



Bermuda Isles II – News

December 2009

Editor: Joe Herbold –pvms1@cox.net

President's Message:



Hi Folks,

Tis' the Season to be Jolly. Hope you had a Great Thanksgiving. We do indeed have so much to be grateful for. I want to thank our Board of Directors, and our Property Manager who have served this community and assisted to make BERMUDA ISLES II such a fabulous, safe, and financially responsible home for all of us. Once again, this Board was committed to keep the assessment fees FROZEN so that all of us experiencing this country's recession would not be burdened by additional costs from this facility. We can't predict what the 2011 budget will look like, but for the last 2 years, and 2010 we have kept the assessment fees at \$675. It is a tight budget, and one that does not have any "fluff". So our Holiday Gift is "NO FEE INCREASES AGAIN" – 3 years in a row.

On behalf of our Board of Directors (Julie, Reni, Tom, Margie and myself) and Property Manager Jerry Cattrell, we wish each and every one of you a Merry Christmas, Happy Hannukah, and a wonderful New Year. I Pray that all will be blessed with good Health and Happiness, and that we all continue to be "Good Neighbors" living with Peace and Good Will. **Happy Holidays to all!**

Joe Herbold – President, Bermuda Isles II (and Webmaster of www.vanderbilllakes.net)

HURRICANE SEASON 2009 IS OVER!!



As you are aware, the hurricane activity for our geographic area was almost "non-existent" this past season. Thank you for all your prayers!!! They worked!!! Lets all continue those "positive vibrations" for the 2010 storm season so we have another "quiet" season!! PLEASE!

HOLIDAY DECORATIONS.... I think you will agree that our courtyard palm tree lighting and wreaths look very festive. I special thank you this year to *Joe Herbold, Ken & Sandy Goddard, Sharon Johnson, Balazs Nagy, and John Gass* for their assistance with the decorations. Thanks for volunteering.

Also, thank you to *Carol & Tom Belfiori & Joe Herbold* who represented Isles II in decorating the main entrance, Plaza, Winthrop & north gate along with volunteers from many of the associations.

ANNUAL ELECTION OF BOARD OF DIRECTORS

To qualify for the Board of Directors, all you need to do is to send **WRITTEN NOTICE on or before JANUARY, 2010** of your desire to run for the board, either by hand or mailed to the Association



address:
PO Box 2411, Bonita Springs, FL 34133.

In addition, you may submit an information sheet, no larger than 8.5 x 11 inches containing your qualifications and/or platform for office.

If you have any questions about Board activities and responsibilities please feel free to contact any current Board member with your question.

To continue to make our community GREAT, we need everyone's help. Get involved. Working together we will continue to grow as a fabulous neighborhood. Thanks in advance for your help.

LEASING of UNIT...
I realize that you have seen this before.... BUT we still have issues regarding rentals each year. Please be sure your real estate person is aware of our rules and uses the proper forms (which can be downloaded from our website) Sorry to repeat these again.... And PLEASE be sure that all renters have read and understand our RULES and REGULATIONS. Thank you...

In previous Newsletters we highlighted the Rules and Regulations of our Association. Within those documents are the steps that MUST be completed 30 days in advance to any rental. We want to be sure that all owners that plan on renting their unit have a complete understanding of the regulations.

This past year we STILL have had some misunderstandings regarding the rules for RENTALS. It is for that reason that we repeat them again in this newsletter. The Steps are very basic, and if followed will insure a smooth season ahead with our community. The "short version is":

a. At least 30 days in advance to the proposed lease the Bermuda Isles II rental application is completed.

b. A check for \$100 is attached to the application.

c. A completed copy of the proposed lease, the application, and \$100 check is mailed to the Property Manager (**at least 30 days in advance**)

d. The lessee agrees (by *initialing the application*) that he/she is aware of the Condominium documents and Rules and Regulations including the following: **NO pets in tenant occupied units; Parking in designated areas only; NO Campers, RVs, boats, trailers or motorcycles; NO trucks, including pick up trucks; NO vehicle repairs on the premises; NO commercial vehicles; NO gas or charcoal grills; All vehicles must observe posted speed limits.** (It is the owner's responsibility to provide the Association documents to the renter.)

e. The lessee agrees to a background check by completing the last page of the application.

f. Leases are a MINIMUM of one month (There are NO weekly rentals permitted by our Condo Documents) and not more than 3 rentals per year. If you have ANY questions, please contact our property manager, Jerry Cattrell (In Advance of the 30 day rule) for clarification and/or discussion of any procedure.

