



FROM PRESIDENT BOYER'S DESK

ARBs - Architectural Review Board Approvals

I often get the question "How can I get ARB approval for a change I want to make to my home?" ARB approvals are needed before anyone can start to replace roof tiles, have their house painted, install a new swimming pool, remove a tree, or make any exterior change to the home or property. I will attach the ARB rules to the online edition of this newsletter. The approval process begins by reading the ARB rules and filling out the ARB request form plus attaching all of the information it requires. Once you have prepared your ARB request, please deliver this to Charlie Kelly, our volunteer ARB Chairman. He has many years of experience and knows how to process your request. His contact information can be found in every monthly newsletter, including this one.

June is the Start of Hurricane Season

Included in this newsletter is our annual Hurricane Preparedness Checklist developed by our Hurricane Committee. The average season in the Atlantic, Gulf and the Caribbean has 12 tropical storms with 6 becoming hurricanes. So please be prepared.

Will you be away during Hurricane Season?

Remember that our Rules require that steel or aluminum storm shutters must be painted to match your home when left up for an extended period of time or when there is no named storm or hurricane threatening our area. When you go away on an extended vacation, please be sure to secure all your outdoor furniture and flower pots which can become flying missiles during a windstorm.

Rain, Rain, and more Rain

On average, we will get 10 inches of rain per month June thru September. Almost every street in Fort Myers will flood when rainfall exceeds 2 inches in one hour. Heavy rain events will cause some areas of Casa del Lago to be under water until the rain subsides. Don't be alarmed by 2-inch rain events, our streets drain quickly (usually 30 minutes or less). A hurricane, however, could dump as much as 10 inches of rain. While that has never happened here yet, it could. No street drainage system will be able to keep up with that much rain. Most garages will flood at that point; so never store anything on the floor of the garage that can be damaged by water. While not required, I strongly recommend buying flood insurance even though we do not live in a designated flood area. FEMA flood insurance cost me \$482 for \$250,000 coverage this year.

April 2020 YTD HOA Financial Results

Our HOA Total Revenue April YTD was \$208,910. Our Total Expenses April YTD were \$199,946, meaning revenue has exceeded expenses by \$8,964 so far. Association Reserve Accounts held for future capital repair or replacement items currently total \$264,657 which is an increase of 2% over last year. All Reserve funds are held in FDIC insured bank accounts or CD's.

Dehart Security Contract Ending

Our Association Dehart security alarm monitoring contract for 38 community homes expires on October 10, 2020. The Association Board has decided not to renew this contract. This contract was established in 2005 by the developer of our community. Since then, widespread use of personal cell phones caused many homeowners to discontinue using land line phones which our alarm monitoring systems required to connect to the monitoring station. Now most of the homes that have the Dehart Security monitoring have stopped using the Dehart service. The Association will contact and survey those homeowners to see if they wish to discontinue having security monitoring service or switch to ADT monitoring service if possible.

Next HOA Board Meeting - June 24th

We have scheduled our next HOA Board meeting for Wednesday, June 24th beginning at 7PM.

Due to concerns about the coronavirus, we ask that all attendees wear a face mask and practice social distancing of 6 feet between attendees at this meeting. All meeting notices and specific agenda items will be posted by the front door of the clubhouse as required.

June Landscape Schedule

Mowing will shift to Fridays starting in June. Weekly landscaping services in June will include mowing, edging, blowing and weed removal from flower beds. Shrubs and hedges will be selectively trimmed the week of 6/15 as needed. Turf fertilizer and Chinch bug treatment will occur week of 6/22. Spot application for turf weeds will also be done. Irrigation checks are done every month. In June they will occur the week of 6/22. If you have any concerns regarding your landscaping, such as irrigation repairs needed, please contact the Estate Landscaping office phone at 239-498-1187 and be sure to give them your address and problem specifics. You may also email concerns to Jay at JWinborn@Estatelandscaping.com. Remember to include your home address, the problem and your contact information.

Royal Palms Drop Heavy Fronds!

Royal Palm fronds can weigh up to 40 pounds, so when they drop, they could damage cars parked underneath. Please tell your visitors not to park under a Royal Palm located near your driveway. A royal palm may drop one or two brown fronds on average per month.

