



# BURNT STORE LAKES

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

Telephone: (941) 639-5881  
Fax: (941) 639-3120

Website: [www.bsloa.org](http://www.bsloa.org)  
Email: [bsloa@sunline.net](mailto:bsloa@sunline.net)

## QUARTERLY REVIEW

### OCTOBER, NOVEMBER, DECEMBER 2006

#### PRESIDENT'S MESSAGE

Greetings and welcome to the first Quarterly Review of the new fiscal year 2006-2007. There have been numerous changes in your POA Board—new members and new responsibilities—starting with myself, Peg Varga, as your new President. Many thanks to our former President, Ralph Spolizino as his caring and concern for all things in BSL are appreciated.

Going forward, Scott Pitser is our new Vice President, and remains the point man for any and all lakes quality issues, one of the most important areas of responsibility. Steve Steidel is the Board liaison to Safety & Security issues, a good fit with Steve's law enforcement background. Steve will also be working with our office staff to revamp the website in addition to overseeing the Quarterly Review Newsletter. Rob Hancik remains the liaison to the Beautification & Enhancement Committee, for which there are numerous projects on the drawing board. Rob is also the Board's representative to the South Charlotte County Coalition (SCCC), a group of So. Charlotte County communities working together for the benefit of all. Dave Chilcote is responsible for our Community Standards Review, another important Board responsibility. You will likely see Dick Kopsack in your neighborhood as he makes his rounds fulfilling his responsibilities as liaison for Mechanical & Maintenance concerns. Bill Fruit has assumed the important task of Treasurer. BSL will benefit from Bill's financial experience. Bill is also the boat ramp task force liaison. I remain the Board liaison to the Architecture Review Committee and Sandy Funk, is as ever, our trusty Secretary to the Board of Directors with Celeste Midolo as Administrative Assistant. A detailed list of the Board Assignments and Responsibilities is at the end of this Quarterly Report.

The new year has seen the completion of the recreational path project and we encourage all residents to use the path for their pleasure and safety. We completed extensive drainage last year and will continue to manage this important area as needs arise. Construction has slowed in BSL, as in most of Charlotte County, and we now have 426 completed single family homes with an additional 52 homes nearing completion. One multi-family project was completed, while 2 multi-family projects are underway. The ARC is considering conceptual plans from builders for several additional multi-family projects.

To all our new residents—Welcome—as all of us “old-timers”, and “new-timers” enjoy living in Southwest Florida.

Peg Varga, President



#### TREASURER'S

#### REPORT



The BSLPOA finances enjoy excellent health as 2007 begins. Annual Assessment dues payments are being received promptly and our collection rate is nearing 90%. Thank you each, for your prompt attention to our membership's financial obligations.

All Capital Reserve accounts are fully funded, per the approved budget, for Association projects and other identified needs. A monthly statement is always available for your review.

Bill Fruit, Treasurer



## LAKES REPORT

Presently, the Lakes Committee is comprised of 21 members and organized into three sub-committees with the following responsibilities: Maintenance & Water Quality, Wildlife & Insects, and Littoral Plantings & Utilization. If you would like to participate, your presences is welcome along with your ideas. Please call Scottie Pitser at 833-3303.

Lake Masters recently completed repair of the bubbler south of Eagle Lake. As a result, all of the bubblers and compressors are now working properly. Remember to give us a call if you spot one that is malfunctioning.

Much to our relief, the **midges/blind mosquitoes** seem to be less bothersome. Hopefully, this is a result of the treatments provided by Charlotte County Extension Services (CCES). Also, the cooler weather is most helpful in slowing their life cycle. While on the subject of those pesky little insects, I would like to



review with you the recommendations made by staff at CCES and the State of Florida Pest Management Division as to how we may begin to reduce the infestation we have experienced over the past year. All of the parties suggest that we attack the larvae; as the adults will have most likely laid their eggs and do evolve from this stage. Spraying the flying adult merely serves to clear the air and does not interrupt the life cycle. As the midges swarm around our homes during the early mornings, I personally take great satisfaction in zapping them with high dollar chemicals that leave me choking and gasping. The Association is planning to hire a licensed firm to apply a Bacillus which attacks the digestive system of the larva and kills it. This biological control is the least invasive and consists of three applications over a six week period. This method is used in order not to harm our beneficial insects and small fishes that feed on the midge larvae and adults. The CCES has reviewed the chemical and approved its use. The Bacillus is applied under water from a moving watercraft. This treatment will need to be treated three, and possibly four times in order to determine its

effectiveness. At present, the experiment is planned for Eagle and Heron Lakes. The County will monitor the results by sampling larvae at various locations on these affected lakes.

