



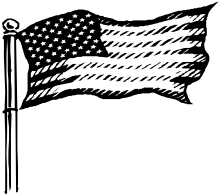
# BURNT STORE LAKES

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

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## NEWSLETTER NOVEMBER 2008



### PRESIDENT'S MESSAGE

As of this writing, we have just completed a well attended annual property owners' meeting. The good news is that our annual assessment has remained the same amount of \$250.00 per year. This was not easy given the current housing crisis. Burnt Store Lakes experienced approximately 44 foreclosures; 21 undeveloped lots and 23 residences, resulting in a shortfall in assessments of \$12,000. Your Board has pursued all avenues to recover these funds, including placement of liens. In addition to market conditions, renewal of common ground maintenance contracts has resulted in a 6.6% increase, mainly due to the increased fuel costs.

You may have noticed a number of poorly maintained landscaping at some of our vacant homes. This condition reflects poorly on the community in general, as well as further eroding our property values. Your Board and office staff have vigorously pursued the offenders by contacting either the owners directly or the banks that hold title to these properties. In some cases, the Association has contracted to have the properties cleared and mowed. The cost for this maintenance was assessed to the individual property owner.

The housing crisis aside, all the news is not bad. We are nearing completion of the final phase of improvements started a few years ago: the roundabouts and the recreation path were finished; and the front entrance improvement at Cape Horn is nearing completion. The entrance roadway was widened, and with a center median, new landscaping, irrigation and street lighting this final phase will enhance the area. The Board feels that this improvement will have a positive effect on property values, both residential and undeveloped lots.

Your Board of Directors now has four new members: Fred Boland, Marion Jinkens, Bob Lilley and Jim Thiel. Please congratulate these residents and wish them

well as they embark on their community service. We must also thank our outgoing Board members: Dave Chilcote, Bill Fruit, Steve Steidel and Peg Varga. Their contributions have been invaluable; active members always willing to give their time and experience for the betterment of our community.

Your Board, past and present is working toward making Burnt Store Lakes a more attractive community for prospective buyers. As a deed restricted community, our office often receives calls that we are too restrictive as well as calls that we are not restrictive enough. Your Board and office staff attempt to adhere to the letter of the deed restrictions while considering individual circumstances. I am optimistic that moving forward, Burnt Store Lakes will be a community well positioned to take advantage of an increased housing market and rebound.

Jim Brown, President  
Board of Directors

### TREASURER'S REPORT

Your Board, with some belt-tightening, managed the Burnt Store Lakes Property Owners' Association's finances within budget during 2007 -2008 and kept dues constant at \$250.00 for fiscal year 2008-2009. As your out-going Treasurer, I can say that your Board and Staff are conservative managers of the Association's business. Our accounting firm, Webb-Lorah & Co., continues to provide excellent services and accurate reporting.

Of some concern is the increase in delinquencies. In certain instances they are the result of foreclosures and bankruptcies which are not unexpected in this economy. Your staff is diligent in filing liens where necessary and many delinquencies could be cured upon sale of the property. Some will result in losses and in

2007-2008. We recognized such losses in our financial statements. We continue to accrue (off balance sheet) and will continue to pursue options.

A further concern is the expense attendant to enforcement of our Deed Restrictions and Covenants. Violations continue to be noted particularly, but not exclusively, in vacant and rental properties. Those who do responsibly comply with our deed restrictions bear the expense of attending to potential eyesores. Cutting grass and pulling weeds is not too much to ask of absentee landlords and property owners.

Bill Fruit, former Treasurer



## ANNUAL MEETING

The Annual Meeting was held October 18, 2008 with approximately 110 people in attendance. The information provided by your Directors was presented in a well-designed and executed slide show prepared with diligence by Steve Steidel. Special thanks are extended to Peg Varga, Dave Chilcote, Bill Fruit and Steve Steidel for your past service and continued volunteerism over the upcoming fiscal year.

