

Progress In Town & River

Hello. I'm Mark Generales, your new Town & River Board president. I thought I'd take a few lines, introduce myself, speak to a few initiatives our Board has undertaken and discuss an important upcoming community vote.

First and foremost, please know your Board operates with one overriding goal, to *act in the community's best interest*. Sometimes you may agree – or disagree – with a Board action or decision. Sometimes it might become an emotional issue. We respect and honor everyone's opinion. And in the end we make our decisions always in concert with those guiding fiduciary principles.

So – please take note of the changes in our community newsletter! From the new logo, to the types of articles you will see – our hope is to revitalize this form of communication and make it your newsletter. Special thanks to Board member Renee Notes who has taken on the role of editor and is responsible for the improvements you see in content (see page 5 to connect with Renee). She's reaching out to the community asking for your input and helping to make the content as interesting as possible. We hope to feature residents, recipes, photos and more. If you have an idea – give Renee a shout!

One of the newsletter features will be a "Get To Know Your Board Members" column. As a group, your Board brings a wide variety of backgrounds and experience to their role. We want you to get to know each of them as they will be featured in future issues.

We're completely revamping and redesigning the Town & River website. Our goal is for the site to become one you visit frequently. We will post news and information, copies of all our rules and will include freshly re-typed Deeds of Restriction, a gallery of photos and video of T&R and more. Even our newsletter will be posted monthly in PDF format. Once again – should you have suggestions or format or other ideas for the site – let us know. No pride of authorship – we just want to improve!

Now for a current issue. The present Board has carried forward the issue of rentals in our community from last year's Board. Let me briefly address the process your Board is undertaking.

As I stated at the outset, your Board has a fiduciary responsibility to act in the best interests of the entire community. The issue of rentals presents the Board with the need to walk a fine line. We seek to preserve the structure and character of

our existing community while simultaneously respecting and retaining the property rights we all enjoy. This is a delicate balance.

Your Board has sought a difficult compromise and will vote on bringing this proposal to you at our May 10 Board meeting, located at Cypress Lake **Presbyterian Church** at 6:30 p.m. If the proposal is approved a special community vote is scheduled for June 20, located at Cypress Lake **Methodist Church** at 6:30 p.m. Your vote can be in person on June 20 or by mailed proxy. We urge your attendance at both meetings. (See page 4)

The specifics of the proposal and meetings have been provided to you on the meeting notice postcard. In addition, the entire proposal will be posted on our website at www.townandriverftmyers.com.

Next newsletter I will write about the how, why and what the proposal means. Important – this is your community, your Deeds of Restriction and your decision. Join us on May 15 to hear more about the proposal and voice your opinion. We will have a public comment period specifically to provide you with the opportunity to address the Board on this issue.

Last, a little on myself. My wife Debbie and I have owned our home on S. Town and River since 1998. I am a longtime veteran of the financial services industry having managed departments for EF Hutton and other Wall Street firms. I have lived in my native South California, Chicago, Toronto, Beaufort, South Carolina and now Fort Myers.

While doing this, Debbie raised our three daughters, the youngest who just married and our oldest that came to visit with our first grandson and is expecting our second in August! Being in or on the water is my favorite pastime. I still work managing my great clients from my office in Bonita Springs. If you have any thoughts – questions, suggestions, etc. – my contact information is in this newsletter. See you soon!

Plenty To Experience At FSW

By Teresa M. Araque

Just a few minutes from Town & River is Florida SouthWestern State College. Within its 80 acres bordered by College Parkway, Summerlin Road and Cypress Lake Drive are buildings for classrooms and a residence hall. But there is more!

"This campus is designed to engage the community beyond the classes, certifications and degrees we offer," said Dr. Jeff Allbritten, president, FSW. "We are an economic driver and partner with universities and businesses to train the professionals our community needs to thrive. Just as important to us is hosting events in what we call our cultural hub."

That hub includes two prominent buildings.

Built over 30 years ago, the Barbara B. Mann Performing Arts Hall has attracted concerts, theatrical performances by the hundreds and hosted numerous community film festivals and performances. From the Southwest Florida Symphony and the Gulf Coast Symphony to Community Concerts and the Broadway Series, there is something for everyone.

"The hall truly is a place for people of all ages to enjoy



FSW Arena

world-class performances," said Scott Saxon, general manager. "Our upcoming Broadway Series includes *A Bronx Tale*, *Monty Python's Spamalot*, *Les Miserables*, and *Lion King*."

The newest addition to FSW's cultural hub is Suncoast Credit Union Arena. It's home to the college's men's and

Plenty To Experience At FSW on page 4

Town & River Cruise Club

The Town & River Cruise Club held its monthly meeting, March 10, hosted by Ellie and Lucky Murphy, Kelly Trumbull and Wayne Couture. It was an overcast Saturday morning, with a promise of rain; the winds were out of the northeast at four to eight knots. This did not prevent some



Socializing, ordering lunch and completing a nautical game were all part of this fun cruise experience.

of our hardy Sea Men from staying the course. Four boats set out from their docks at Town & River. The boats were loaded with their captains and crew. Their destination was Fathoms Restaurant & Bar, located at Cape Harbour, Cape Coral. They arrived in good time and without incident at their destination. Many other mariners, not as adventurous, respecting the threat of rain took the overland route, it was quite an invasion. "By land and by sea."