C&H Property Management
Jerry Cattrell, CAM
PO Box 2411
Bonita Springs, FL 34133
Tele/Fax 239-566-9730
Cell: 239-404-0335



SHORT TERM USE BY RELATIVES

Please – Please – Please also contact our Property Manager **IN WRITING** regarding ANY short term arrivals of relatives using your unit. Please insure that your relatives have also reviewed the Rules and Regulations of our Association. Living in a Condominium Community makes it imperative that we know who is residing within the neighborhood. "Heaven forbid", IF there were an emergency, we **MUST KNOW WHO** is occupying each and every unit – even if it is a relative. So, please take the extra minute to inform our Property Manager **in advance**

of when short term use by relatives will occur. Thank you so very much for your cooperation.

REMINDERS:

Please be sure that ALL renters, relatives and visitors have reviewed and understand the association's RULES and REGULATIONS. A Copy of that document should be visible inside each condo so it can be easily referenced. If you have computer access, the Rules and Regulations are posted on our Isles II website. Living in a condominium community requires that all follow the Rules and Regulations that have been established over the years by the elected Board of Directors as well as the Association's Legal By-laws. If you do not have the 11 page RULES and REGULATIONS and have no computer access please contact JOE HERBOLD and he will get you a copy.

Here's a few items that have been brought up recently by some of our members to Board Members:

- No washing machines, vacuuming, nor loud volumes before 7am and after 10pm
- No personal property stored outside units
- No items on the walkways, balconies & Stairs (Fire code regulations)
- Garbage **MUST** be Bagged & placed in dumpster
- All recyclables **MUST** be rinsed out. **NO FOOD in the recyclable bins.** Any food would just ROT, smell, and attract animals. (Let the food go down the garbage disposal)
- Window treatments must be white
- No motorcycles overnight
- No Charcoal or Gas grills.
- and for any smokers, **PLEASE** do not litter our road and/or mulch area with cigarette butts. (There seems to have been more especially near the bicycle rack and in that area)

- and **PLEASE** be sure to shut off your main water when you are away, and keep your wash machine water **OFF** when you have completed washing clothes. (We hope not to see any more water leaks from our water system.)

[Also, when is the last time you replaced your hot water heater? They do not last forever...I hope its not still the Original One! If so, that's a disaster waiting to happen!]

THE NEW GATE SYSTEM

By now, all residents should have received their 4-digit entry code. When using the entry code, you **MUST FIRST PUNCH THE "POUND" SIGN (#)** and then enter the first number "quickly" followed by the remaining. **IF** you pause too long after punching "#" the system will reset and it will not work. When you have guests coming, please be sure you tell them about the "#" and to enter the first number quickly, and then the rest. All codes have 4-digits and **ALL** must hit "#" first.

Your **LAST** name, First **INITIAL** is listed in the call box (unless you requested it not to be there) and a visitor can scroll **UP** or **DOWN** the alphabet. They would **HOLD** the **UP** or **DOWN** key **IN**, and the names will scroll. When they come to your name, the **ARROW** (on the left side) **MUST BE POINTING** to your name (**VERY IMPORTANT**) and then they click "CALL".. You do **NOT** have to keep clicking one name at a time... **HOLDING THE BUTTON** in allows the name list to **SCROLL** rapidly.

The 3-digit number next to your name is **LINKED** to your local phone number (Area code 239 only). Your phone would ring, and you can talk to the visitor. **IF** you approve, you would punch the number "6" on your phone and the gates will open for your visitor.

Please be sure that any workmen coming to service your home or deliveries or pizza man, etc. **HAVE YOUR ENTRY CODE** so that they can enter the front gate. **AND BE SURE YOU TELL THEM TO HIT THE "#" SIGN FIRST** then quickly the numbers.

If you are having a **LARGE DELIVERY**, Like a large furniture truck, or large truck picking up some item, **PLEASE CALL** one of the Gate & Smartpass - Sub-Committee Members: **JOE HERBOLD** (495-0353) or **BRIGGITTE VANGUNTEN** (440-915-4215) or **MICK O'BRIEN** (947-1858) and request a **SPECIAL CODE** that you can give to the Company and this will open **BOTH GATES**, the **GUEST** and **RESIDENT** so the **LARGE** truck can drive right down the middle.

And while we are discussing **BIG TRUCKS**, when you see the **HUGE** trucks at the front (Like The **O'VEOLIA WASTE TRUCK**), please do **NOT** pass them on the resident side. Let them go **FIRST** as they will be opening up **BOTH gates and driving down the middle**. Please just give those **BIG** trucks the extra time and do not pass them. (They are opening both gates, and if you pass them and go by the gate, your car will end up **CLOSING** the resident gate, while we need both gates open to let those **HUGE** trucks through)

OTHER OPTIONS. If you need to have your entry code **CHANGED** for whatever reason just contact

Joe Herbold (495-0353) and within a few days he will get that done. Joe maintains the master Data File and will be doing this for all of Vanderbilt Lakes. Also, if you want your name and phone number removed from the call box, just let Joe know that request as well. (You would still have your access code - it's just your name and phone which would be hidden). And lastly, if your phone number (Local only - Area code 239) is changed, please contact Joe with the new number and he will make the change.

