

Vines Community Association

Newsletter December 2006

Architectural Review Committee

Please be aware that there are procedures to follow before making any changes to the exterior of your home. Pegasus Management Company has forms that are to be filled out with your change/ request. If you live in one of the neighborhoods, you may petition your own homeowners/condominium association with these completed forms. Those who are residents of Vintage Trace Circle turn their completed forms into the Vines Community Association for review. These restrictions include landscaping and tree removal within *fifteen* feet of Vintage Trace Circle.

Website

Please visit the community website, www.thevinesca.com for updated information about our community. The above guidelines may be found there along with many other pertinent documents.

Budget

The VCA board has been working on the 2007 budget and is pleased to state that we have kept the spending at a practical level and see no reason to raise the yearly assessments.

Front Entrance

The front entrance is complete but for additional landscape lighting. This item is out to bid and the board will be reviewing the submitted contracts. Whited, the installer for the Christmas lights has made some necessary adjustments and corrected the failures we had.

Security and Safety

At the last VCA board meeting some infractions to our safety were reported. Reporting at a board meeting, unfortunately, is too late to follow up with the offender. Therefore, if you see someone doing something that needs to be reported, please call the Pro Shop if this happens on the course property or call the guard house if it happens on the Vines property. The new road signs remind us all that we live in a golf cart community and we need to drive carefully. The entrance street will be power washed as a final clean-up to the entire project. The privacy wall for storage items around the gatehouse should be underway. The contractor had some difficulties, thus the late start. **Drive 23 mph and always keep your garage doors closed.**

Landscaping

All the palms that need trimming have been trimmed within the Vines community. Mulch will be applied before Christmas. If you happen to see a palm that you think is dying, you may be right and you may be wrong. Experience tells us that the palm needs those palm fronds that are hanging on to redevelop new fronds. Taking that core away prevents the new growth from happening. Therefore, there are a few “test” trees out there. We have budgeted for annual flowers to be planted twice a year at the front entrance.

Note: Some residents have expressed the desire to have some palms trimmed. Joe Henningsen contacted Island Tree Service who will consider a group rate, but that group needs to make their own contact with Marcus Sphatt, owner at 239-463-5121.

Assessment Fees

Notices will be included with this mailing regarding your quarterly assessment. Some resident have incurred late fees that could be avoided. You may have the payments deducted from your checking or savings account by Pegasus. If you choose to write your own quarterly check, consider post-dating the check and mailing it on the 15th of the prior month to insure it arrives on time and no late charges are incurred.

The Vines Community Association Board wishes you and yours a healthy, happy and prosperous holiday.

R W Collins Chuck Freed Joe Henningsen Russ Rees
Faie Saunders Jake Slot Haskel Thompson