



FROM PRESIDENT BOYER'S DESK

Home Sales and Values

April home sales in Casa have reached higher prices than ever. Several homes in our neighborhood now have been listed for more than \$700,000 and realtors are anxiously looking for more sellers. What's great about all this is our homeowners have been investing time and energy in remodeling, repairing and repainting their homes. As a result, these homes are commanding higher prices. The overall community appearance has a lot to do with this as well. A beautiful home located in a run-down neighborhood will never get premium prices. The overall appearance of our neighborhood must be the result of your Association and homeowners working together to carefully maintain every home and yard, as well as common area properties.

Board Meeting Results

On April 20th, we held our second HOA Association meeting of the year. Prior to the meeting, all homeowners were mailed copies of the agenda along with the new rule changes being proposed. The Board members approved the proposed Rules without any changes. The rules prohibit new homeowner plantings of trees that are expensive to maintain such as coconut palms. Also prohibited are any plants or trees that grow fruit or vegetables. The Board approved the new house painting rules and color selections.

March 2022 YTD HOA Financial Results

HOA Total Revenue March YTD was \$165,338. Expenses March YTD were \$175,964 so the net result is we are behind Budget by \$10,626 thru March 2022. This shortfall

is due to large expenses paid in the month. The largest expense involved palm tree and hardwood trimming costing \$15,497 in March. At the end of March, Association Reserve Funds, held for future common area structural and equipment repairs, increased to \$332,552 which is 8% higher than March of last year.

New House Painting Color Selections

Like most homeowner associations, our association has approved paint colors that may be used. Many homes in the community still have never been repainted since they were built. For a community where many homes are approaching being 20 years old, choosing the right paint colors is an important decision for a homeowner to make. The approved color selection has been updated to include twelve new color palettes and six of our prior home color selections. Color experts were consulted from Sherwin-Williams to help review our existing paint selection and to compare it to the style of the homes found in Casa. The result is that we have more variety with dramatic up-to-date color selections for homeowners to choose from. Repainting a home can increase its value by more than what it costs. Repainting a home generally will cost from \$3,000 to \$5,500 depending on many factors such as whether it is a one story or two story home. The exterior of a home is the first thing that a new prospective buyer sees. New paint could result in increasing the asking price by \$20,000 or more. Our Association maintains the color selection board that homeowners can use to help select just the right choice for them. This color selection board is kept in our clubhouse located on the backside of the white office door. As always, be sure that you follow the ARB rules and regulations and get written approval from the ARB before you have your home repainted.

Rules and Regulations

Our Association, like other Florida Homeowner Associations, has a set of Rules and Regulations that is meant to provide for peaceful homeowner enjoyment and to maintain community property values. Please be sure to read and understand the homeowner documents that govern our community. The current Rules and Regulations can be found on our website www.mycasadellago.com. If you have trouble finding them, please let me know and I will email a copy to you.

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.

Roof Tile Cleaning is Necessary and Required

Now is a good time to have your roof tiles cleaned. Cleaning roof tiles needs to be done every 3 to 4 years depending on how much dark mold has accumulated on your roof. We now recommend using a "soft chemical wash" technique instead of high-pressure washing which can lead to cracked or loose roof tiles and color loss over time. Additionally, a "chemical wash" cleaning will normally clean deeper and last longer than a pressure washing job. We have used "Shine Window Cleaning" for our clubhouse roof tiles and recommend their "soft wash." Call "Shine" at 239-275-3037 and ask for Keith. Always ask for a quote to include the driveway pavers too.

Welcome New Homeowners!

We're pleased you selected our community. We want you and your family to feel right at home. For information regarding everything that our Homeowners Association provides, including landscaping services, budgets, Rules and Regulations, Board of Director minutes, and newsletters, visit www.MyCasaDelLago.com. Our community management company, Schoo Association Management, Inc., is also a great source of information and can be reached at 239-362-3091.

Dog Owners, Please Be Considerate

Many of us love dogs if they are kept under control. When outside or on your walks, it is THE LEE COUNTY LAW, and in our Rules, that you keep your dog on a leash. Feel free to use our grassy common areas located at the clubhouse, entranceway, or turnaround circles as pet rest stops and please pick up after your pet. Carry plastic grocery bags in your pocket which work well for picking up pet waste. Some neighbors object to having dogs on their lawns, so please respect their wishes. Unless you REALLY know that the neighbor doesn't mind, do not use someone's front yard as a rest stop for your pet. Thank you for being considerate!

Landscaping Schedule

Mowing, hard edging, and blowing service will be done each week on Mondays. Turf, tree and shrub fertilization May 4th. Pruning of shrub beds is scheduled to occur in May. Irrigation checks and repairs will occur during the week of May 23rd.