ENTERING the MAIN gates. Please do not "tailgate" the main gate. Only **One Car** can enter the gates at a time. Please **STOP** and let the car in front of you go through. Then when the **POLE** comes down (which is pretty quick) then visitors can enter their # and 4 digit code for gate access. If someone "Tailgates" thinking they can just follow the car in front, they are incorrect as the pole will drop. (Even when we had the Guards... **all visitors had to STOP and WAIT** with only one car gaining access at a time. Please tell your visitors that they **MUST** wait for the pole to come down before they enter their visiting code.

NORTH GATES (The Back Gate) is set up with separate **ENTRANCE AND EXIT** Gates. **ONLY THE SMARTPASS** can open that entrance **NORTH** gate. Also, **NO** commercial trucks or vendors can use the **NORTH** gate in either direction. Please let your vendors and deliveries know that they cannot enter that gate (Even though a GPS may tell the driver that is the shortest route) All vendors and deliveries must use the **MAIN** gate. The **EXIT** gate opens when the **LOOP SENSORS** in the roadway read that a car with metal has driven on them (just as they always have been).

SMARTPASS is still available, but they are no longer free. For an **OWNER's** car, the fee is \$18. For a **RENTER, RELATIVE, SIGNIFICANT OTHER**, the fee is \$34. The application must be completed, a copy of the registration and a Check payable to "VLCA" is given to Joe, Brigitte or Mick (The same committee members - their phone numbers are listed earlier in this article) The registration of the car or lease **MUST** be the name of the owner for the \$18 fee. All others must also have a note from the owner giving permission to them to receive the **SMARTPASS**.

If you Change cars, please be sure to try and remove the **SMARTPASS** from the previous vehicle. Unfortunately, if you can't there will still be the \$18 fee for a new one. If you do transfer to a new car, please fill out the **TRANSFER** form (found on the VLCA Website with all the other **SMARTPASS** Forms, and give that to one of the committee members listed previously.) (No fee since you are using the **SMARTPASS** that you already have, but we need to change the information about your car in the computer system)

OTHER PROJECTS:

North Border: We have taken down some fallen trees and Branches on the North border. The vines and exotics on "our side of the border" have been cleaned out.

Red Cedar Mulch: We have added the red cedar mulch around all of our buildings. (All sides this year)

Sealing of the Roads and Parking Courtyard: In October we seal coated the Courtyard and Roads; replaced some parking blocks, and re-lined the parking spaces and handicapped areas.

THANK YOU..... We are so proud of our community, which is our home. Please continue to keep the areas in front of your condo clean as it is your home. Occasionally a sweeping of the entrance, and stairs, and getting any bugs from the lights or doors will make all of our property more comfortable. And so many have been adding such beautiful plantings in the front as well as back. They look fabulous. (But remember that the owner of those plantings must maintain them as

well). And we added the red cedar mulch to the backs of the condos, and that truly has added to the attractiveness.

BOARD OF DIRECTORS DIRECTORY

President: Joe Herbold

495-0353 email: pvms1@cox.net

First Vice Pres: Julie Mc Dowell

948-7105 email: jhmseneca@msn.com

Second Vice Pres: Tom Arena

498-2136 email: tarena623@comcast.net

Treasurer: Reni Gass

495-1870 email: renigfiedler@embarqmail.com

Secretary: Margie Smith

495-7882

Property Manager: Jerry Cattrell, CAM

C & H Property Management

PO Box 2411

Bonita Springs, FL 34133

Tele/Fax: (239) 566-9730 Cell: (239) 404-0335

email: chpropertymgmt@aol.com



HAPPY HOLIDAYS FROM BERMUDA ISLES II

This is just a wonderful time of the year. Our community looks so festive as we prepare for the Holiday Season. **We do indeed have a lot to be thankful for.**

We have 68 fantastic neighbors in Bermuda Isles II PLUS additional friends, neighbors and colleagues in our sister Associations, Bermuda Isles I, Bermuda Cays, Carmel, Bermuda Gardens, Vanderbilt-I and Vanderbilt-II.

Your Bermuda Isles II Board of Directors and C&H Management wish you and your Families a spectacular season of Joy, Peace and Prosperity. Happy Chanukah, Merry Christmas, and Happy New Year to all.



A HAPPY
NEW YEAR