

The VCA News

June 2010

Community Membership Studied

The Estero Country Club has initiated a study to determine the feasibility of requiring all new owners within the Vines have at least a social membership in the country club. The Club will pay for an attorney to examine both the ECC and VCA documents to see if they can be amended to include such a requirement. The club will also pay for a study to determine the impact on property values within the Vines if such a change is made. After the studies are complete, the results will be presented to all the Vines homeowners. If both boards decide to proceed, the proposal would have to be approved by both the ECC members and the VCA owners, probably in March, 2011. Current owners who are not ECC members would be grandfathered in, as would spouses and children of current owners who inherit the property. The VCA Board has approved of the study, but has not committed to anything else. Enclosed is a letter from the committee providing additional details.

Traffic Control Devices Installed

After years of trying unsuccessfully to get the residents, guests, and vendors to voluntarily reduce their speed on the Vines streets, the VCA Board voted to install "speed humps" at three locations on Vintage Trace Circle. The speed humps will be half the height and three times the width of the speed bumps that were removed two years ago. The new humps will also have openings in them so that emergency vehicles and bicycles can pass through them without having to slow down. Signs will be installed on both sides of the humps to warn drivers to slow down. It is hoped that cars traveling at or below the speed limit will experience only a mild bump when going over the humps instead of the jolt that the old speed bumps provided.

There will be one hump on each side of the railroad tracks. That hump is not a replacement for the stop sign! Drivers must still come to a complete stop at the railroad tracks. Just because no trains came through last week, doesn't mean that there won't be one coming down the tracks the next time you cross. The railroad has been upgrading their track and crossings in anticipation of increased usage in the future.

Walmart Update

On April 20th, representatives of the Estero Community Planning Panel (ECPP) and the Estero Council of Community Leaders (ECCL) met with representatives of Walmart to learn about their plans for the proposed Wal-Mart store on the northeast corner of US 41 and Estero Parkway. The Walmart representatives indicated that Walmart's corporate leadership has adopted a new standard store format. All of their new stores will be much smaller than in the past. As a result, they are seeking to rezone this site for a 150,000 square foot store instead of the currently approved 208,000 square feet. The standard design of their new stores varies greatly from the Mediterranean design approved by the County. In addition they would like to add three out-lots to the site plan, using some, but not all, of the surplus space included in the present zoning. The present plan includes one out-lot on the corner of Estero Parkway and US 41. It may take as long as two years before these issues are resolved so that construction can begin. In the meantime, the VCA Board is looking for ways to push forward the construction of our entrance from Estero Parkway.

The contracts for the widening of US 41 are scheduled to be awarded in November of this year. The construction should start by the end of the year. It is anticipated that it will take two years to complete the project.