



Rotonda LAKES

Rotonda Lakes
Conservation Association
P.O. Box 520
Placida, FL 33946
www.rotondalakes.com

A Deed Restricted Community

February 2010

2010 Board of Directors

President	James McNally
Vice President	Al Hayden
Vice President	Royce Neidlinger
Secretary	Gale Valentine
Treasurer	Geraldine Chesney

The Board of Directors' Meetings are open to the public. The dates and times are posted on the web site and are usually scheduled on the last Wednesday of the month at 6:30 p.m. at the Association office listed below.

Association Office

The management firm of Professional Property Services manages the day-to-day operations of the Association. All Association business is conducted from the office in Rotonda and is accessible to you when you visit the area. The Association office is located at 3899 Cape Haze Drive, Rotonda West, FL 33947, the green building at the corner of Cape Haze Drive and Haitian Drive. We look forward to meeting you, so stop in and introduce yourself.

For those of you who need to communicate with us by mail or by telephone, please put the information below on file:

Rotonda Lakes Conservation Association
P.O. Box 520, Placida, FL 33946-3100
(941) 697-9722 Fax (941) 697-0738

Email: rotondalakes@embarqmail.com

The Association office is open Monday through Friday, except holidays, from 9 a.m. to 5 p.m. The office staff is not bilingual, so we cordially request that all communications be in English.

MOVING???

Be sure to inform the Association of your new address so we can continue to keep you informed of the events in our community.



Annual Election of Directors

The 2010 Annual Meeting of the Rotonda Lakes Conservation Association will be held in March. The main order of business will be to elect the Board of Directors. The Association by-laws provide for five directors with staggered terms. The election will fill only those seats for which the term of office is expiring. This year two directors will be elected for two year terms to fill vacancies on the Board.

Nominations may be made from the floor at the annual meeting.

Some of you who live in the area may be interested in serving on the Board. We provide this information to those who are interested.

Being a Board member is a commitment to be taken seriously. The management company and the present directors are actively trying to set in motion policies that will effectively chart the future direction of the Lakes community and protect the interests of the members. The Board meets on a regular basis, which does call for time away from other responsibilities.

If you would like to be a director so you can help guide the progress of the community, please call the management office.



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Red Dot Medical Information & Safety Program

The Association is working with Charlotte County to make Rotonda Lakes' residents aware of the Charlotte County Fire and Emergency Services "Red Dot Medical Information Program" and the "Safety on Scene Program." Both programs are designed to assist first responders by directing them to important information about your medical history, medications, etc., that may help them give you quicker and proper medical attention if necessary. For more information about these programs please call Charlotte County Fire/EMS at 941-833-5600.



Beautification Committee

The Beautification Committee has been hard at work. The Committee members have overseen the planting of new plants and trees. A progressive beautification plan has been developed and has been implemented this past year including new trees and plantings along Ingram Blvd.



Thanks to the Beautification Committee members for a job well done! If you would like to serve on

this Committee, contact Garry Valentine, 941-697-8347

Deed Restrictions

Rotonda Lakes is basically a new community. The majority of the homes are less than five years old. Rotonda Lakes is also a deed restricted community. These restrictions are designed to keep the community looking good for the benefit of all members. The Association wants to address deed restrictions from a positive approach and as an asset to the community rather than be looked upon as being oppressive. We need your support and cooperation to make this program work. The Board of Directors is in agreement that strong, enforceable deed restrictions are necessary to maintain a sense of continuity and well kept properties throughout the community. These guidelines are what make our property owners' association effective. The Directors are taking an aggressive approach toward the enforcement of the deed restrictions.

Please understand these deed restrictions had to be written so as to address the worst-case scenario. The goal of deed restrictions is to not let individual preferences take away from the overall good of the community.

In general, we do not want to see cars, boats, RV's, trucks or trailers parked in our neighbor's yard, or fences of every size and shape or color throughout the neighborhood, or cluttered, unmowed and unkempt properties. This community is home to all of us. Respect your neighbors by keeping your property neat and well maintained (or you will be notified if there is a deed restriction violation).

The deed restrictions and covenants have been in place for over four years and for the most part have been very effective and without many problems; however, because of the continuing growth of the community, the Association has scheduled inspections of the community 3 to 4 times a month and reports of any violations go to the Board of Directors.

MSBUs In Your Community: What are Municipal Services Benefit Units? Municipal Service Benefit Units (MSBUs) are districts within the County through which specific services are provided only to that district, like Rotonda Lakes. These services include road maintenance and improvements, street sign maintenance and drainage, fire protection and stormwater maintenance that are all provided through the MSBU. The taxes to pay for these services to Rotonda Lakes are called **Non Ad Valorem** Assessments. These are assessments on your tax bill determined by local government to pay for projects specifically within a certain MSBU district, like Rotonda Lakes.

What is an Ad Valorem Tax? An ad valorem tax provides County wide services and is based upon the assessed value of your property. These taxes pay for trash collection, street lighting, community improvement projects, public safety programs, public schools, etc., throughout the County.