Welcome New Homeowners

From January through May, a new record of 15 homes have been purchased in our community. We are very glad you've chosen our community for your new home. We have lots of useful information on our website www.mycasadellago.com and please get on our email list by sending me an email request at gboyer01@aol.com. Please note:

1. If you need a new gate entry code, clubhouse replacement key card or entry gate clicker, contact me at gboyer01@aol.com or 239-415-1633. There is a \$10 charge for clubhouse cards and \$20 for gate clickers.
2. Mailbox repairs and replacements are made by the Association. Contact me for any needed repairs.
3. Cars parked overnight on our neighborhood streets will be towed at owner's risk and expense without warning. Please keep vehicles in your garage or driveway and off the streets between midnight and 6AM.
4. Before making **ANY** changes to the **EXTERIOR** of your home or yard, including landscaping additions,

painting, pools, etc., please obtain prior approval by the Architectural Review Board. The ARB guidelines can be found in the rules package on the community website www.mycasadellago.com.

Keep Street Gutters Clear to Prevent Flooding

During the rainy season, we need the street gutters kept clear so the rainwater can wash into the drains and then into the lake. Do not put trimmings or palm fronds in the gutters or on top of storm drains! Leave these on your lawn to be picked up by the waste collectors or landscaping crews.

Trash/Recycle Container Rules

Our rules require that all trash and recycle containers **MUST** be kept stored **INSIDE** of an enclosed garage except during pick up days. We are obligated to enforce our rules equally with all homeowners. Our rules protect property appearances and home values. We live in a "Deed Restricted" community and all homeowners here are members of the Association. A copy of our Rules can be found on our website www.mycasadellago.com

Be Prepared for any Bad Weather!

George Boyer

President, Deer Lake HOA

[Gboyer01@aol.com](mailto:gboyer01@aol.com)

239-415-1633

Schoo Has Moved Their Office!

Please note that this newsletter contains contact information. Our Schoo management company has moved their office location and changed their phone numbers and email addresses. The new Schoo contact information will be included in every monthly community newsletter so that you can always know how to reach the Schoo management representatives.

HOW TO CONTACT SCHOO

Our Homeowner Contact person still is Pamela Katruska; 239-560-3038 (Cell Phone) or 362-3091 (Office) or by email to Pamelak@samcam.biz

Schoo Association Management, LLC located at:

9403 Cypress Lake Drive, Suite C

Fort Myers, Florida 33919

Office: 239-362-3091 (24 hour answering)

President Pat Schoo – 239-362-3091 and email is

pats@samcam.biz

OTHER CONTACT INFORMATION:

George Boyer, President: 239-415-1633
gboyer01@aol.com

Rob Cooper, Vice President: 239-337-6700
racooper@hahnlaw.com

Karen Martin, Vice President: 502-396-5995
Krmartin57@gmail.com

Charlie Kelly, Architectural Review Board
For ARB Requests Call 239-274-3871
email blkjackkelly@comcast.net

Debbie Wiegert, Clubhouse Committee
239-313-5698
dwiwert54@yahoo.com

Jack Chancellor, Hurricane Committee
239-936-5695
jchan275@comcast.net

Estate Landscaping and Irrigation Repairs
Main Office 239-498-1187,
General Manager-Jay Winborn, 239-872-0932
JWinborn@estatelandscaping.com

XFinity Cable TV Repairs and Service
Call 1-800-934-6489

ADT Home Security Repairs and Service
Call 1-800-878-7806

7. What was officially removed from the US highway system on June 27, 1985? (a) Route 66 (b) picnic tables (c) Sbarro's (d) Howard Johnson's Roadside Restaurants.

8. On June 18, 1812, the US declared war on: (a) the Apache Indians (b) Spain and Cuba (c) untaxed whiskey (d) Great Britain and Canada.

9. Who premiered as host of "The Tonight Show" on June 1, 2009: (a) Conan O'Brien (b) Joan Rivers (c) Jimmy Fallon (d) Martin Mull.

10. IBM was founded on June 11, 1911, as: (a) National Business Machines (b) The Computing-Tabulating-Recording Company (c) The National Cash Register Company (d) Watson and Company.