The second phase of this control involves Littoral Plantings. **Littoral Planting** is a process whereby you, as property owners, voluntarily plant desirable vegetation along the lakefront. This not only serves to add to the lake's beauty, but also, and more importantly, helps control the midges/blind mosquitoes. The presence of **APPROPRIATE** plantings puts oxygen into the water which supports small fishes which in turn eat the midge larvae. According to Dr. Ali of the University of Florida Research and Education Center, 78% of the diet of fingerling sport fish consists of midge larvae. The plantings provide an ideal habitat in which the fish may hide. Most importantly, the decorative plants also help to filter water runoff from our yards (including fertilizer) and streets, and thus reduces the nutritional options for the midges. Very simply, if they don't have food, they cannot survive.



At the December Board of Directors meeting, Donny Bernahgen and Nick Velvet, representatives of CCES, brought sample plants that they recommended for planting in our lakes. A combination of the proper chemicals and appropriate plantings is the first step in addressing our midge situation. This is not a quick fix, but we should begin to see results this year. As we continue, our efforts should provide a drastic reduction over the next three years.

Scott Pitser, Director



## 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 dimen-

sions 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 prepare and submit these documents; however, you may ask your contractor /builder to assist in the preparation and submission of the application packet. 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



## COMMUNITY STANDARDS

The 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 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 appreciates your cooperation.

## 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. 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.

Dave Chilcote, Director



## DRAINAGE & MAINTENANCE

The Brazilian Pepper Tree Removal Team continues eradication of this invasive species, especially in the areas along Bear Branch Creek. This potentially beautiful waterway continues to need debris removal resultant from Hurricane Charley. This work is underway from San Ciprian and Cape Horn to approximately 600 feet westward toward Charlotte Harbor. This phase should be completed by the end of January 2007.

Other drainage/maintenance issues include five areas in need of dredging and/or tree removal. The Association is currently focused on dredging the area between Mint and Sarong; Contra Costa and Limegrove; the finger area between Alpenhorn and Torreón; as well as clearing of trees and brush, and dredging at the southeast corner of Gull Pond as well as silt removal from abutting lots.

In addition to these areas, the Association plans to clean out the drainage swale leading to Osprey Lake from behind Block 983, Lot 01 on Penhollow, east to the two pipes under Vellum Circle (approximately 1500—2000 feet). The curvature of the canal/swale will be maintained to control the flow of water speed during excessive rains. Further plans include the cutting of vegetation in the major swales throughout the subdivision during January or February as part of our annual contract with All Lots Bushhogging.

In other news, an incident of lighting vandalism was noted at the front entrance, having occurred sometime between New Year's Day and January 5, 2007.

The extent of damage includes the breakage of five lighting fixtures and electric outlet plug. An electrical contractor has been scheduled to assess the damage and determine the replacement costs of the lighting fixtures.

The Sheriff's Office was notified, and the incident is under investigation. Any members with information about this vandalism should contact the POA office at 941-639-5881 or the Sheriff at 941-639-2101.

Dick Kopsack, Director

## LONG RANGE PLANNING



The Boat Ramp Task Force continues with its serious study of several options. Interest on the part of the membership remains strong. We are in the process of obtaining an improved design that will be substantially less expensive than previously presented ideas. We want a design that will accommodate our smaller boater's needs, be attractive and be affordable. No construction is contemplated in the coming year; however, we are hopeful for something concrete (no pun intended) in the year 2008.

Bill Fruit, Director

## SAFETY & SECURITY



The final quarter of 2006 saw a continued reduction in the number of incidents in criminal activity within our community. In fact, with the exception of appliance thefts from two homes under construction, no burglaries or other significant thefts were made known to the Association. This downward trend, which began in early summer of 2006, can be attributed to the combination of three factors.

First, there are fewer homes under construction, thereby lessening the amount of material that thieves find attractive.

Second, the Sheriff's Office has increased its presence in our community—not only with regular patrol visits—but also with unmarked vehicles, and even an occasional helicopter “flyover” at night. Third, and most importantly, is the increased level of “security consciousness” by BSL Residents. Neighbors watching out for neighbors is the proven key to successful crime prevention.