Continuing service to our community is provided by Jim Brown, Rob Hancik and Scottie Pitser. Areas of responsibility are shown elsewhere in this Newsletter. Please Welcome your new Directors: Fred Boland, Marion Jinkens, Bob Lilley, Jim Thiel



## ARCHITECTURAL REVIEW

The Architectural Review Committee continues to meet every two weeks to review various requests that come through the office. If you are planning a home color change, please provide your samples to the office for scheduling with ARC. Your new home construction or addition plans should be reviewed prior to commencement or application to Charlotte County. The office will assist you in expediting the process through ARC and provide guidance with the County process.

The ARC is responsible to review all exterior or aesthetic changes to the home such as colors to the house, roof or driveway, fences, pool construction, and irrigation.

Since the building boom in the Lakes ended last

year, 4 new single family 3 multi-family units were completed. The Association is currently at 25% build-out with 456 single-family homes.

Peg Varga, Chair



## BEAUTIFICATION & ENHANCEMENT COMMITTEE

This committee was busy and effective over the past six months. With the roundabouts completed, these energetic volunteers moved on to organizing the installation & maintenance of new Washingtonian palms along Cape Horn, and enhancement of the plantings at the sign at the Cape Horn entrance. The addition of a second Pavilion at the park was recently completed in time for the Annual Meeting Picnic.

Entryway revitalization is underway and the Contractor is scheduled to complete road work the first week of November. The project will then move into a second stage to complete boring under the roadway for lights and irrigation. It is planned to have 5 street lights along each side of Cape Horn from Burnt Store to Trading Post.

Plans are underway to improve the community signage at the 9 entrances to Burnt Store Lakes. More information to come after the completion of the entrance widening.

Rob Hancik, Director

## COMMUNICATIONS

The four components making up Communications are continually being evaluated to ensure each fulfills its objectives. For the first time, the 2008 Resident Directory gave members the option of withholding some or all identifying information from inclusion in the publication. The Community Information Network (CIN) continues to reach more and more members who utilize e-mail messaging with news about POA activities. In a significant, cost-cutting move, publication of the Newsletter has been reduced from quarterly to twice yearly. The most ambitious Communication effort during the past 6 months has resulted in a complete redesign of the Association's Website. The new website (still reachable at [www.bslpoa.org](http://www.bslpoa.org)) has been designed to be more informative and "user friendly" - whether the visitor is a community resident or somebody searching for information about life in Burnt Store Lakes. Everyone


is urged to visit the new website often to become familiar with its contents and features. The viewer is also encouraged to comment on the site's effectiveness and offer suggestions on how it can be improved.

Steve Steidel, Former Director



## COMMUNITY STANDARDS

*Please make the time to beautify your fence!*

 BSLPOA Policy indicates that all new fence installations are required to install landscaping at the perimeter as this enhancement serves to improve the aesthetics of the community. If your fence was installed prior to instituting the policy, the Board asks that you make the effort to plant a few shrubs or flowering plants to improve its appearance. Due to the lack of rain last season, many fence owners have seen their landscaping perish. This landscaping must be reinstalled. Please plan to do so soon as it is not only required, but also sets the example for others.

## NEW POLICIES

*Please make time to review the policies (available [www.bslpoa.org](http://www.bslpoa.org)) adopted by your Board of Directors, or contact the POA office with your questions.*

The Board of Directors adopted two policies at the November 11, 2008 meeting. In summary:

Policy #4 –Use Of Park was revised to update and clarify procedure for decorating, multiple guest use, parking, pets, etc. Park use is available to all property owners and their guests. The Park should remain locked when not in use. Please contact the office or a Director for a key or combination to the lock.

Policy #7 –Schedule B states new home colors choices, upon submission to ARC, should be either painted on the side of the home or on a 2'X2' board for review of intensity, contrast and aesthetic continuity within the neighborhood.

Policy #19 –Garage Sales states that appropriate signage is allowed on a time-limited basis to advertise your yard or garage sale.

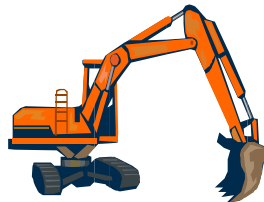
As a reminder, Policy #5 –Sprinkler Policy—allows for well or lake source irrigation as a privilege. The Board must ensure the integrity of the green belt and drainage swales are protected and therefore, an application is required.