11. On June 6, 1964, The Rolling Stones made their American TV debut on: (a) "The Hollywood Palace" (b) "The Ed Sullivan Show" (c) "Ozzie and Harriet" (d) "The Partridge Family".

12. International Asteroid Day on June 30 was declared by: (a) the United Nations (b) the Star Trek Society (c) the International Stargazing Confederation (d) Preparation H.

13. Ugliest Dog Day is always celebrated on June 20th. Which of the following statements is false?

(a) dogs are as smart as two-year old humans (b) dogs have sweat glands in their paws (c) 45% of dog owners sleep with their dog (d) dogs are colorblind.

14. On June 26, 1974, the first Universal Product Code was scanned at a Troy, Ohio, grocery store to purchase: (a) a six-pack of Coke (b) a package of Wrigley's chewing gum (c) a package of Pampers (d) an avocado.

15. On June 16, National Fudge Day, you may want to: (a) speak drivell (b) make up a story (c) enjoy some fudge (d) prevaricate.

ANSWERS: (15) c (14) b (13) d (12) a (11) a (10) b (9) a (8) d (7) a (6) c (5) b (4) b (3) a (2) d (1) d.

--Ben Shearer

JUNE TRIVIA AND STUFF

1. Thoreau wrote in his Journal: "This is June, the month of grass and leaves...already the _____ are trembling again, and a new summer is offered me." (a) hands (b) hormones (c) nerves (d) aspens.

2. It is well-known that June is National Papaya Month. Papaya contain a natural enzyme that is used to: (a) make stubborn mules move (b) melt ear wax (c) attract squirrels (d) tenderize meat.

3. June is, of course, National Candy Month too. The National Confectioners Association estimates that Americans consume how many calories of candy per day? (a) 40 (b) 130 (c) 210 (d) 350.

4. On June 15, 1844, Charles Goodyear received patent #3,633 for: (a) a round wheel (b) vulcanization (c) a blimp (d) rubber.

5. What was the first feature film shown in America's first drive-in movie theater on June 6, 1933? (a) "Model T Spooners" (b) "Wives Beware" (c) "23 Skidoo" (d) "Crazy Legs McGirt".

6. On June 3, 1992, Bill Clinton played the saxophone on what TV show? (a) "The Muppets" (b) "Bandstand" (c) "The Arsenio Hall Show" (d) "I've Got a Secret".

Casa Del Lago Homeowner Recommended Hurricane Preparation List

WHEN A HURRICANE WATCH IS ISSUED (36-72 hours ahead of predicted landfall)

- Check around home outside and clear yard of potential flying debris, including furniture, toys, trash cans, etc.
- Check your storm shutter panels and bolts, charge up your electric screwdriver
- Check fuel levels in all vehicles and fill-up as necessary
- Get extra cash from ATM/bank
- Store water in safe containers (one gallon /person/day) NOTE: Do not use empty milk jugs due to potential bacteria contamination
- Turn refrigerator and freezer to coldest setting and freeze plastic soda bottles filled with water and place in freezer (not filled to capacity for expansion)
- Check supply of all prescription medications and refill accordingly

WHEN A HURRICANE WARNING IS ISSUED (24 hours ahead of predicted landfall)

- Install hurricane panels on all windows and doors
- Locate and gather important documents (insurance papers, phone numbers, etc.)
- Locate and gather battery-operated radio, candles, lanterns, flashlights, in case of power failure
- Check your supply kit for 3-day supply of canned food and other necessities (don't forget a hand operated can-opener)
- Stay informed with local weather forecasts concerning storm track and strength
- Move vehicles into garage or, at a minimum onto driveways and out of the street

IF YOU EVACUATE CASA DEL LAGO

- Secure home with shutters and take in any outside furniture, garbage cans, or other potential debris that could be blown away
- Take all family important papers/documents and prescription medications
- Notify relatives/friends of your evacuation plan and allow plenty of time to travel
- Notify Casa Del Lago Hurricane Committee with a telephone number where you can be reached in case of an emergency at your home following the storm