Fathoms did an outstanding job with their service

Town & River Cruise Club on page 5



Commodore Mike Marra calls the meeting to order.

Spotlight On Real Estate

By Denise Chambre, Broker Associate, MBA

This month's real estate spotlight features **Single-Family Gulf Access Homes** with all data provided by the SWFL MLS.

Are you are thinking of selling and concerned that you missed "season"? Or are you thinking about taking your home off the market since the snowbirds have left? If you answered yes to either question, you may want to reconsider. Historically, our community sells more homes in the second, third and fourth quarters of the year than during season. We find that the serious buyers start coming out now. In particular we see activity from locals that are ready for a boating lifestyle and from families that want to move to the south school zone before school starts in August. So we are just starting the best selling time of the year!

SINGLE FAMILY GULF ACCESS HOMES						
# of Sales	2013	2014	2015	2016	2017	AVG
1st Qtr	1	1	5	5	2	3
2nd Qtr	5	7	8	5	7	6
3rd Qtr	4	6	4	4	5	5
4th Qtr	6	7	9	2	5	6
TOTAL	16	21	26	16	19	

Spotlight On Real Estate on page 4

Crossword Puzzle

Across

- 1. Russian emperor
- 5. A sloping mass of loose rocks
- 10. Snake sound
- 14. Conceal
- 15. Blow up
- 16. Dwarf buffalo
- 17. Powered by electricity
- 19. Questionable
- 20. Not bottom
- 21. Carved
- 22. Southern breakfast dish
- 23. Amaze
- 25. Avoid
- 27. Citrus drink
- 28. Vibratos
- 31. Piques
- 34. Panderers
- 35. Downturn
- 36. Money
- 37. To yield or submit
- 38. Sandwich shop
- 39. French for "friend"
- 40. Deputies
- 41. Sausage
- 42. Celebrated
- 44. Ear of corn
- 45. Sludges

