and Deed Restrictions. These topics will be the subjects of articles in the newsletter, but I want to particularly call your attention to the insert – BSLPOA POLICY #17 – PARKING POLICY.

The Lakes is a Deed Restricted community – a benefit we all enjoy but which brings with it some obligations. Those obligations are listed in our By-Laws and Deed Restrictions. In order to clarify our POA "Do's and Don'ts", over the years various Boards have adopted a series of Policies to guide members. We have experienced tremendous growth in the last three years, such that the Board feels that the section dealing with parking (Section 8) needed review. The policy, which will be effective as of June 1, 2007, has been included in this newsletter – please read it and keep it for future reference. In short, the policy is:

NO COMMERCIAL VEHICLES MAY BE PARKED OVERNIGHT IN DRIVEWAYS, ON ADJACENT PROPERTIES, IN CUL-DE-SACS, OR COUNTY RIGHT OF WAY.

On an additional note, passenger cars, and non-commercial vehicles should always be parked in your driveway and not on adjacent properties, cul-de-sacs, and/or County Right of Way.

It is important to be "considerate" of your neighbors and the aesthetics of our community. Help your Board to preserve property values, and maintain a high standard of life for Burnt Store Lakes residents and property owners.

Peg Varga, President



TREASURER'S REPORT



Your Treasurer is pleased to report that our financial position remains strong. We are, however, coming into the season of our greatest expenses - mowing, lake maintenance, aquatic weed control, greenbelts, drainage, etc. It is therefore, especially important that all property owners are current with dues payment. Our collection rate is now better than 90%, but we must reach 100% soon. Delinquent dues are now accruing interest and letters of intent to lien non-current properties will be sent out shortly. If you are uncertain about your current status, call the office to confirm. Please do not incur the additional expense of the lien process.

Our Accountant, Webb-Lorah, is doing an excellent job, as always. Reserves are fully funded, all accounts are in balance and cash available for current operations is adequate at this time. Complete financial information is available for review.

Bill Fruit, Treasurer





LAKES REPORT

Midge Treatment: The first series of midge treatments has just been completed. The three recent "Aquabac" treatments have successfully controlled all species of midges other than the Phantom midge. Communications between the Charlotte County biologist and the Aquatic Systems biologist will result in a concentration of efforts in specific infested locations. A directed application of a chemical designed to include the Phantom midge in small areas is presently planned for the next series of disbursements.



In addition, we need to know when you have evidence of a hatch, the location, the date, description of the midge, and the direction of the wind when the hatch occurred. You may notify Karen Bishop at 637-1501 with your information.

Fishing in the Lakes: Just a reminder, we must all obey the Florida State fishing regulations when enjoying our lakes. That applies to proper methods for taking fish as well as size and bag limits. You are urged to practice catch and release as our rapid water level fluctuations make it difficult for many of our species to reproduce. We are each responsible for making sure we keep our shores clean and free of trash.

Nuisance Alligators: As we approach the spring mating season, our local alligators will make themselves more visible and become bolder in their efforts to attract a mate. Our goal is not to remove every alligator that we see as they are interesting to observe and generally cause no harm. If you observe them sunning themselves or swimming in your lake, the chances are they are not going to cause any harm. Respect their territory and do not ap-



proach their area of rest. Those of you with young children or small pets should be aware of any new lakeside visitors. Exercise caution and act responsibly. The alligators will tend to be very mobile during this season and will move from one lake or creek during the night to another pond. If you observe an alligator exhibiting aggressive behavior towards humans please call the alligator hot line at 866-392-4286 or call Scottie Pitser at 833-3303. The local trappers and Scottie will observe and evaluate the alligator to determine its status and take appropriate action. You should know that all alligators that are trapped and exceed four feet in length will not be relocated.

Please do not feed the alligators as it causes them to lose their fear of humans. In addition those creatures that exceed nine feet in length become the primary predator and sit at the top of the food chain. They can become very elusive and shy or may begin to exhibit open aggressive behavior; please be aware of your surroundings when near the lakes and always be observant.