Board of Directors

## FY 10/1/08-9/30/09 ANNUAL ASSESSMENTS



The Annual Assessments determined at the Annual Meeting were billed no later than October 31, 2008 and are due upon receipt. Interest accrual begins December 1, 2008 and a lien will be placed against all past due assessments January 1, 2009.



## DRAINAGE & MAINTENANCE

Recent attention to problem drainage areas included excavation and clean out of the finger of Egret Lake at Huancay and Santa Inez at Egret Lake; the culvert at Asmara was improved by clean-out, covered with filter fabric and new sod. A major drainage swale off Peppercorn near Cape Horn was corrected with 65 feet of pipe installed. A final area under careful consideration by the Board is an area off San Edmundo that is an essential aspect of the drainage system in this northern section. In conjunction with Johnson Engineering (the original firm that designed the drainage system for the Lakes), DEP, and other necessary governmental entities, the area will be filled and graded to improve the flow of water and decrease the habitat for breeding mosquitoes. The project will carry-over into the next fiscal year.

Other maintenance items addressed included repair of the major irrigation valve at Cape Horn, installation of photo cells at each of the roundabouts for lighting, and County replacement of the reflectors. The Association has requested the Dept. of Public Works to repair poor drainage at Acapulco & Chive, as well as other locations through the sub-division. The County is asked to address these issues as it involves piping going under the roadway and/or the easements. Public Works was further requested to schedule clearing the banks of Bear Branch Creek and areas of right of way at the south end of Cape Horn and in front of Tract F with their Menzi-Muck; specialized equipment for clearing these sloped and heavy vegetation areas.

As approved last year, work will continue to remove and mulch underbrush, new Brazilian pepper tree growth and palmetto scrub along the four quadrants on both sides of Bear Branch.

Scottie Pitser & Bob Lilley, Directors



## LAKES REPORT

The eleven lakes of various size and acreage have benefited from aeration and shore improvements with the planting of littorals, and stocking of fish as well as the more than 2,000 volunteer hours poured into them. The return of various animals such as turtles, otter, birds and many reptiles is evidenced as a healthy lakes system. Along with these benefits come certain disadvantages such as unauthorized users fishing and poaching from the lakes. Florida Wildlife Control officials routinely observe and retain those who attempt to poach turtles or fish out of season, but must rely upon reports from our residents.

An aggressive plan continues to eliminate the midge population, and although the phantom midge was virtually eradicated, the red midge still plagues certain areas of the lakes. As the benefits of the littoral plantings provide improved oxygen and a habitat for the fish to eat the larva we hope, over time, see further abatement of this obnoxious species.

Scottie Pitser, Fred Boland & Bob Lilley, Directors



## LONG - RANGE PLANNING

The Long Range Planning Committee is currently restructuring and considering ideas for Master Plan development of the community. Your ideas and assistance are welcome toward this end. Please contact Jim Thiel at 639-6808 or the office for meeting information.

Jim Thiel, Director

## SAFETY & PREPAREDNESS

Some time ago I wrote "safety and preparedness is, of course, a personal matter for each person dwelling in Burnt Store Lakes". Well, CONGRATULATIONS! There is certainly positive evidence that that statement was taken to heart. Obviously, we were con-



scious about closing our garage doors, locking all our doors when leaving our homes, even if it's only for the time we take a brief walk in the community. And YES, we were alert for the "things" that appeared out of the ordinary. In chatting with several of our dwellers, it was obvious that we were mindful to watch the homes that were vacated from time to time.

A future focus is to partner with our Property Owners Association and develop an **Emergency Preparedness Program**. Efforts will be concentrated in two areas. The first deals with communication, both within the community as well as outside, to establish a path of communication if needed in an emergency. The second involves a skills inventory; noting residents with experience in first aid, rescue or other skills necessary for deployment as needed.