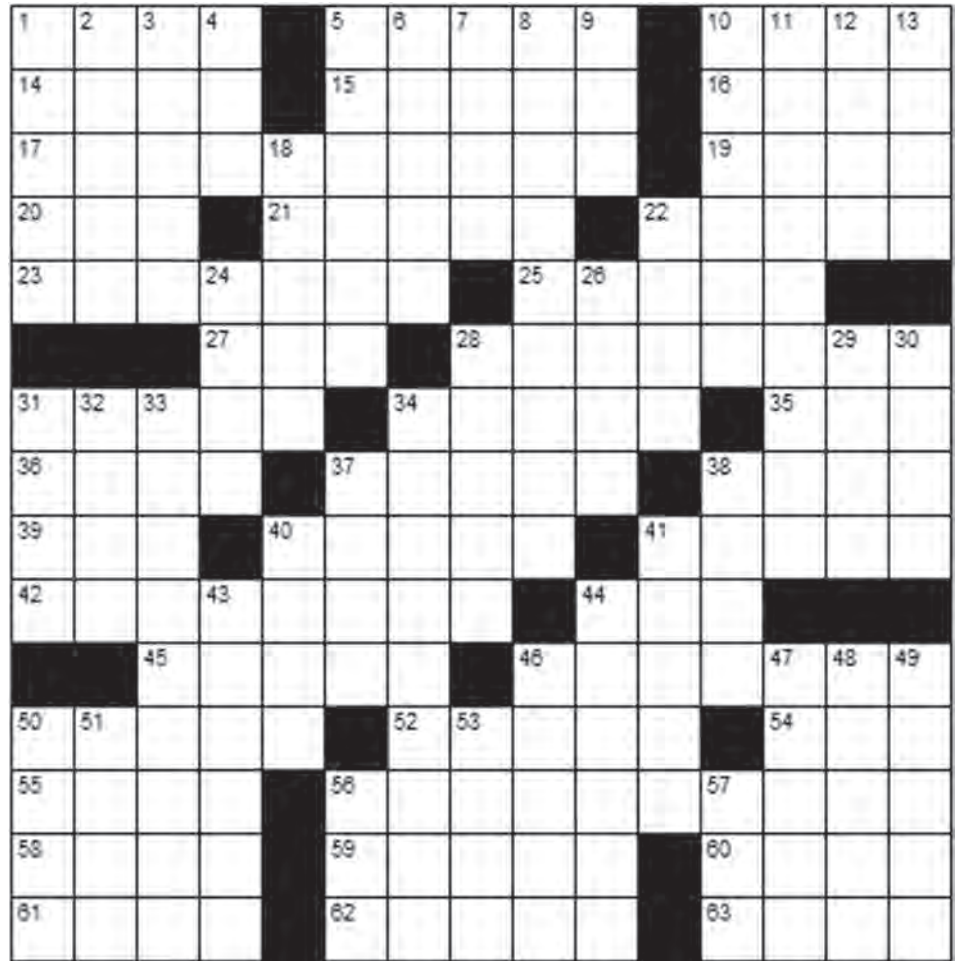
46. Keep going

- 50. Fasteners
- 52. Small slender gulls
- 54. Calypso offshoot
- 55. "Oh my!"
- 56. The climax of a drama
- 58. Ascend
- 59. Wash out with a solvent
- 60. Brusque
- 61. The bulk
- 62. Willow
- 63. Evasive

Down

- 1. Eighth Greek letter
- 2. Grain storage buildings
- 3. Apt
- 4. Record (abbrev.)
- 5. Calm
- 6. Throng
- 7. Graphic symbol
- 8. Skin layer
- 9. And so forth
- 10. Hairstyle
- 11. Baseball shortstop for example
- 12. Not hard
- 13. Articulates

- 18. Thumps
- 22. Gingivae
- 24. Pledge
- 26. Past tense of leap
- 28. Clocked
- 29. Anagram of "silo"
- 30. Expectoration
- 31. Stigma
- 32. What a person is called
- 33. Mica
- 34. An architectural support
- 37. A soft return in tennis
- 38. Anagram of "buds"
- 40. Barley beards
- 41. Most bad
- 43. Beginning
- 44. Thurible
- 46. Chatter
- 47. Put out
- 48. Play the bagpipes
- 49. Yummy
- 50. Leavening agent
- 51. Hodgepodge
- 53. Decorative case
- 56. Chief Executive w/Officer
- 57. Card with one symbol



Crossword Puzzle Solution on page 6

Word Scramble 'Aye' Words

- By *Ellie Neal*
- | | |
|----------|------------|
| Ayerxatp | Ayertropd |
| Ayebtrr | Ayedlls |
| Ayecenn | Ayerltilum |
| Ayedec | Ayeldarp |

Word Scramble Solution on page 6

Lakes Regional Library – May 2018

15290 Bass Road, Fort Myers
(239) 533-4000

May 23 2 p.m. Download Drop-In
May 2, 9, 16, 23 4 p.m. After School Crew: Animals

Pre-Register For Underlined Events

Teen Drop-in Activities: Teacher Appreciation

Monday

- May 14 10 a.m. Baby and Me
- May 7 4 p.m. Doodle It!
- May 14, 21 6 p.m. English Café

Thursday

- May 10 10 a.m. Homeschool Exploration: Engineering
- May 17 10:30 a.m. Woodland Creatures Adventure

Tuesday

- May 1, 15 2 p.m. Craft Corner: Knit, Crochet, and Embroidery
- May 8, 22 2 p.m. Coloring For Adults
- May 22 4 p.m. Claymation: K-2nd Grade Edition
- May 15 6 p.m. Something to Squawk About: Bird Crafts

Friday

- May 11 11:45 a.m. Author Terry Sykes-Bradshaw and the Friends of Lakes Regional Library

Wednesday

- May 9 2 p.m. Hurricane Preparedness
- May 16 2 p.m. Book Discussion: From Here to Eternity: Traveling the World to Find the Good Death
By Caitlin Doughty

Saturday

- May 12 10 a.m. Special Needs Storytime
- May 19 2 p.m. Kids Read Down Fines

Sudoku Puzzle



Sudoku Puzzle Solution on page 6

Continental Women's Club

By *Liz Paul*

The Continental Women's Club meeting on Thursday, May 3 will honor our past presidents and install the new officers for 2018/2019. Join us in paying tribute to our current and past leadership at 11:30 a.m. at The Hideaway Country Club. The cost to attend the luncheon is \$22. Please call (239)

691-7561 for additional information.

The annual scholarship fundraiser held on March 19 was a huge success. Thanks to our members, and many guests who attended, we will be able to award scholarships to very deserving high school seniors to help in their further education endeavors.

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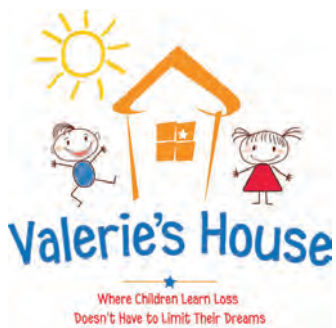
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Valerie's House Settles Into New Home

New Facility Retains Homey Feel Of Local Children's Grief Center

Valerie's House Inc., a Southwest Florida nonprofit helping grieving children work through the loss of a loved one together, has relocated to a home in downtown Fort Myers in order to serve the growing need for services in the community. The previous Valerie's House was listed for sale by the owner, forcing the nonprofit to find another location to serve children.