Littoral Plantings: Under the auspices of the Board of Directors and Board liaison, Scott Pitser, the new Lakes Committee, consisting of about 20 of our neighbors, have been working on ways to improve the quality of our Lakes. Research has shown that littoral plantings are one of the keys to attaining this goal. The Lakes Committee is asking for the support of lakefront property owners to participate in a program to voluntarily install desirable native littoral plants along the lakeshore. The expense of this endeavor will be the responsibility of the persons who choose to participate. This project will not only serve to add beauty to each lake and control erosion, but more importantly, help control the midge/blind mosquito problem. Plantings also put oxygen into the lakes which supports small fishes that in turn feed on the insect larvae.

The recommended plants include Golden Canna, Spike Rush, and Pickerelweed. All three of these plants will be placed at various depths at a cost of \$60.00 per 20 linear feet of shoreline.

This price includes purchase and planting. It is estimated that placement will begin during April. Planting must be done prior to the rainy season.

An Order Form was mailed to lakefront property owners for their use. If you have not already done so, please return the completed form along with your check made payable to BSLPOA. If you would like to receive an order form, or make a donation for lake plantings, please contact the office.



We encourage you to take advantage of this volunteer program to assist in making the Lakes more beautiful and environmentally sound. If you have any questions, please contact Skip Robinson (941) 916-1865; Scott Pitser (941) 833-3303; Elaine & Wayne Ehlers (941) 637-6356; Denise McGirr (941) 875-5075; or Lou Demek (941) 876-1545.



ARCHITECTURE REVIEW

As you are aware, new home construction has slowed considerably. However, as property owners prepare to build on their lots, they must begin the process with the BSL office. An application is available at the office and must be submitted along with qualifying documents—including a site plan showing front, side and rear set backs, in addition to pertinent dimensions and finished floor elevation, location of the pool with setbacks, a full set of building plans (blue prints), a proposed landscape plan (all four sides of the house, including lanai/pool cage), home color choice sample chips showing the proposed color of the home and trim as well as a roof material sample (tile or metal).

Application and review must be made through the BSL office prior to applying to Charlotte County for permitting. A Certified Copy of the Boundary and Topographical Survey must accompany each application. It is the responsibility of the property owner to pre-

pare and submit these documents; however, you may ask your contractor /builder to assist in the preparation and submission of the application packet; your notarized signature is required. Please call the office for additional information or with questions, as they are able to assist you through this lengthy process.

The same procedures apply to condominium/townhouse building with the exception that a meeting with the ARC must occur at the time your conceptual plans are formed in order to maintain open communication and foresee and/or prevent potential problems from occurring. Keep in mind that any building consisting of three or more units must be submitted to Charlotte County Development Review Committee (DRC) prior to submission of site permits.

Peg Varga, Director



BEAUTIFICATION COMMITTEE

The schedule for completion of the Roundabouts is moving forward again! The directional boring necessary under the roads that intersect with the two round-a-bouts at Saragossa & Peppercorn has finally been completed. Irrigation wells and power to the round-a-bouts is scheduled next for landscaping and decorative lighting. This project has been in process for more than 2 years to this point. Although "Florida moves slow", the results will be worth it.

Charlotte County has made \$50,000.00 available to Burnt Store Lakes for planting of native trees. The Committee will meet and discuss this subject to suggest the best deployment of funds for the enhancement of Burnt Store Lakes.

Other committee work includes the continued evaluation of enlarging the park facilities to accommodate the growing number of residential activities.

Rob Hancik, Director



DRAINAGE & MAINTENANCE

The Brazilian Pepper tree removal team continues to work on eradication of peppers in the area along Bear Branch Creek west of Cape Horn between San Ciprian Road and Acapulco Road. In addition, the Board is in the process of evaluating the area for a "phased" removal of additional debris. The creek banks from Burnt Store Road and Spoonbill Lake (near the park) are in the process of being cut and cleared.