Landscaping Contact

The On-site property Supervisor for Estate is **Will Kollmann**. His contact e-mail and phone number is included in every newsletter. Please report any landscape problems, including broken irrigation heads, directly to him. Will Kollmann's office telephone is 239-498-1187 and his email is WKollmann@EstateLandscaping.com

Remember, Mailbox Repairs by Association

Our Association maintains mailboxes in the community. This repair and replacement service is included in your assessments. If you have a damaged mailbox, please contact me at gboyer01@aol.com.

Wishing you & your family a Happy and Healthy May!

George Boyer – Deer Lake HOA President

[Gboyer01@aol.com](mailto:gboyer01@aol.com), phone 239-415-1633

Anytime is a great time for Homeowners to reserve the clubhouse

for all types of parties, including birthday parties, showers etc. Please contact George Boyer at gboyer01@aol.com or 239-415-1633 for any questions you may have. The clubhouse reservation forms can be found on our website www.MyCasaDelLago.com.

HOW TO CONTACT OUR MANAGEMENT COMPANY

Our Community Contact person is Pat Schoo.

239-362-3091 (Schoo Office) or by email

Pats@samcam.biz

Schoo Management, Inc.

9403 Cypress Lake Drive, Suite C

Fort Myers, Florida 33919

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

President Pat Schoo

pats@samcam.biz

HOA CONTACT INFORMATION:

George Boyer, President

239-415-1633

Karen Martin, Vice President

502-396-5995

Bill Snodgrass, Vice President

239-822-6647

Bradley Messina, Secretary

815-298-6670

Charlie Kelly, Architectural Review Board

For ARB Requests

Call 239-274-3871

Jack Chancellor, Hurricane Committee

239-936-5695

Sheryl Colborn, Clubhouse Committee Chair

215-290-4742

Estate Landscaping and Irrigation Repairs

Main Office 239-498-1187,

Account Manager-Will Kollmann,

info@estatelandscaping.com

XFinity Cable TV Repairs and Service

Call 1-800-934-6489

CURIOUS YET USELESS MAY FACTS AND TRIVIA

- 1. May is Loaded Potato Month. To celebrate it you may want to:** (a) inject your potato with vodka (b) smother your potato with durian (c) enjoy a beaker of vodka for yourself (d) fill your potato with your favorite ingredients.
- 2. May is also National Egg Month. Find the false statement:** (a) the rooster's breed determines the color of the eggshell (b) white chickens lay white-shelled eggs (c) the average American eats 287 eggs per year (d) hens lay more eggs than roosters.
- 3. On May 5, 1965, "The Grateful Dead," then called "The Warlocks," made their first public performance at:** (a) The Graveyard in Haight Asbury (b) The Hollywood Bowl (c) Magoo's Pizza in Menlo Park (d) The Candy Bar in LA.
- 4. What did Cardinal Richelieu invent on May 13, 1737?** (a) the folding miter (b) the red cassock with bells on the hem (c) the rounded table knife (d) the clerical collar.
- 5. On May 29, 1982, Pope John Paul II became the first pope to visit:** (a) Canterbury Cathedral (b) a Roman brothel (c) the Blue Mosque (d) the Pantheon.
- 6. Abraham Lincoln received a patent on May 22, 1849, for:** (a) a pre-tied bow tie (b) a pant-leg lengthening device (c) buoying boats over shoals (d) a stovepipe hat.
- 7. What organization launched National Salad Month in May of 1992?** (a) The Vegan Society (b) the American Lettuce Council (c) Salad Tossers Anonymous (d) the Association for Dressings and Sauces.
- 8. What did President Benjamin Harrison first install in the White House on May 6, 1891?** (a) a shoe polishing machine (b) electric lights (c) an elevator (d) spittoons.
- 9. On May 10, 1893, the US Supreme Court declared that under the Tariff Act of 1892:** (a) a tomato is not a fruit, but a vegetable (b) a turnip is a root, not a vegetable (c) a sweet potato is not a potato (d) garlic may be subject to tariffs up to twice its value.
- 10. The oldest university in the Americas was founded on May 12, 1551. What's its name?** (a) University of Bermuda (b) Yale University (c) Harvard University (d) National University of San Marcos.
- 11. For what work did Ernest Hemingway receive the Pulitzer Prize on May 4, 1953?** (a) A Moveable Beast (b) The Sun Also Rises (c) Over the River and Into the Breeze (d) The Old Man and the Sea.

- 12. In what room did President Rutherford B. Hayes install the first White House telephone on May 10, 1877?** (a) the restroom off the Oval Office (b) the telegraph room (c) his wife's office (d) the living room of the residence.
- 13. What did President Hoover dedicate from the White House on May 1, 1931?** (a) the Empire State Building (b) the Washington Monument (c) the opening of the DC subway (d) the newly renovated Blair House.
- 14. May is National Strawberry Month. When does the Florida Strawberry Festival take place?** (a) March (b) April (c) May (d) June.
- 15. What city hosts the Florida Strawberry Festival?** (a) Atlanta (b) Homestead (c) Plant City (d) Tallahassee.

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

—Ben Shearer