"The new house brings the same homey feel of our original location, yet has allowed us stability," said Angela Melvin, founder and CEO of Valerie's House. "We have secured a two-year lease on our new home while we begin to build a campaign to raise money so we can build and secure a home of our own."

The new Valerie's House Fort Myers location is at 1762 Fowler St. It has 2,200 square feet that includes a main house

and two units, plus room for parking and a backyard to play.

The two-story yellow and white Victorian house was originally built in 1910. After many years as the home of several early Fort Myers families, the house has been refurbished to accommodate the Valerie's House organization.



Melvin said, "We are happy to have been the inspiration for bringing life back to this house."

Valerie's House children meet weekly at the home for grief support and mentoring. The organization is currently serving 140 children from Lee, Collier, Charlotte and Sarasota counties at its Fort Myers and Naples locations. The vision of Valerie's House is that no child will grieve alone. If you know a child struggling with grief, please

contact Angela Melvin at angela@valereshouseswfl.org or go to www.valereshouseswfl.org. Valerie's House is a United Way partner agency and is fully supported through generous donations from the community.

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Plenty To Experience At FSW from page 1



Barbara B. Mann Performing Arts Hall at FSW

women's basketball teams. In only their second year, the men's team made it to the quarterfinals of the national NJCAA tournament and are ranked No.6 in the nation. The women's team ranked 18th nationally. The arena also hosts community events like home and bridal shows, and concerts. This past

Spotlight On Real Estate from page 1

Even if you are not selling anytime soon, you can feel good that your home is steadily increasing in value as we continue to benefit from a positive sales trend that started in 2013:

SINGLE FAMILY GULF ACCESS HOMES		
Year	Sale Price, Median	Sale Price, Average
2008	\$605,000	\$610,222
2009	\$586,500	\$767,954
2010	\$545,000	\$602,735
2011	\$533,250	\$654,499
2012	\$520,000	\$552,921
2013	\$635,000	\$718,464
2014	\$562,500	\$675,563
2015	\$526,625	\$749,600
2016	\$665,000	\$729,456
2017	\$713,000	\$794,770

*Sales Price, Median is the middle price of all homes sold.

Have you noticed all the recent sales activity? During the first quarter of 2018, we had **six** single-family gulf access home sales as reported by the SWFL MLS:

Address	Living Area	Year	Beds	Garage	Sold Price	Sold Date	Sold Price Per Sq Ft	View	Pool	Spa
1019 CLARELLEN DR	1,916	1974	3	2	\$515,000	2/5/2018	\$268.79	Canal, Water	Yes	No
996 WITTMAN DR	2,035	1973	3	2	\$575,000	3/6/2018	\$282.56	Canal	Yes	No
972 WITTMAN DR	2,277	1972	4	2	\$638,000	3/28/2018	\$280.19	Canal	Yes	No
961 CLARELLEN DR	2,503	1974	4	2	\$662,500	2/14/2018	\$264.68	Canal, Intersecting Canal	Yes	No
6643 JOANNA CIR	4,167	1981	3+den	2	\$950,000	1/30/2018	\$227.98	Intersecting Canal	Yes	Yes
688 N TOWN AND RIVER DR	4,611	2003	4+den	3	\$1,550,000	3/21/2018	\$336.15	Canal, Partial Buildings, River, Water	Yes	Yes

If you are thinking of selling, your Realtor® will discuss market value based on recent comparable sales and on an analysis of your home's unique attributes such as base elevation, hurricane protection, dock space, boat lift, view, ceiling height, feet of seawall, and proximity to the river.

If you want to sell for the best price then often the best strategy is to price your home close to market value from day one, rather than list it too high and hope for an offer. This is because when your home is brand-new to the market, we find that buyers are excited about new inventory and are also concerned that they are competing against other buyers. So buyers write their highest and best offers, which can even lead to bidding wars. This is especially true in our neighborhood as buyers have identified that they want to live here and are just waiting for the right house at the right price to come on the market. As the home sits on the market for month after month after month, buyers are not as worried about being out-bid. And that's when buyers start to write low-ball offers. In addition, most buyer agents only like to show homes that are realistically priced and have a solid chance of satisfying a lender's appraised value, rather than working with a home seller that appears "difficult" with an inflated price. So price it right from the start and sell your home, rather than make your competition look good!

In the coming months, we will look at data for the condos and single-family homes without gulf access. In the meantime, if you need statistics on our community or any other in Lee or Collier Counties, then please let me know if I can help.

Denise Chambré is an 18-year resident of Town & River. She has raised three boys, two dogs and several cats in the community and resides in the "tennis court" house on the corner of Cypress Lake Drive and Cal Cove. Denise is a Broker Associate in Fort Myers. She is a Certified Trainer and teaches agents around the nation how to be successful in the real estate profession. Denise's team, consistently ranks in the top 1 percent in sales production on the local Board of Realtors.

fall, the arena hosted the band Chicago, and then a comedy/musical performance featuring Steve Martin and Martin Short. More concerts will be announced in the coming months.

