

Vines Community Association

April 2006

At the March annual meeting the following officers were elected to the Vines Community Association board.

Board Members

Officers

Russ Rees	President	Southwind
Haskel Thompson	Vice-President	Vintage Trace
RW Collins	Secretary/Treasurer	Grand Palm

Other Board members

Joe Henningsen	Fairway Bend
Faie Saunders	Silver Oaks
Jake Slot	Lost Creek
Chris Smith	Vintage Trace

Meetings

Our meetings are held in the Perry Room at Estero Country Club on the *fourth* Monday of the month at 9:00 a.m. The meetings are open and you are encouraged to attend and contribute your thoughts. We next meet on April 24, May 22 and June 26.

Front Entrance Update

We are very close to seeing the completion of the front entrance monument sign. The capstone has been a difficulty. It is large and heavy and has broken more than twice in transportation. They have cut it into smaller sections and we have our fingers crossed. The other stone is in the area and work should begin very shortly. We also had to apply for an administrative deviation for the wording on the sign because of county regulations. However, we succeeded in getting what we needed and the sign will read, The Vines with Estero Country Club below. We believe that the sign represents both entities within our gates and we are sure you will be very pleased to see it all in place. The board met with a landscape designer who will modify the original plan we received from the Front Entrance designer. Once the sign is in place the temporary signage will come down, lighting and landscaping will be installed. At that time, we will address the serpentine walls and see how they fit in the landscape plan.

Development out in front

Two developers are busy planning their developments outside the gate to the south. Jim Kinsey is planning on building a retail-office building on the property just south of the gatehouse. He has proposed quiet businesses, a Subway, a dry cleaner, etc. His building will sit back on the lot with parking in front. He is required to build a "buffer" wall between his development and The Vines. He is disputing the height of the wall being *six* or *eight* feet. The county has control over this. When he does complete the wall, he has agreed to paint the wall in the same colors as our existing wall. He is also allowing us some input regarding his lighting. We want to be sure that he does not infringe on the homes close by. He will take responsibility for any damages to our entrance road during construction. He also will have an additional entrance near our gatehouse. We are suggesting that this be an "exit only". He has been an agreeable developer to work with thus far.

Matt Falconer is developing the property south of Kinsey. He is building a commercial-retail site also. His building is situated in the middle of the property, about half way from The Vines and U.S. 41. He also is talking about “quiet” business, a Starbucks, sandwich shop, dry cleaners. Falconer specializes in small strip malls near Wal-Mart. The Wal-Mart provides the customers and he supplies additional amenities. He has agreed to an *eight* foot wall painted our choice of colors. You may find his website at www.falcondevelopment.net, click on Estero and see his plans.

Both buildings will be one story. Kinsey was required to add some architectural features to the rear (our view) of his building and both are required to landscape our side of the wall. Falconer’s building will not be visible from Vintage Trace except for the tops of two towers at each end of the structure.

Mailboxes

The VCA has received a favorable legal opinion regarding the replacement of mailboxes along Vintage Trace. We believe a uniform box at each home will clearly improve the looks of our community and maintain our competitiveness in the southwest Florida real estate market. We have chosen a box that is complimentary to the mailbox, new parking lot lights and signage at Estero Country Club. These boxes will be paid for by the Vintage Trace residents. Silver Oaks will be installing this standard box by the end of May.

Security/Road Safety

Haskel Thompson is the chair of a committee working on the safety of our roads. The committee is reviewing all procedures with vendors and outside service people and their behavior on our roads. They are also discussing all options regarding our security at the Vines. Without sidewalks, bikers, walkers and golf carts are in jeopardy along the side of the road. Residents and vendors are guilty of exceeding the speed limit. The first step to slow us down will be some new signage that we hope will remind the driver of his speed. Six new speed limit signs will be placed about. Two informational signs stating that pedestrians and golf carts have the “right-of-way” will be placed either side of the front gatehouse. Hopefully, these gentle reminders will work and the committee will not have to proceed to more restricted solutions.

The gatehouse has received its new computer and you will soon be receiving a new informational form to be filled out. When up and working completely, we will have bar codes or a monitor on our car that will automatically open the gate. This will make our entrance easier to access (for residents) and not quite so congested. Overall results will be quicker service and no delay in calling the gatehouse with guest information.

Strategic Planning

The VCA is working on the best solutions to other various maintenance upkeep problems in the community. Road resurfacing, new street lights and improvement of the railroad crossing are items that need our attention. It is the plan of the VCA to place monies in reserve to pay for these projects as needed, and try to keep our costs down.