The pine trees in a large greenbelt area behind Vincent Ave from Cape Horn eastward was hit hard by pine beetles, resulting in the trees perishing. Some of the trees near to residences have been felled. An evaluation of this area is being made to determine what additional work needs to be done, and the associated costs.

The Association's contractor has finished drainage work between Mint and Sarong Lanes; Contra Costa and Limegrove, Alpenhorn and Torreon, as well as the clearing of trees, brush and dredging of Gull Pond near Rabat Way. Work is currently under way and will be completed within a few weeks to clean out the drainage swale leading to Osprey Lake behind Penhollow eastward to Vellum Circle. Additional drainage work is planned for a large swale between Malarky and Huancay behind Santa Inez, and drainage correction from Vincent Ave to Pelican Lake near Ainse.

In February, our mowing contractor completed the annual cutting of vegetation in the major swales throughout the subdivision

Damaged lake signs have been repaired and are in the process of being placed in alternative areas.

There are several property owners who have requested permission from the Board to place riprap along the shoreline behind their properties where erosion has taken place. The Board encourages this practice as it is beneficial in controlling erosion, may still allow for littoral plantings and provide a haven for small fish. If you are interested in pursuing riprap for your property, please call the office for further information.

Dick Kopsack, Director



COMMUNITY STANDARDS

The office receives calls on a regular basis from resident inquiries related to deed restrictions or policies. Usually inquiries are easy to answer and manage. Examples include concerns related to home colors or the building application process, lakes quality management or use of the park; other concerns may be referred to outside sources such as Charlotte County Utilities, Public Works or other departments.

When a Deed Restriction complaint is voiced to the POA office, it is investigated and referred to the Board of Directors for guidance or resolution. Usually a telephone call is sufficient to address a valid violation. Standard practice is to notify a member in writing that they are in violation, citing the corresponding Deed Restriction and Policy where applicable. Members are expected to take corrective action within a reasonable amount of time, after which at the Board's direction, the office is directed to send a second letter requesting corrective action. A third letter informs the member of intent to refer the matter to legal counsel. The Attorney does address all referrals, and should further action be necessary, the case is scheduled for mediation and/or court action. The process can become lengthy, time consuming and expensive for all parties involved. Under Florida law, the prevailing party is entitled to receipt of expenses. Whether expenses are paid by the individual member, or the Association, everyone ends up paying through their assessments. Living in a Deed Restricted community may involve the loss of some individual freedoms; however, it also comes with many benefits. Greenbelt maintenance is addressed on a community wide basis, property appearance standards help maintain property values, and decrease less desirable influences in the area (nobody wants a junk yard next door), and especially member involvement, provides for a cohesive community.

While efforts are made to address every member concern, often the concern is not a deed restricted "violation". In this case, conversation and

continued communication with both parties is an integral part of resolving the issue. Some issues may go unresolved for some parties, and unfortunately, must remain so unless the community votes to instill additional restrictions. This action requires a 67% positive vote of the entire membership, or in other words, 1,367 "yes votes" to amend the Deed Restrictions. Given property owner in-put over the past few years, this membership is not yet ready to under take such a measure.

Board of Directors

Community Standards observers have noticed an increase in the number of For Sale or For Rent signs that exceed the allowable size in accordance with deed restrictions. The maximum allowable sign size must remain within 6" x 8". Please inform your Realtor that while an "info-tube" is acceptable, a separate "info-box" will be removed. Property owners who place a "For Sale" sign in a window in excess of 6"x8" will be asked to remove it.

Your Board of Directors

TEMPORARY WAIVERS

Please contact the office for a form requesting temporary permission to place a trailer, boat or RV in your driveway for a few days. The Waiver is time-limited to 21 days (no more than 3 consecutive) annually. Please remember that all vehicles, trailers and/or boats are NOT allowed to be parked on vacant lots or in the County right of way.