The Rauschenberg Gallery at FSW hosts several exhibits

each year. Right now you can experience "Steve KEENE: 57 Miles or 455 Furlongs" – a newly commissioned, site-specific installation at the Bob Rauschenberg Gallery by the "World's Most Prolific Painter."

FSW Bucs Basketball Season Tickets (starting from \$85)
FSWArena.com or email BucsTix@fsw.edu

BB Mann Shows
bbmannpah.com

May 5: Darci Lynne, the youngest contestant to ever win *America's Got Talent*, is inspiring the next generation to keep it alive.

May 18: Victor Manuelle's 25/7 Tour: The Latin crooner has been topping the charts since the early '90s with

his salsa romantica tunes, treating fans to singing his biggest hits and showcasing his signature dance moves on stage.

May 26: Greatest Classic Rock Singers featuring the lead vocalists past and present from the bands Kansas, Journey, Toto, Chicago and Shadows of Knight.

Bob Rauschenberg Gallery At FSW
rauschenberggallery.com

Open Monday to Friday, 10 a.m. to 4 p.m.; Saturday 11 a.m. to 3 p.m.

2018 Town & River Civic Association Board Meetings And Special DOR Meeting-All Are Encouraged To Attend

May 10 – **Special DOR meeting**, Cypress Lake Presbyterian Church (Fellowship Hall), 8260 Cypress Lake Drive

June 20 – **Voting location**, Cypress Lake Methodist Church, 8570 Cypress Lake Drive

Please note the May 10 meeting location is Cypress Lake Presbyterian Church.

Board meetings are the second Thursday of each month. All Board meetings are held at the South Pointe South clubhouse at 6:30 p.m.

June 14 – no meeting/July 12/August – no meeting/September 13/October 11/November 8/December 13.

What Should You Do If You Are A Victim Of Tax Identity Theft?

Presented by *Jacqueline J. Lambros, Registered Principal*



When it comes to filing your tax return, you put in the time and effort to complete every form accurately and according to the instructions. But even if you do everything by the book, a tax identity thief may still file a fraudulent return in your name. Unfortunately, this happens all too often. In fact, despite having prevented more than 787,000 fraudulent tax returns in 2016, the Internal Revenue Service (IRS) paid out \$239 million in "suspect" refunds.

So, what steps should you take if you find yourself a victim of tax identity theft? To help answer this question, let's take a look at how cyber criminals obtain your personal information.

How Does Tax Identity Theft Work?

Cyber criminals can obtain your personal information in a number of ways, including the following:

- Posing as an IRS representative and procuring information via phone or email
- Sending phishing emails
- Stealing your W-2 from your mailbox
- Accessing personal information over nonsecure Wi-Fi networks

To fraudulently file taxes, a thief needs your name, Social Security number (SSN), and date of birth. From there, he or she can easily falsify "your" W-2 information in the hopes of claiming a refund. You — the taxpayer — won't find out about the fraud until you receive notification from the IRS that your real tax return has been rejected. By then, the damage has already been done.

Now What?

Once your SSN has been compromised, it cannot be canceled or changed. But what can you do? Take the following steps to protect yourself from the fraudulent use of your SSN going forward.

Notify the Federal Trade Commission (FTC), Social Security Administration (SSA), and IRS. The faster you take action, the better! In addition to filing a complaint with the FTC and notifying the SSA, be sure to call the IRS Identity Protection Specialized Unit at (800) 908-4490

to report the theft.

Submit IRS Form 14039. If you haven't already done so, submit IRS Form 14039 (i.e., the Identify Theft Affidavit), so that the IRS is aware that your future returns may be at risk.

Apply for an Identity Protection PIN. Once you've been identified by the IRS as an identity theft victim, you can apply for an Identity Protection PIN. This six-digit PIN, provided by the IRS, must be used for your future tax returns in order for them to be accepted.

Report the fraud to a major credit bureau. Report the fraud to one of the three major credit bureaus (Experian, TransUnion, or Equifax), and place an alert on your credit report. When you file a report with one bureau, it is legally required to alert the other two. A fraud alert on your credit report will require potential creditors or lenders to contact you directly and obtain permission before opening a new line of credit.

Strongly consider purchasing credit monitoring. With credit monitoring, you'll be able to keep tabs on your credit report. Credit monitoring services will alert you when a new line of credit is attempted, but they will also monitor existing accounts and notify you of any changes. Many also offer recovery assistance services, monetary and legal assistance, and insurance that covers expert consulting regarding identity theft.

Stay Aware!

Your situation may run its course and go away for a couple of years. Unfortunately, you are likely to have another issue considering that your SSN is in the hands of at least one identity thief. As such, you must always stay aware.

As mentioned earlier, credit monitoring will help you keep tabs on your credit. You may also want to file your taxes as soon as possible each year to avoid another fraudulent filing. Finally, remember that the IRS will never contact you electronically and almost never over the phone. It always communicates via letters through the U.S. Postal Service. If you do receive a phone call from someone saying that he or she is from the IRS, hang up and call your local IRS office directly.