It has been an interesting two years, for sure. I am much indebted to Sandy and Celeste for their tireless support in assisting me with the accomplishments of many of my committee functions.

Dave Chilcote, former Director



## BOAT RAMP

The boat ramp project was put on hold this year, primarily because of permitting obstacles put in our path by several of our neighbors in Pirate Harbor. Even so, we could not have proceeded until the current budget was approved. That is because the Capital Reserve sufficient to pay for boat ramp construction was to be funded over the two years from 2007-2009. With this year's (2008-2009) Reserve fund we will be able to continue our work.

A different location is now under consideration. The new site is off Acapulco at Bear Branch Creek. We have engaged in preliminary discussions with potential contractors and when permits are obtained, the project will be put out to bid.

Your Board understands that this is considered by a priority by most property owners and we know that it is certainly one that will bring increased value to our community.

Bill Fruit, Committee Chair



## WATER RESTRICTIONS

The Southwest Florida Water Management District (SWFWMD) extended the Phase II Water Shortage Order. The once per week schedule applies to **ALL PROPERTIES** and **ALL WATER SOURCES**:

If your address or house number ends in:  
 0 or 1 Water only on Monday  
 2 or 3 Water only on Tuesday  
 4 or 5 Water only on Wednesday  
 6 or 7 Water only on Thursday  
 8 or 9 Water only on Friday

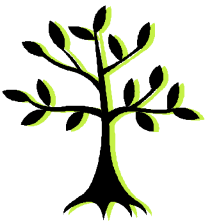
Personal vehicle washing is limited to once per week. Power washing is allowed to remove mold from roofs and driveways or to prepare a surface for painting. Any hose used should have a shut-off nozzle.



### RENTAL POLICY

Thank you to all property owners for submitting your rental registrations! Occupants are now able to receive newsletters and other community information and we are happy to welcome new residents to our community. As a reminder, maintenance of the property and adherence to the deed restrictions is the responsibility of the property owners. Please contact the office if you need additional forms or information. \*\*\*All "For Rent" signs must meet the same requirements as "For Sale" signs. The maximum size allowed per Deed Restrictions is 6" X 8". Experience has shown that larger signs do not produce larger results, and as people drive through the community, they become experienced with looking for and locating appropriate signage. Thank you for your cooperation in meeting this standard.

Board of Directors



### **BRAZILIAN PEPPER TREES**

The State of Florida designated the Brazilian Pepper tree as a foreign, invasive plant species to be eradicated. In 1996, the Association initiated a project to remove the species as it formed an impenetrable jungle, reducing the quality quantity of beneficial plant life in many locations throughout the community.

Dale DeKraker has started work at the island on Ibis lake to once again remove the noxious pepper tree species from this area. His care and attention to the environment here are to be commended as he and his team carefully remove the trees and improve the native species habitat.

Our appreciation goes out to Dale, Charlie Davenport, Paul Garrett, Karl Millerschoen, Terry Tattar and Ray Zink. Thank you, gentlemen, for your efforts.

Board of Directors



### **Neighborhood Watch**

The Neighborhood Watch team is in need of new leadership. After careful consideration, the man who formed and promoted Neighborhood Watch as the eyes and ears of the community in cooperation with Charlotte County Sheriff's department, Dave Prins, has decided to step down. He is available to orient a new leader for this group, and facilitate a smooth transition. Please contact the office (639-5881) if you are interested in leading this worthwhile group.

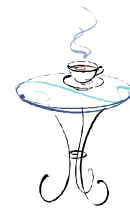
### **RESIDENTIAL CURBSIDE SOLID WASTE SERVICES**



Provided through Charlotte County, solid waste removal occurs once per week. Each Friday, in our community, trash and recyclable materials are picked up by Waste Management. All trash placed in the cart provided by Charlotte County (you may not have received yours yet, many were placed on back order) must be bagged to prevent trash from blowing around. All carts should be placed curbside by 5:00 a.m. on your scheduled day, at least 5 feet away from the mailbox. Since you will be held responsible for the trash carts, avoid putting them in the street where the cart could be damaged by passing cars.