IF YOU PLAN TO STAY AT CASA DEL LAGO

- Designate a safe room in your home with no windows on the lowest level of your home (bathroom or large closet with interior wall is best)
- Keep your supply kit with you in safe room including first aid supplies
- Keep family members together in one safe location inside
- Best to turn off water at the main cut-off should the public system become contaminated (residual in your pipes will be safe to drink, including hot water heater)
- Remain indoors during the storm and away from windows, even those that have Storm shutters
- Check weather reports on your battery-operated radio for storm updates
- Garage all vehicles or, at a minimum, keep vehicles off the street and in paved driveways

EMERGENCY NUMBERS FOR LEE COUNTY

- Lee County Emergency Management - 239-533-3996
- American Red Cross – 239-278-3401
- Florida Power and Light – 1-800-4-OUTAGE

EVACUATION ROUTES

- North on I-75 to Punta Gorda then North on US 17 from Punta Gorda (I-75 North will be clogged)
- West on SR 80 to US 27 then North
- Be sure to travel far enough North to be out of potential storm path since most hurricanes tend to turn Northeastward...Orlando may or may not be far enough

DEER LAKE HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS PACKAGE

AS REVISED AND APPROVED DECEMBER 5, 2018
BY THE DEER LAKE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS. THIS PACKAGE
CONTAINS IMPORTANT DOCUMENTS, GOVERNING RULES, REGULATIONS, AND INFORMATION
REGARDING HOMEOWNER RESPONSIBILITIES. PLEASE RETAIN AS PART OF YOUR RECORDS FOR
FUTURE REFERENCE.

Architectural Review Board and Rule Approval of Changes

No Change may be made to the exterior of any home, landscaping or property without WRITTEN APPROVAL by the Architectural Review Board as addressed in Section 4 of the Declaration of Covenants.

If you wish to make any changes to the exterior of your home, landscaping or property, you must submit an ARB request form to the ARB and have approval BEFORE work commences. The ARB shall have thirty (30) days to approve or disapprove once a complete set of plans and specifications has been submitted. If a request is denied due to incomplete plans or information, the thirty (30) days begins again upon re-submission. Please plan improvements in advance for review by the ARB prior to beginning work. It is also important to point out that failure to secure ARB approval (where required) may result in action by the Board of Directors. The Board of Directors has the authority to demand restoration of unapproved modifications.

The following pages provide a uniform set of guidelines for architectural changes in the Casa del Lago community.

Each and every application is unique and is considered on its merits. No decision becomes precedent but may be taken into account when future similar circumstances arise. In all situations the ARB reserves its right of discretion. It is not the intent of the ARB to curb individual taste or the freedom to enjoy your own property. The goal is to maintain the property values in the community and to be consistent with the covenants to which we all agreed when we purchased our homes. These rules for approval have been established to reduce confusion and to inform each homeowner as to what is acceptable.

As approved Date December 5, 2018

The purpose of this newsletter is solely to provide information for residents of Casa del Lago. Schoo Management, Inc. and the Deer Lake HOA Board cannot be held responsible for its accuracy. Any misrepresentation is purely accidental and will be corrected.

ARB Guidelines

- Above Ground Pools

- No above ground pools shall be permitted, except temporary (defined as no more than three days) kiddie pools located in rear yards.

- Curbing

- Custom concrete curbing, cemented block or brick is permitted around trees or landscape beds. ○ All curbing shall match the color of the walls or trim of the home or the driveway pavers.

- Driveways

- Driveway concrete pavers are to be a color and type of pavers that is consistent with the driveway originally installed by the developer.
- Driveway concrete pavers are not to be stained or painted.
- Poured concrete or stamped concrete driveways and front walks are prohibited.
- Clear sealing of driveways is allowed without ARB approval.

- Fences, Walls and Similar structures

- No fence, wall or other similar divider structure or improvement, including shrubbery and other landscaping used as a fence barrier or screening, shall be erected on any Lot.

- Notwithstanding the foregoing, the installation of a fence may be granted by the ARB and the Board as specified in Rule 6 of the Rules and Regulations.

- Flagpoles and Flags

- Freestanding flagpoles may be installed provided they meet the current Southern Standard building Code for storm safety. Must be constructed of aluminum or steel, maximum height to be no more than 20 feet.
- The display or flying of the US flag is unrestricted and protected by law but should conform to National Capital Flag Etiquette or any US uniform services flag protocol.