This material has been provided for general informational purposes only and does not constitute either tax or legal advice. Although we go to great lengths to make sure our information is accurate and useful, we recommend you consult a tax preparer, professional tax advisor, or lawyer.

Town & River Cruise Club from page 1

and particularly with a menu that was of a wide variety satisfying all our officers and crew.

The crew members were challenged with a “word find puzzle contest” finding the names of all the members’ boats. Two members tied and finished in record time, 30 minutes, Cecilia Bourdon and Gayle Sawyer. Congratulations



ladies. Two bonus contests were incomplete; as a result no bonus points were awarded. Better luck next time.

Keeping an eye to the sky and the rain starting to fall Commodore Mike Marra conducted a brief meeting and a speedy departure. All boats arrived home safe and sound without incident.

If you like to have fun on the sea and under the sun please join us.

For membership information please contact Past Commodore Ken Beebe at (239) 466-1625.



Club members were entranced by the nautical game challenge.



Socializing, ordering lunch and completing a nautical game were all part of this fun cruise experience.

Town & River Neighbors

Let's Get To Know Each Other!

I am collecting your stories for publication in our newsletter and website to **feature you** and your interests!

- Story to share?* *Own a local business?*
- Home for sale/sold?* *Helpful tip?*
- Favorite recipe?* *Special skill?*
- Favorite restaurant?* *Activity in town?*
- Upcoming event/fundraiser?*

... or anything else you'd like to share with your neighbors?

Please submit information and photos to: **Secretary@TownAndRiverFortMyers.com.**

Upcoming Sections

Pet Corner – Here's the spot to brag on your beloved four-legged family member! Tell us why your pet is the **best** and send a photo!

In The Biz – We are looking to feature local businesses that are owned by our neighbors. You never know, you might find a new client or customer!

Helpful Tips – What's your favorite tip/life hack? This can be anything from helpful life hacks to silly things like opening a bottle of wine without a wine opener.

Questions For The Board – Do you have a question or tip for a board member?

Featured – Nominate a neighbor (or yourself) for “The Featured _____.” This can be anything from special person, act of kindness, landscaped yard, holiday decorations, classic car, crafts, etc.

Favorites – Tell us your favorite: restaurant, local activity, cocktail/wine/beer, fishing spot/tackle, vacation spot, movie/book.

Recipes – Share a favorite or family recipe.

Events – Let us know about an upcoming local event or fundraiser, book club, game night or club.

Share A Skill – Do you have a special skill? Host an event to share/teach and show off your special talent. This can be anything from cake decorating to casting a fishing net to anything you'd like to teach your neighbors!

Real Estate – Let us know of homes currently for sale, upcoming listings and sold properties in Town & River.

Welcome – to a new neighbor, new baby, new spouse, new pet or new boat. Introduce us to your newly welcomed Town & River addition.

Longest Homeowner – We are looking to feature the longest resident of Town & River! Are you an original resident? Write in and tell us your story of building your home and how the community has changed over the decades!

Please submit information and photos to: **Secretary@TownAndRiverFortMyers.com.**

I look forward to hearing from you! Please let me know if you have any questions.

Thank you.

Renee Notes,

Secretary of Town & River Civic Association

TOWN & RIVER CIVIC ASSOCIATION, INC.

OFFICERS & BOARD OF DIRECTORS – as of April 16, 2018

www.TownandRiverFortMyers.com

President	Mark Generales	239-676-5676	markgenerales@hotmail.com
Vice President	Gary Hudson	239-481-7748	gkhudson@earthlink.net
Secretary	Renee Notes	239-209-2072	reeneenotes@yahoo.com
Treasurer	Bruce Rockenstein	239-246-9533	rbrucerock@comcast.net