The BSL Neighborhood Watch program, is an excellent example of pro-active, crime prevention efforts. Currently consisting of 32 members, Neighborhood Watch participants are easily recognizable in their high-visibility tee shirts as they walk, jog, bike and drive through our community. Thanks to the efforts of our Neighborhood Watch, every road leading into BSL now has a sign announcing that our community is involved in effective crime prevention. For more information about the Watch, contact Dave Prins at 639-3057.

Vehicles exceeding our posted speed limit continue to be a safety concern. Increased use of our path along with the growing number of children make traffic safety a top priority. The Sheriff's Office will enforce the community wide 30 mph speed limit.

## SAFETY ADVISORIES

The last quarter of 2006 also saw the issuance of two Safety Advisories—community notices issued by the Board of Directors—alerting residents to safety related issues.

1. The first advisory warned residents to be especially alert for livestock wandering onto Burnt Store Road between Tern Bay and our community.
2. The second advisory urged residents to remove unwanted circulars, phonebooks, etc from the driveway or sidewalk of their absent neighbors' homes. These advisories were immediately distributed through Sunny's Potluck email tree, and repeated in this Newsletter.

Steve Steidel, Director



## BSLPOA Board of Directors

We have a new meeting location, thanks to the efforts of Dave Chilcote. As you are aware, the Board of Directors meet at 6:00 pm on the second Tuesday of each month. The meeting location has moved to space at the Burnt Store Presbyterian Church on Burnt Store Road. 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 meeting schedule for the current fiscal year is as follows:

- January 9, 2007
- February 13, 2007
- March 13, 2007
- April 10, 2007
- May 8, 2007
- June 12, 2007
- July 9, 2007
- August 13, 2007
- September 10, 2007
- October 9, 2007

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

## Community Directories

Directories are available free of charge at the POA Office. Please come by and pick one up between the hours of 10:00 am and 3:00 pm. We all benefit when the office has the correct mailing and email addresses when publishing this Directory. Please call or email any changes to the office. If you would like us to mail you a Directory, please send us a large (9x12) envelope with \$.87 postage affixed.

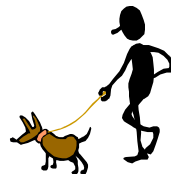
## SCCC: South Charlotte County Coalition

Burnt Store Lakes continues to be represented in the SCCC along with 11 other communities, to insure that local government addresses issues that affect residents in South Charlotte County. The SCCC meets monthly at the PGI Civic Assoc. on Shreve St, Punta Gorda. The December 2006 meeting included Marilyn Smith Mooney, Punta Gorda City Council and our Commissioner Adam Cummings as guest speakers.

Each year, as the Coalition lays out objectives for the next 12 months, I plan to pursue and emphasize those that especially affect our area such as: The Burnt Store Road Corridor (US 41 to Lee County). As designed, the current roadway is inadequate and unsafe for current and future needs, particularly speed limits, vehicle and truck traffic control, pedestrian safety and emergency evacuation routes. Emergency response times for fire and EMS along this corridor fall below the minimum safe standards. Further, some residents are paying higher insurance premiums due to the location of the Fire Station (more than 5 miles). Additionally important is addressing the flood water management due to increased development east of Burnt Store Road; and additional stress on water and sewer services due to the Tern Bay development to the north of us—keeping in mind that the Burnt Store Marina (approx. 1800 residences) also utilizes the existing services. The infrastructure for current and future needs as a result of this commercial and residential development is inadequate as well as sound abatement.

As we move forward through this fiscal year, I look forward to reporting on activities and successes of the SCCC.

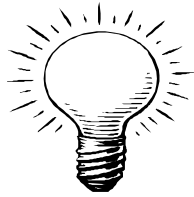
Jim Brown, Vice President of SCCC



## DOG WALKERS

PLEASE be considerate of your neighbors!

The office is receiving complaints of owners not cleaning up after their dogs throughout the community, and especially along the recreation paths. Carry your pooper scooper and a plastic bag with you when you go out with your dog.



## For Your Information:

The interesting street names in Burnt Store Lakes were designated by the original developer. Since that time, a few of the street names were designated as duplicate and changed by Charlotte County. As a result, "St. Vincent Ave" became Vincent Ave, and "Carambola" Road became Cabana Road. However, there still remains no shortage of interesting names in Burnt Store Lakes. Here are a few for which we were able to locate an origin or a definition:

Asmara (Court): n. capital of Eritrea, N. Ethiopia

Belie (Way): v. to show to be false; contradict

Colima (Court): n. a state in SW Mexico, on the Pacific Coast. n. a volcano 13,488 ft, west central Mexico, erupted in 1987 and 1994.