Association Finances Mowing & Website



Association Finances

As a non-profit corporation, all of the funds paid into the Association through assessments are used specifically for the Rotonda Lakes Association. Monthly financial reports are prepared to account for all funds and an annual review is done by an independent C.P.A firm at the end of the year.

An annual expense budget is prepared to plan anticipated financial needs for the upcoming year. After the anticipated expenses have been scrutinized and approved by the Board, the total amount is divided equally among the property owners to fund the anticipated expenses.

As more and more people move into the community, the demand for services increases. The cost of services and the amounts of service needs are increasing but the income is not. The Association Directors are exploring several different ideas to meet financial needs

All monies collected are maintained in interest bearing accounts that are insured by the Federal government. These accounts are reviewed regularly to maximize the amount of return within the federally insured system.

In February, a packet of information will be mailed to you advising you of the annual membership meeting and giving you financial information in the form of a budget and line item explanation of all expenses. The Directors have been very careful to spend your money wisely and only for things that are necessary for the maintenance and ongoing operation of the Association.



Invoices for your yearly assessment fees are enclosed in the Annual Meeting Packet, so be sure to check your envelope before throwing it away.

Association Account Numbers

The account number on your statement is also your property's Block and Lot numbers. The first digit is for office use, the next two digits indicate your block number and the last three digits indicate your lot number.

For example: In account number 123456, the "1" is for office use; the next two numbers, "23", are the block number and the last three digits, "456", are the lot number.

Check out the



Rotonda Fiesta

Association Social Club.

Information can be found on the Rotonda Lakes website on the *New Happenings* page.

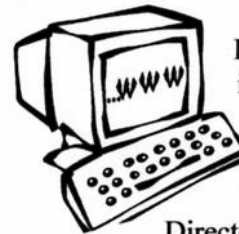
Association Mowing

The Association mowing program is working well. The rights-of-way and common drainage areas and mowable lots are mowed five times per year. This mowing schedule gives a better overall appearance to the subdivision. It also prevents additional natural vegetation from growing to an unmanageable size in the rights-of-way. This program has benefited everyone in one form or another and the Board plans to continue this program. The County has also applauded the Association's efforts and results. This has helped keep your MSBU Street and Drainage taxes from increasing.

We are experiencing some problems with Brazilian pepper trees growing into the rights-of-way from the lots. It is the ultimate responsibility of the owners to maintain their property. It may become necessary for these owners who have overgrown brush on their property that encroaches into the rights-of-way to be charged for necessary trimming.



www.rotondalakes.com - Many of the documents pertaining to the Association have been uploaded to the website at www.rotondalakes.com.



You will find a copy of the By-Laws, Deed Restrictions and Building Guidelines as well as forms for Requests for Modification and Address changes.

You may also read the Board of Directors' meeting minutes.

Please visit www.rotondalakes.com to keep informed of Association news. If you have any suggestions for the website, please call the Association office at 941-697-9722 or send email to:

rotondalakes@embarqmail.com



Visit the Rotonda Lakes Web Site at
www.rotondalakes.com
email us at: rotondalakes@embarqmail.com

Environmental Resource Committee

The Rotonda Lakes Environmental Resource Committee (RLERC) wants to hear from you! We are always interested in new members! We are your neighbors who were challenged by a steep learning curve concerning Florida's flora and fauna. Learn about preserving native flora that are drought-resistant and require little water, fertilizer or pesticide. Learn to coexist with native wildlife, much with insect-resistant Melaleuca, and water efficiently to conserve. Saving mature trees provides you with privacy, shade, and saves you money by reducing your water bills. Consider your options before clearing your lot or hiring a landscaper. Save yourself money and precious time by being informed, and help us preserve Florida's natural beauty. E-mail Randee LaSalle for more information at rslbigfork@hotmail.com; (use RLERC in subject line).

This past year the **Charlotte County Area Scrub Jay Habitat** overlay map was revised. It would be wise for you to check if your property is encumbered by the Scrub Jay habitat designation. By going to www.charlottefl.com/scrubjay search. The PID (property identification) is the account number located at the top left corner of your Charlotte County tax bill. If your property is encumbered by the habitat designation, you will want to understand how that designation affects your property.

Volunteers Needed !!

Our Community is growing and is a very pleasant place to live. It won't stay that way unless everyone helps to keep it that way. **YOU CAN HELP!** Most tasks require a few hours each month. Can you volunteer to check on:

- Deed restriction violations?
- Safety issues, such as reporting potholes in our streets?
- Overgrown foliage that obscures a driver's view or blocks street signs?
- Spotting vehicles, boats, etc., parked or stored in the wrong place too long?
- Replacement of street name signs or stop signs?
- Reporting illegal dumping and littering?
- Forming a Neighborhood Watch program?
- Helping the Beautification Committee?

If interested, call a member of the Rotonda Lakes Association Board:

James McNally - 941-697-4548

Al Hayden - 941-697-2528

Royce Neidlinger - 941-697-8665

Gale Valentine - 941-697-8347

Gerri Chesney - 941-697-8042



We hope this update is helpful. If you have any questions about the Association, please contact us at the phone numbers or address listed on the front page or at rotondalakes@embarqmail.com

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PO Box 520
Placida, Florida 33946-3100