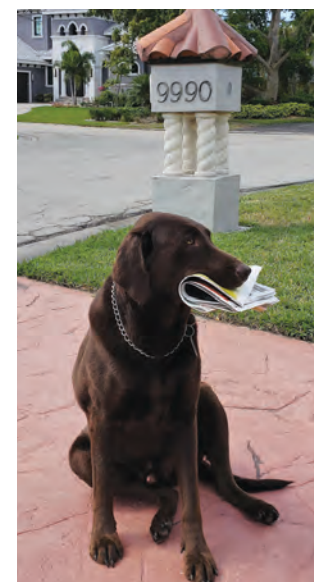
Deed of Restriction Based on Address	STREET ASSIGNMENTS	DIRECTOR	EMAIL PHONE NUMBER
ARCDOR	Bal Isle Dr	Bruce Rockenstein	rbrucerock@comcast.net 239-246-9533
ARCDOR or Unit A	E Town & River Dr		
ARCDOR	Brevity Ln	Renee Notes	reeneenotes@yahoo.com 239-209-2072
ARCDOR or Unit A or NA	N Waterway Dr		
ARCDOR	Cal Cove Dr Cape View Dr Hatchee Vista Ln Jennifer Ln	Bruce Rockenstein	rbrucerock@comcast.net 239-246-9533
ARCDOR	Clarellen Dr Cypress Lake Dr		
ARCDOR or Unit A	Cypress Lake Cr	Myriam Lentz	myriam@comcast.net 239-225-8533
ARCDOR	Joanna Cr Sand Spur Ln		
ARCDOR or Unit 11	Deep Lagoon Ln	Gary Hudson	gkhudson@earthlink.net 239-481-7748
ARCDOR	Julie Ann Ct		
UNIT 11	Erin Marie Ct	Martha Smith	mss719@earthlink.net 239-671-6347
ARCDOR or Unit 6 or NA	S. Town & River Dr		
ARCDOR, Unit A or Unit 11	McGregor Blvd	Terry Brady	terrybrady2323@gmail.com 239-940-5656
Unit 6	Wittman Dr		
Unit A	N. Town & River Dr	Kay Gloris	kgloris@aol.com 239-590-0602

NOTE: Please contact the Director responsible for your street regarding any issues related to Town & River Estates. **ARCDOR** is the Amended, Restated, and Combined Deeds of Restriction. Units 6 and 11 have their own deeds of restriction. Look at your property legal description for your property unit. Although the deeds of restriction for properties in Unit A have expired, owners are encouraged to maintain their properties in accordance with the standards established for Town & River.

Pet Corner

Meet Rocco At 9990 Cypress Lake Drive

Hi! My name is Rocco. I live at 9990 Cypress Lake Drive with two cats (pew!) and my family, Denise Chambre, Richard Rowe, and my best buddies James, Joshua and Jack. Many of my neighbors know me well as I am often out there at the end of my drive to greet everyone walking past with a happy wag of my tail - but don't worry, my owners have installed an invisible fence, so



I don't like to step across the boundary! As you can see from my photo, I am a handsome chocolate Labrador with a very happy personality. I love to help by collecting the newspaper every morning, for which I always get a little reward. I have my own large dog-flap into the pool area, so I can get in and out of the weather if I need. And if I want to get into my house, I have my own doorbell to ring, to alert my family to let me in. Denise, (239) 247-2868, is a successful Realtor® so loves to take me on walks to show me all the changes and improvements to our community.

I look forward to greeting you all in the neighborhood for a chat and a pat on the head if you happen to be passing by.

Love, Rocco

Town & River Civic Association Inc.

Profit And Loss March 2018

	Mar 18	Jan-Mar 18
Ordinary Income/Expense		
Income		
Income - Mandatory	0.00	5,280.00
Income - Voluntary	840.00	12,383.94
Total Income	<u>840.00</u>	<u>17,663.94</u>
Interest Income	1.27	3.68
Total Income	<u>841.27</u>	<u>17,667.62</u>
Expense		
Hartford Insurance Expense	41.95	125.85
Bank Fees	0.00	10.00
Accounting fees	710.00	1,398.50
Meeting Room Expense	368.88	368.88
General Insurance	826.00	826.00
Legal Expense	1,387.50	1,650.00
Postage Expense	96.00	96.00
Newspaper	89.22	177.80
Printing	985.06	985.06
Storage Expense	99.45	303.65
Utilities	44.31	132.77
Website Expense	250.00	250.00
Total Expense	<u>4,898.37</u>	<u>6,324.51</u>
Net Ordinary Income	<u>-4,057.10</u>	<u>11,343.11</u>
Other Income/Expense		
Other Expense		
Lake Maintenance	182.00	364.00
Lake Utility	134.13	428.51
Total Other Expense	<u>316.13</u>	<u>792.51</u>
Net Other Income	<u>-316.13</u>	<u>-792.51</u>
Net Income	<u>-4,373.23</u>	<u>10,550.60</u>

What's Blooming At Edison & Ford Winter Estates?

By Debbie Hughes, Senior Horticulturist at Edison & Ford Winter Estates

May is the time of year for growing "cut flowers," or flowers that you can cut and take inside your home. I especially like setting my dinner table with a vase full of freshly-cut flowers from my own garden. Mina Edison, Thomas Edison's wife, also enjoyed cut flowers and would frequently display them in her Fort Myers winter home.



There are countless plants that can be used for cut flowers. Thanks to Janice Schmidt, the Garden Shoppe manager, and the horticultural team, there is a wonderful display of annuals in raised beds, just inside the Garden Shoppe entrance at Edison & Ford Winter Estates. Many of these flowers

are longtime northern favorites, such as zinnias, marigolds, sunflowers and snapdragons.

Florida gardeners, like Mina, have mastered the art of knowing what to grow in this climate at different times of the year. In contrast, many new homes built in gated communities feature a limited blend of landscape shrubs planted around the foundation. Often, this is not what the homeowners want, but what they settle for when their northern garden skills fail to work in their Florida yards.

