



CASA DEL LAGO

Welcome New Homeowners!

Many new homeowners have questions about how our community works or have home specific issues that we may have simple and fast answers for. I will try to include some helpful information in the letter but also feel free to give me a call at 415-1633 or email me at gboyer01@aol.com We are glad you chose our neighborhood.

What is Casa del Lago?

This is the name of a community of 197 single family homes that operate as a Florida Homeowners Association called Deer Lake Homeowners Association, Inc. Every homeowner is automatically a member of the Association. If you never lived in a Homeowners Association, or even if you have, you will need to read our Association documents including our Rules and Regulations. Budgets, newsletters, helpful articles and Board of Director meeting notices and minutes can be found along with other information in complete detail on our community website www.mycasadellago.com

Who Manages Casa del Lago?

We have a five member, volunteer Board of Directors who are elected by homeowners and has the authority to control the management of the community. Like most Associations our size, our Board hired a highly qualified and certified community management firm to handle the day to day business. That company is Schoo Association Management. The offices for Schoo are located at 9403 Cypress Lake Drive, Suite C, Fort Myers, FL 33919 and the Schoo phone number is 239-362-3091 and FAX is 239-362-0894. Pat Schoo is the President of Schoo Management.

What are the benefits of living in Casa del Lago?

- The beauty of your landscaping and our community common areas is maintained by a landscaper hired by the Board of Directors. Estate Landscaping provides services that are extensive and include mowing, edging, fertilization, weed control, trimming shrubs and trees, lawn and plant insect control, and annual mulching of plant beds.
- Every home has lawn and shrub irrigation sprinkler system that is maintained and provided by the Association to your home. The irrigation water is supplied by the Association and comes from our lake pump house. Repairs to home irrigation systems are also included and performed by our Landscape contractor, Estate Landscaping. For repairs of broken sprinklers call Estate Landscaping at 239-498-1187.
- The community clubhouse provides a gathering place for parties, card clubs, billiards, table tennis, and has a well-equipped exercise room.



- We also have a community swimming pool and spa and both are heated all year round, plus two tennis courts, a pickleball court, a basketball court, a bocce ball court, a tot lot and even a colorful butterfly garden.
- We have a gated community where entry requires either a gate code or a gate clicker that operates just like a garage door opener and is available from the Association at \$20 each.
- Your Association maintains the community roadways, gate house, front walls, entranceway trees, shrubs, flowers, the street lights, the storm water drainage system, repairs and replacement to every home mailbox. The Association also manages contractors that maintain the lake and the lighted fountains.
- We have No CDD fees. Unlike many other nearby communities, Casa del Lago has no hidden CDD (Community Development District) fees which can add up to a thousand dollars or more each year to your property tax bill. Our low quarterly Association assessments and not having any CDD fees make this a very affordable gated community with all the benefits including high quality landscaping maintenance, central irrigation service and common area recreational amenities.
- We have lots of opportunities for you to volunteer in the community and make new friends in the process. You may want to join the Clubhouse Committee that puts on about five or more parties a year at the clubhouse. We also need volunteers for other committees including the Architectural Review Board (ARB), and the Hurricane Committee. We also have elections each year for open Board of Director positions. Any homeowner can volunteer to become a candidate for the Board election at that time.
- Meetings of the Board of Directors are open to all homeowners who are encouraged to attend and allowed to comment during the meeting on the topics discussed as well as bring up issues that the Board should be made aware of.

What is a Homeowner's Responsibility at Casa del Lago?

- Understand and abide by the Rules and Regulations and governing documents. Please read them as soon as possible and ask for clarification whenever you have any questions.
- Properly maintain the appearance of your home including exterior walls, roof, driveway pavers and walkways.
- Pay all quarterly Association assessments on time.
- Be a good neighbor, generally speaking. Be considerate of other homeowners' quiet enjoyment of our beautiful community.

Other Helpful Information

- The trash, recycle and vegetation pickup day is Thursday morning. Collection could be as early as 6:30AM so don't miss being ready for the pickup since it occurs only once per week. To obtain recycling bins, if desired, call the Solid Waste Division at (239) 533-8000. Please store your containers in your garage and place your items at the end of your driveway on the scheduled day (or night before).



- For easier gate entry access, you may obtain an automatic gate opener for \$20 from George Boyer, President of the HOA, by calling (239) 415-1633.
- Towing Warning! Any vehicle parked on the Association street overnight (between midnight and 6AM) may be towed without notice. Parking on our narrow streets is a safety hazard and may prevent emergency vehicles from reaching homes quickly if needed. Our community rules do not allow anyone to park any vehicle on the street overnight. You may get a permit for overnight guests that would allow them to temporarily park their vehicle at the clubhouse if you do not have enough room in your driveway.
- Please do not park your vehicle(s) on any part of the lawn EVER! We have found this breaks sprinkler heads that are costing us money to replace. Repeat offenders will be charged with the cost of parts and labor for repairs.
- The clubhouse and swimming pool are available from dawn to dusk for residents. Never use them at night. Please note that you need to have a security card for entry and that minors under the age of 16 must be accompanied by an adult. If you do not yet have your card, you may call George Boyer to receive a new clubhouse card. They are \$10 each.
- If you will be a seasonal resident and plan to put on your hurricane shutters prior to departure, please be aware that the hurricane shutters must be painted to match the exterior trim of your home.
- Our rules require that any homeowner desiring to make a change to their exterior appearance of their home or yard must submit an Architectural Review Board request that specifies the change(s) that is/are to be made. This request will be reviewed by our HOA volunteer ARB people and approval or denial with reasons stated will be returned to the homeowner. The application form can be downloaded from the website.
- Schoo Management serves as the management company for your HOA. They handle all of the accounting and correspondence of the HOA, and will bill you directly for the quarterly dues for the Casa del Lago HOA and yearly for the Deer Lake Master Community HOA.

We hope you find this information summary helpful.

Be sure to stop by the clubhouse for a copy of our monthly newsletter, or download it from our website. The newsletter contains information on upcoming community events and other updates. For quick access to more information on our rules and regulations, go to the HOA website at mycasadelago.com.

Again, welcome to the community!

George Boyer

Deer Lake Homeowners Association – President

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