Please visit the Charlotte County website at [www.charlottecountyfl.com/EnvironmentalServices](http://www.charlottecountyfl.com/EnvironmentalServices) for more information.

### HOW CONVENIENT!



Residents of Burnt Store Lakes are fortunate to have restaurant, deli and convenience store services so close by. The *Linkside Café* at the Burnt Store Golf & Activity Center at the golf course offers an informal gathering place to meet with friends for breakfast, lunch, a light snack or drinks. While many activities at there require membership for continued operation, the *Linkside Café* does not. We all should be aware that the restaurant is open to the public. Also in our neighborhood is the newly opened *Allegro Coffee*. This shop at Turtle Crossing has a comfortable atmosphere in which to enjoy specialty coffee, bakery treats, wraps, Panini's and more! You may bring your playing cards or board game (or borrow one that is available there) and relax with friends for the afternoon.

Another benefit to residents and guests is *Criazzo's* Italian deli. Authentic Italian fare available to eat in or take out is offered at reasonable prices. Stop by and sample the Gelati or try the eggplant parmesan, delicious sub sandwiches and soups.

## UNDERGROUND ELECTRIC

Our Burnt Store Lakes Community has gradually been building into one of the finest places to live in Charlotte County. We have individually constructed many elegant houses with attractive landscaping. The volunteers on our Board of Directors and those on committees have constantly done a great job of maintaining the appearance of the green belts, vacant lots, entrance and picnic area. Our eleven lakes and waterways provide a natural habitat for birds, fish and recreation.

The Underground Electric Committee (UEC), composed of concerned property owners in Burnt Store Lakes, has studied the process of converting the overhead electric delivery system (poles, wires, and pole transformers) to underground electric service delivery. The Committee believes that this conversion with Florida Power & Light (FPL) will continue the process of making Burnt Store Lakes a premier, attractive and safer community in which to live and join the 67% of all new developments with underground electric. Underground electric is of considerable importance in Florida where severe wind storms are an unpredictable certainty.

*The UEC recommends that the BSL property owners make a decision on this conversion now because of the following critical time factors that work to keep the project's costs as low as they will ever be:*

- 75% of lots open equals low-cost rapid trenching
- FPL low bid contracts due to slow development
- BSLPOA advantage of 25% govt. discount
- Municipal Bond rates are low
- Charlotte County funding upfront costs to keep annual payment below \$260.
- FPL plans to "harden" Cape Horn per State law. This means we pay for larger, bigger poles and more wires. Other major streets to follow.

If you need further details, please refer to the BSLPOA website [www.bslpoa.org](http://www.bslpoa.org). Click on Information Center, and read the Notifications related to UEC. Your questions and concerns can be answered by e-mail if you post them at [undergroundelectric@yahoo.com](mailto:undergroundelectric@yahoo.com).

All BSL property will be asked to provide their opinion on this issue soon. Please watch for a mailing from Charlotte County.



## LITTORAL PLANTINGS

The Lakes Committee is once again offering this valued program of voluntary plantings along the lakesides. The project not only serves to add beauty to the lakeshore, but also to help control the midge/blind mosquito population. The plantings put oxygen into the lake and serve as a habitat for small fish that feed on the midge and other insect larvae.

The project, which was initiated during March 2007, has shown widespread results in many areas of our lakes community. During this planting season, the Committee presents "Arrowhead", a shallow water plant with showy white flowers year round, and "Pickerel Weed", with waxy foliage with blue, spiked blooms throughout the year. Both plants reproduce by rhizomes and seeds. The plantings are offered at \$75.00 per 20 linear feet and includes the cost of the plant and installation. Please watch for additional information coming through the CIN message system. If you have questions in the interim, please call the office at 947-639-5881. If you are not a part of the CIN message system, please provide your e-mail address either by calling the office at 639-5881 or by visiting our website at [www.bslpoa.org](http://www.bslpoa.org), click on "Contact Us" and complete the form.

The littoral plantings provide a significant benefit to all property owners in BSL, both visually, and by serving to improve the water quality. If you wish, you may donate plantings to a specific area or greenbelt section. Your contribution is greatly appreciated.