Board of Directors



BOAT RAMP

The Boat Ramp Task Force, Chaired by Bill Welsch, has some good and exciting news. We have contracted with a local firm to begin steps dealing with the engineering and permitting process. Current cost estimates are substantially less than previously quoted for the actual construction. Costs

appear to be less than \$50.00 per property with such costs likely to be funded in future budgets. It is easy to see how such an amenity would increase property values (access to Charlotte Harbor - Wow!). Of course, the boat ramp amenity would be for the exclusive use of our BSLPOA members.

With luck, the project could be completed in 2008 or early 2009. Bill Welsch and the Boat Ramp Committee have done a great job –thank you.

Bill Fruit, Director

LONG - RANGE PLANNING



A newly formed committee met during February to discuss the long term goals needed for our community. The Committee will meet again in April.

Please send your ideas for this committee to the office.



SAFETY & SECURITY



Continuing a downward trend that began during the summer of 2006, the first quarter of 2007 saw only one criminal event reported within Burnt Store Lakes—the theft of a pool heater from an unoccupied home. While some of this decline can be attributed to the slowing of construction within the community, there are other factors also believed responsible. One is the increased appearance of "security consciousness". Every road leading into BSL now displays a sign clearly indicating our participation in a Neighborhood Watch program. There also seems to be a heightened "security awareness" on the part of residents who remain alert to unusual or suspicious circumstances. Neighbors watching out for neighbors is more than just a saying here in Burnt Store Lakes—it's a way of life.

The BSL Neighborhood Watch Program is continuing its efforts to develop a comprehensive protection plan for our community. If you would like to become a part of this effort, contact Dave Prins at 639-3057.

As always, BSL residents are encouraged to notify the POA office with any non-emergency safety or security related issue. Emergencies should always be reported immediately to the Sheriff's Office.

Steve Steidel, Director



SAFETY/SECURITY

ADVISORY #2007-01 Update

This message updates the above Advisory originally issued on 3/22/07, which informed BSL residents of an electric service incident, namely an explosion and fire in a junction box, or "hand-hole", on Isaac Lane.

The POA Board met recently with representatives of FPL and secured the following commitment. **Over the coming months, FPL will physically inspect and service every hand-hole in Burnt Store Lakes.** These inspections will include removal of corrosion, replacement of any damaged material, tightening of all connections, and application of a protective coating.

While this action by FPL will improve the safety of service within BSL, residents are reminded to remain alert to certain electric "trouble" signs both before and after the inspections take place. According to FPL recommendations - any time you experience an **abnormal fluctuation in electrical service**, such as significant flickering of lights or unusual performance of appliances, take the following action immediately: 1. Call FPL's 24 hour hot-line 1-8004OUTAGE (1-800-468-8243) Magnetized cards with the FPL hot-line are available at the office. 2. Turn off the main breaker switch on your home's circuit panel. 3. Keep persons and pets away from the area of the hand-hole. 4. Remain vigilant until FPL First Responders arrive. Naturally, if you smell smoke, see flame, or there is some other indication of a pending fire or explosion - call 911 without delay. BSL residents may expect regular updates as this situation develops. In the meantime, please direct any questions to the POA office at 639-5881.

Residents are cautioned **NOT** to perform independent inspections- leave that to the professionals.



SCCC

South Charlotte County Coalition

The SCCC , South Charlotte County Coalition, continues to be active in So. Charlotte County; Burnt Store Lakes has two representatives to this body: Rob Hancik, and this writer.

The SCCC is a group of eleven Property and Homeowner Associations banded to act as a collective force for the betterment of south Charlotte County. Past and present issues include D.O.T. issues related to trucks on Burnt Store Road, EMS service, development density, location of the new Charlotte County Library, and design frontage for the new Wal Mart at Jones Loop Road.