San Ciprian (Road): Saint Cyprian, Father of the Church, Bishop of Carthage (c.248), became the most powerful bishop in Africa.

Gijon (Lane): (*gee-hawn*) n. a seaport in NW Spain, on the Bay of Biscay

Nogales (Court): n. a town south of Tucson, AZ on the Mexican border adjacent to Nogales, Mexico; a major entry port for tourism.

Perico (Way): n. a Spanish word for small birds; can refer to a parrot. Also, common slang for cocaine in the US, Colombia, and Venezuela because of its stimulating effect makes people talk like a "Perico", a parrot.

Potosi (Court): n. a city in S. Bolivia, formerly a rich mining center, 13,022 ft above sea level.

Ophir (Lane): n. a country of uncertain location, possibly southern Arabia or the eastern coast of Africa from which gold and precious stones and trees were brought for Solomon. 1Kings 10:11. n. Ophir, a fruitful region.

## ALLIGATORS



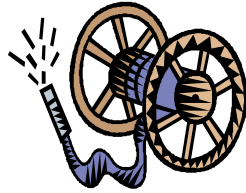
Alligators are a part of life in Florida, as well as a protected species. While we are all aware of the danger they pose to humans, it is important to remain respectful of their habitat. In Florida, it is unlawful to feed, threaten, harass or kill alligators. If you have an alligator in your lake or waterway, and are concerned about its presence or behavior, please call Scottie Pitser, who will assist with any necessary contact to a certified trapper. The trapper responds to a call when the alligator is assessed to be of a large size, overly aggressive toward humans, or is not apparently affected by human approach as documented by residents, thereby posing a threat. Scottie Pitser may be reached by calling 833-3303.

## AREAS OF RESPONSIBILITY

### BOARD OF DIRECTORS

Peg Varga	President Architectural Review Charlotte County Liaison
Scott Pitser	Vice-President Lakes Quality
Bill Fruit	Treasurer Boat Ramp Task Force
Rob Hancik	Director at Large Beautification & Enhancement South Charlotte County Coalition
Steve Steidel	Director at Large Safety & Security Quarterly Review Newsletter Website
Dick Kopsack	Director at Large Mechanical & Maintenance Long Range Planning
Dave Chilcote	Director at Large Community Standards Meeting Facility Coordinator

## WATER RESTRICTIONS



Charlotte County regulations limit watering to ONCE PER WEEK. Water usage applies to ALL water sources including wells, canals, lakes and public supplies. Watering is not allowed between the hours of 10:00 a.m. and 4:00 p.m.

### TUESDAY ONLY

For all even numbered addresses, or letters A—M.

### SUNDAY ONLY

For all odd numbered addresses, or letters N—Z.

The Charlotte County Sheriff's Office will usually issue a warning for a first offense, but may opt to write a citation with a \$25.00 fine. Be sure to follow the rules with regard to watering on your given day.

The fine schedule is as follows:

1st Offense—Warning

2nd Offense—\$25.00

3rd Offense—\$50.00

4th Offense - \$100.00

5th Offense - \$500.00

For continued misuse or illegal use during the drought or water restriction period will result in your public water source being shut off .



## LICENSE PLATES

Burnt Store Lakes license plates are available in the office, and at the monthly Board meetings, for a cost of \$5.00 each.

## F Y I - LAWNS & LANDSCAPING



According to Charlotte County Extension Services, the nutrients such as nitrogen and phosphorous and others found in sub-strata soil and our lakes is sufficient to maintain a healthy lawn especially if irrigation is coming from the lake source. It is therefore unnecessary to add fertilizer to your landscaping. In order to reduce the occurrence of algae blooms, it was previously recommended to refrain from fertilizing at least 15' from the water's edge. However, as a direct result of efforts toward midge abatement, we now know that added fertilizer to our lawn also means added food for insects, such as the midges.



### Littoral Plants



help reduce the food source for midges by using the necessary nutrients in the water, and providing a habitat for small fishes and birds that in turn eat the larva and flying insects. A short list of recommended plantings is provided. Meanwhile, please be on the look out for more comprehensive information from the newly formed Lakes sub-committees.

BULRUSH	Attracts Birds
FIRE FLAG	Beautification
PICKEREL WEED	Habitat for small fish
SPIKE RUSH	Controls erosion
DUCK POTATO	Habitat for small fish
SOUTHERN IRIS	Beautification, Habitat

One goal of the Committee is to identify a supplier of these and similar plantings at a reduced cost to BSL residents.