- Front Screen Enclosure

- Enclosures may be white, bronze or black aluminum with black fiberglass screening. Wrought iron gates (screened or unscreened) are permitted.

As approved Date December 5, 2018

- Garage Doors

- Homes with two garage doors; both doors must match in color and pattern.
- Garage door screens are to be white, bronze or black aluminum with black fiberglass screening.

- Hedges

- No shrubbery and other landscaping used as a fence barrier or screening is permitted. Existing shrubbery or other landscaping used as a fence barrier or screen, must be maintained as originally installed and when necessary replaced with identical landscaping. Refer to Rule 6 of the Rules and Regulations for further detail regarding existing shrubbery and landscaping.

- Hot Tubs

- Hot tubs and spas installed outside the confines of the home/locked lanai on open ground or patio shall conform to the requirements of Florida Statutes Chapter 515 Residential Swimming Pool Safety Act.
- Exception: Portable spas as defined in Chapter 515 and having a safety cover that complies with ASTM F1346; and provided that these spas conform with the spa manufacturer's electrical installation requirements.

- Landscaping

- Plant only within the perimeters of your property, never in common areas or in the preserve areas. Do not plant on berms or in swales.
- Remember we are within a preserve area and are not to plant exotic or nuisance plants that may adversely affect these areas. For a complete list of plants not recommended for landscaping, refer to the Florida Exotic Pest Plant Council at www.fleppc.org.
- Plants that are not size-appropriate, like Bismark palms, or storm-resistant, like Norfolk Island Pines, may not be approved.
- During the planning stage, contact our landscape company to come to the property to review the landscape plan and possible changes to the irrigation system. Any changes to the sprinkler system are an additional homeowner expense.
- Include a plan showing the proposed and existing location of planting beds. Plans with measurements should include the size, number and type of plants to be approved.
- Specify whether you or a landscape company will do the planting. If a landscape company, submit a copy of their liability information.
- Remember to consider maintenance requirements and height restrictions. Our landscape company may not take care of excessive plantings. Their contract covers lawn maintenance and a limited amount of pruning and fertilization per homeowner property.
- No artificial mulch is allowed. Mulch should be a natural color. Brown Pine mulch is recommended due to the request of many ecology groups asking people to refrain from using cypress as these trees are very beneficial to the environment.
- If stone or lava rock is used in bedding areas, a concrete or block curbing must surround the area. Stone and rock can become dangerous projectiles (with mowing and edging) if not contained.

As approved Date December 5, 2018

- Mailboxes

- Are maintained and replaced only by the Association and will remain consistent in design, size and its color solid black as originally installed. Inform Management Company if repairs or replacements are needed.

- Outdoor Lights

- Area, spot and accent lights shall not shine into a neighbor's lot or common areas (preserves, street, access lanes, etc.)
- Outdoor motion detection lights are prohibited.
- Installation of any exterior light fixture requires ARB approval.

- Paint/Exterior

- Only the approved color schemes are permitted when painting the entire exterior house. Casa Del Lago color schemes are on the sample paint color board at the clubhouse or on the community website www.mycasadellago.com. Contact a member of the ARB for more information.

- Side by side homes shall not to be painted the same colors.
- The color scheme chosen must be included with ARB request form.
- Neither ARB application nor ARB approval is required to repair or touch up existing exterior painting.

- Pools/Cages

- Pools should not extend past the side of the home except for the following conditions; pool is in an enclosed courtyard type home or specific lot conditions prohibit normal pool placement.
- Obtain appropriate permits.
- Inform adjacent homeowners before the project begins.
- Contact Management Company to have the irrigation system turned off for your property and any other affected properties before construction begins.
- Install silt barriers to prevent any runoff on adjacent properties, including preserve and lake areas.
- Do not store or place any equipment or soil in the front of any lot or in the street.
- Damage to adjacent property, sidewalks, curbing, streets, driveways, sprinklers and landscape is to be restored within 30 days of pool completion and are an additional cost to the homeowner. ○ Restore all grades and drainage swales.
- Landscape additions/changes will require ARB approval.
- Inform Management Company of any delay in construction; a fine may be imposed if construction is not completed within a reasonable time.
- Pool cages should be white, bronze or black aluminum with black fiberglass screening.