The February SCCC meeting hosted Wayne Sallade, Director of Charlotte County Emergency Management. His presentation was both timely and sobering as it dealt with the upcoming hurricane season. The south Burnt Store Road area, as considered by Wayne Sallade, is one of the most vulnerable areas for disaster in south Charlotte County. His main concern is water surge and the availability for rapid evacuation and the need to have an up to date emergency plan was stressed. Steve Steidel, our Board member for Safety & Security, attended the meeting and is using the information presented to develop a community-wide preparedness plan.

In an effort to improve and thereby "speed-up" the response time of emergency responders, the SCCC has initiated a request for a share service agreement with Cape Coral (Fire and EMS service) through Commissioner Cummings and the Charlotte County Fire Chief. This Agreement would assure service from the unit in Cape Coral, about 3 miles south of the Lee County line. The details are currently under negotiation.

The SCCC continues to be watchful of our infrastructure needs as they relate to development along Burnt Store Road.

Jim Brown, Vice President of SCCC

FYI

PLEASE DON'T FEED THE RACCOONS!

On trash days, we often see trash spread out along the street. This is most likely a result of trash being placed out the night before pick up, and is specifically thanks to pesky neighborhood raccoons. Raccoons have an uncanny ability to open most garbage or other containers to get at a food source. Unfortunately, they are not very neat and distribute trash over a wide area, and much of the trash gets blown into neighboring yards. Waste Management personnel will not pick up trash that has been opened (out of the container), and with people away all day, it becomes a mess.

Please **DO NOT** place your cans out the night before. **PLEASE DO PLACE YOUR CANS OUT ON THE MORNING OF COLLECTION.** When returning up the drive with your empty cans, place them in your garage rather than alongside your home, and let the Raccoons find another source of food and keep our neighborhood beautiful.



VEGETATION DEBRIS

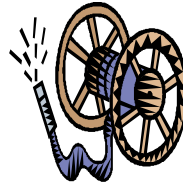
Waste Management will pick up your bundled vegetation waste on **Fridays**, if you **pile it on the roadside next to your driveway**. They **WILL NOT** pick up palm fronds, tree branches, etc from a vacant lot such as may be across from or next to your house.

DOG OWNERS

Please **do not** allow your dog to bark incessantly thereby causing grief to your neighbors. **Do allow** a place for your dog to be free from stress (and bark free) if left home alone or outside for any reason.

E-MAIL

The BSLPOA Office is compiling property owner email addresses into our computer system. This will enable the Office to disseminate Safety & Security Advisories, Boil Water Alerts and other important information to the membership. Please include bslpoa@sunline.net on your service, and inform the office of any email address changes.



WATER RESTRICTIONS

Charlotte County regulations limit watering to the hours before 10:00 a.m. and after 4:00 p.m.

TUESDAY ONLY

Even numbered addresses, or letters A—M.

SUNDAY ONLY

Odd numbered addresses, or letters N—Z.

SECURITY ALARM SYSTEMS

BSL residents who maintain an active home security alarm system are reminded that the system must be registered with the Charlotte County Sheriff's Office - False Alarm Prevention Unit. Initial registration fee is \$25.00 with a \$10.00 yearly renewal - however, the renewal fee is waived if no false alarms occur.

For more information about the False Alarm Prevention program, including a downloadable Registration Form, go online to:
<http://www.ccsso.org/prevention/alarmregistration.cfm>.

To receive a Registration Form by mail, or for more information, contact the Sheriff's Office Alarm Coordinator at 575-5284

Board of Directors Meetings

Remember that the meeting location has changed: the new meeting location is at the Burnt Store Presbyterian Church on Burnt Store Rd. **All meetings begin at 6:00 pm on the second Tuesday of each month, with the exception for May. May's meeting is scheduled for Tuesday May 15, 2007.** Come hear the issues under discussion by your Directors, and add your comments during the Open Forum, at the end of each meeting. Should you like an item placed on the Agenda, please contact the POA office at 941-639-5881.

The Annual Meeting is scheduled for **Saturday October 14, 2007.**

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