Scottie Pitser, Director

## BOARD OF DIRECTORS MEETINGS

*Location will be changing!*

Board of Director meetings are held the second Tuesday of each month at the Burnt Store Presbyterian Church. The regularly scheduled meeting for December 9, 2008 will be held at the church; however, the January 13, 2009 meeting is tentatively scheduled to be held at our new office location at 100 Madrid Blvd, Unit 212 (behind Bank of America).

The 6:00 p.m. meetings are open to all property owners. You are encouraged to attend; your presence is welcome, and your ideas and input are appreciated during Open Forum.

Board of Directors





## BOARD OF DIRECTORS AREAS OF RESPONSIBILITY

<b>JIM BROWN</b>	<b>PRESIDENT</b> Personnel & Contracts Community Standards So. Charlotte County Coalition Charlotte County Liaison
<b>ROB HANCIK</b>	<b>VICE PRESIDENT</b> Beautification & Enhancement Community Standards Personnel & Contracts Charlotte Cnty Liaison (MSBU)
<b>JIM THIEL</b>	<b>TREASURER</b> Long Range Planning Community Standards Personnel & Contracts
<b>FRED BOLAND</b>	<b>DIRECTOR-AT-LARGE</b> Architectural Review Safety & Preparedness Community Standards
<b>MARION JINKENS</b>	<b>DIRECTOR-AT-LARGE</b> Communications Beautification & Enhancement Community Standards
<b>BOB LILLEY</b>	<b>DIRECTOR-AT-LARGE</b> Safety & Preparedness Mechanical & Maintenance Lakes Committee Community Standards
<b>SCOTT PITSER</b>	<b>DIRECTOR-AT-LARGE</b> Lakes Committee Mechanical & Maintenance Community Standards

## South Charlotte County Coalition

Burnt Store Lakes POA continues to be active in the South Charlotte County Coalition (SCCC). It is comprised of 11 Homeowner/Property Owner Associations in South Charlotte County. Acting as a group, the SCCC concentrates mainly on issues that directly affect South Charlotte County and the South Burnt Store Road area. Recently, the Coalition went on record opposing the move of our area students from the Sallie Jones Elementary School to East Elementary School which is more than double the distance from our area. Efforts continue towards the improvement of Burnt Store Road from an unsafe two-lane farm road to four lanes. The recent sales tax extension allows for the commitment of funds toward that end.

Outside the area, the Coalition has taken the position to oppose the selling of Alligator Alley (I-75) to a private concern citing double taxation as the issue, i.e., tolls and road taxes.

Jim Brown, President

## POTLUCK PICNICS

Two Pot Luck Picnics were held recently. The first was the Annual Meeting Picnic catered by Mike and Michele Papa of *La Piazza*. The food provided was both wonderful and plentiful. Next came an early Thanksgiving Dinner hosted by the Carlsons, Chesneys, Jensens and Martineks. Check out the pictures on Sunny's website—looks like good food, good friends, and good times.

The next Pot Luck Picnic will be held in **January** hosted by the **Neighborhood Watch**. The ladies of the **Welcome Committee** have chosen to host in **March**. Hosts are needed for the months of February and April.

Our Park has been improved and the Pavilion enlarged and is much more user friendly. The monthly Pot Luck Picnics are a wonderful way to meet your neighbors and have some fun. Hosts are responsible for the main dish which can be as easy as hotdogs. Please consider being a host and let the good times continue.

Karen Bishop, Potluck Coordinator

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PUNTA GORDA, FL 33955-9214**

**“PRSRT STD”  
US POSTAGE PAID  
PUNTA GORDA FL  
PERMIT #245**

**NEW OFFICE LOCATION**

*Effective December 1, 2008*  
100 Madrid Boulevard, Unit #212, Punta Gorda FL 33950  
Telephone: 941-639-5881  
Facsimile: 941-639-3120  
office@bslpoa.org

Visit the newly designed website Information Center for the latest Notifications.  
[www.bslpoa.org](http://www.bslpoa.org)