- Propane Tanks

- Obtain appropriate Lee County permits.
- Obtain a copy of the Lee County codes for residential use of propane tanks. ○ Propane tanks are to be buried underground.

As approved Date December 5, 2018

- Rain Gutters and Downspouts

Approval by the ARB is not required if gutters and downspouts conform to the following criteria:

- Gutters and downspouts are to be white or match the wall or trim color of the home.
- Location of downspouts must not adversely affect drainage on adjacent properties or open space.
- Effluence from downspouts will be managed within the property so as to not adversely affect the adjacent properties or open space.

- Roofing

- Only concrete or clay roof tile selections similar in design and color installed by the developer are approved.
- White roofs, metal roofs and shingle roofs are prohibited.

- Satellite dishes

- A satellite dish shall be installed only on individually-owned property as described on the recorded deed and site plan, and can not encroach on common areas or another owner's property.
- The preferred location is to place the dish directly under the roof edge on a side a minimum of 6 feet from the front most wall of the home.
- A satellite dish may not be installed on the front of a home.
- Roof mounting is not permitted due to danger created by high wind.
- Only where the preferred location (noted in 2 and 3 above) does not allow an acceptable quality signal to be received may a homeowner select an alternate location for the satellite dish.
- The Association reserves the right to inspect all satellite dish installations and if any aspect of this policy is violated, the Association shall require the immediate correction of the situation.

- Solar Panels

- Panels are not to be placed on the front part of a home visible from the street at the driveway entrance.

- Storm Panels/Shutters

Approval by the ARB is not required if Storm Panels/Shutters conform to the following criteria:

- Roll down or accordion shutters are to be color matched to the home.
- No unpainted, storm panels and hurricane shutters may be placed on the exterior of any home unless a tropical storm warning or watch or hurricane warning has been issued for Lee County. The unpainted panels or shutters must to be removed within 48 hours after the watch or warning has been lifted.
- Homeowners may leave their homes shuttered when leaving the home unoccupied if the panels or shutters are color matched to the home or made of polycarbonate or similar strength, clear plastic except that clear plastic storm panels may not be placed on any window facing and visible from the street.
- Any clear plastic storm panels must be kept clean and replaced if they deteriorate or turn yellow or become cloudy.
- Impact Glass installation is the preferred storm protection method based on its appearance and performance.
- ARB application must still be submitted prior to installation.
- Installation by licensed contractor with proper permit is required.

As approved Date December 5, 2018

- Swing Sets/Play Structures

- The term play structure shall include, but is not limited to; playhouses, permanent play sets, swing sets and kiddy pools.
- Must be located in the back yard only and be set back a minimum of 5 feet from any property line.
- Must be secured prior to hurricane or storm by homeowner.
- No permanent basketball hoops can be attached to homes or placed on a pole. Portable basketball hoops are permitted but must be stored inside the house at night.

- Whole House Generators

- Obtain appropriate permits.
- Generator is to be placed on the side of the home that accesses the utility meter and home's main distribution panel; a minimum of 10 feet from the front most wall of the home.
- Generator is to be screened from view with shrubbery.
- The generators require an exercise cycle once a month and should be done at a time that the noise will not disturb neighbors.

As approved Date December 5, 2018

Casa del Lago

Deer Lake Homeowners Association, Inc.

**Architectural Review Board Application
Complete and Return this form prior to commencement of work**

Name: _____ Date: _____

Address: _____

Home Phone: _____ Cell: _____ Email: _____

Description of proposed plan of change, the more detail the better: _____

Required Information

A copy of the floor plan and site plan of your property

A diagram of the alterations and/or additions with color examples Contractor's name, address and phone number

Copy of current Contractor's Liability and/or Business License Permit if applicable

The undersigned takes full responsibility should any damage might occur to any property as a result of and during the completion of this project.

Homeowner sign: _____

Homeowner sign: _____

For use by Architectural Review Board

Date Received by ARB: _____

The ARB's decision on the plans submitted is as follows:

Approved (Must conform to Association covenants and restrictions)

Approved with the following condition(s) _____

Denied – Plans incomplete. Further information required.

Denied _____

Reviewed By: _____ Date: _____

As approved Date December 5, 2018