

Newsletter

Vines Community Association

September 2006

Our current VCA Board and our previous board have made some mistakes in not enforcing the homeowner covenants regarding mailbox standards. For a long time residents have been allowed to install mailboxes that have not met the approved standard which was outlined in our individual and collective homeowner's documents. Since this lax enforcement has allowed some residents to break the rules, one of the sad results we are seeing today is discord between many of our Vintage Trace residents.

As a Board, we had to make some assumptions about the outstanding needs of the community and ways to try to bring us back on track. We know some residents may feel there should have been more communications on the details regarding this very important phase of Vintage Trace's improvement priority project. We are sorry for that misunderstanding. All of our meetings are open to residents, and to those who have participated we want to thank you for your attendance, your comments and your assistance. There is a renewed commitment by the Board to act to enforce the covenants, and to update and repair neglected aspects of our community.

For some reason the Mailbox project has created an unexpected level of animosity and sometimes bitter debate, and turned neighbor against each other in personal and vindictive ways that we could not have imagined. This has always been a tight knit community, and we all share many wonderful memories, and it is time for this community to come together to help ensure that every resident will have the best experience possible. In that spirit the Board has attempted to open a constructive dialogue to those who have opposed the mailbox change in order to achieve a desirable resolution. Whether each of us is a full or part time resident, it is equally important to all of us to have a community which looks nice, not only for our friends, family and guests, but for potential new residents.

The Mailbox project is just one of many items that are on the agenda to help our community re-develop and present the very best image, appearance and quality of life for all of us as is possible.

Capital projects underway or under discussion in the near future include:

- A. Completion of the entrance project
- B. Replacing streetlights on Vintage Trace
- C. Street information signage, curb painting and addressing related safety issues
- D. Street re-paving and repairs to railroad crossings
- E. Security upgrades to add a new entrance and improve our overall entrance system
- F. Road safety project

This is only a partial list of items that are on our long term strategic plan that will assure that we can continue to improve our quality of life as well as stay competitive in the real estate market place

In a special meeting the VCA Board adopted a formal resolution to change and update the standard for mailboxes in this community. This document was prepared in accordance with our by-laws as a legal document for all of us to adhere to.

As a result of this resolution, the following are goals that the VCA would like to achieve:

- A. All Mailboxes that DO NOT meet the original developer's standard or that are in need of repair and therefore, do not meet the new standard voted on and approved 8/10/2006, will be required to be replaced immediately.
- B. Any remaining old standard mailboxes will need to be replaced with the new standard box, within a two (2) year period or immediately when the property sells, whichever comes first. Those residents owning a developer's standard mailbox in good condition will have the option to replace that mailbox on a voluntary basis at the time the other mailboxes are being installed or run the risk of paying a higher rate for individual installation at a later time.
- C. The cost of the new standard mailboxes and the installation will be paid by the Vintage Trace residents receiving the new mailbox.
- D. The cost can be spread over a two (2) year plan if individual residents request.

This project should never have been as contentious as some residents have endeavored to make it. We all need to come together and move forward in an expeditious manner so that our community will be a showplace, setting the standard for communities that are maturing with value and class.

The pros and cons of the above set of goals will be discussed at our next Board meeting scheduled October 3, 2006 at 9 a.m. in the Perry Room of the Estero Country Club.