If you are interested in branching out from the overused landscape plants, you might want to consider growing cut flowers that you'll be able to harvest for a bouquet. Because our winter months are generally mild, gardens can include a useful space for germinating seeds sown in prepared soil. By springtime, you'll have a garden full of colorful flowers. "Spring showers bring May flowers," was a popular saying during my childhood years. The true meaning can be applied at any time of year; you just have to know when to sow each type of seed.

At Edison Ford, we grow cut flowers in the garden beds all year long, but the best time for growing flowers for a vase or bouquet is from October through May. Seeds that were sowed a month ago are now sprouting up through the ground. In the next few months, the plants will continue their life cycle with repeat blooms, while providing a pop of color for visitors. With appropriate timing and techniques, you too can enjoy a similar abundance of flowers.

Cut flowers don't have to be grown in a garden spot reserved just for them – you can add the seeds to your vegetable or herb garden. I like to throw a few cosmos seeds between the beans and tomatoes to add a splash of color. A packet of seeds is just a few dollars and the amount of flowers harvested can brighten your day!

If you don't have a vegetable garden already, the first step to planning for this future endeavor will be to carefully analyze your home site for sun and water conditions. The little seedlings will need frequent watering, so easy access to water is a must. The amount of required sunlight changes depending on the time of year. When gardening in March through May, most vegetables and cut flowers need about six hours of sunlight with some shade in the afternoon; full sun is more appropriate for November through February; and partial shade may be more important during the hot and humid summer months. If the plants need some shade, adjustments can be made by adding an umbrella or planting a tree. You will also need to adjust how much water and nutrients you give the plants depending on the time of year.

In order to successfully grow cut flowers, it's important to prepare the site properly before planting time. At



Zinnias, marigolds, dara and other cut flowers are growing in raised beds.



Giant marigolds grow in raised garden beds.

Edison Ford, we grow cut flowers in a raised bed with drip-tubing irrigation. The most important benefit to growing in raised beds is the ability to use the best soil possible for plants that require a rich, loamy growing medium. Florida's sandy soil is not conducive to holding the amount of water or nutrients that most cut flowers require. I recommend filling your garden beds with a mixture of compost, planting mixes, worm castings and cow manure, or layers of humus to employ nutrient and water-holding capabilities.

Raised beds can be made with 4x4 or 6x6 pressure-treated wood boards (the wood is now treated with copper instead of arsenic) stacked on top of each other to create a place to sit down and attend to the flowers. If you don't want to build a flower bed, you can use Smart Pots that are made of a geotextile material (they're BPA free). There are multiple reasons for using this system of diverse containers that are available in many sizes and shapes. We have flowers growing in several of these in the Garden Shoppe. We use a large round bed (50" diameter by 12" high) with a mini pot (24" diameter by 8" high) on top. The long beds with built-in partitions can perform just like a wooden raised bed for half the money. Fabric-made pots are breathable, moveable, flexible, and lightweight alternatives for all of your growing needs.

When choosing what to grow, it is important to select seeds from a reputable seed catalog or garden center. Many seed catalogs offer seeds from flowers that are not readily available in potted plants. For example, dara (a flower similar to Queen Anne's lace) is not sold in pots, but grows easily from seed.

The Edison Ford Garden Shoppe has Johnny's Selected Seeds and Renee's Garden Seeds for sale all year long. We also carry native Florida wildflower seeds regularly. A ticket is not required for the Garden Shoppe area, so you can stop by as often as you like to see the butterfly and cut flower demonstration gardens and get ideas for your own little piece of paradise!



Sunflowers



Dara (like Queen Anne's lace)



Smart Pots are used for growing cut flowers.

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April 12 - May 19

My Fair Lady

My Fair Lady tells the unlikely love story between a professor, Henry Higgins, and a cockney flower seller, Eliza Doolittle. Professor Higgins wagers a bet that he can transform Eliza into a high society lady. As Eliza becomes more refined, and less reliant upon him, Professor Higgins realizes that he can't live without her. The unforgettable score includes *I Could Have Danced All Night*, *The Rain in Spain*, *I'm Getting Married in the Morning*, *On the Street Where You Live* and *Wouldn't it be Lovely*.

May 24 - June 23

Ring of Fire

Even after his passing, Johnny Cash is still one of the most popular entertainers of all-time. *Ring of Fire* tells his remarkable life story of passion, redemption, humor and salvation. Performed by a multi-talented cast, this production paints a musical portrait of The Man in Black that promises to be a foot-stompin', crowd-pleasin' salute to this remarkable legend! Featuring over 30 Johnny Cash hits including *I Walk the Line*, *I've Been Everywhere*, *A Boy Named Sue* and the title track *Ring of Fire*.

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Crossword Puzzle Solution from page 2

T	S	A	R		S	C	R	E	E		H	I	S	S	
H	I	D	E		E	R	U	P	T		A	N	O	A	
E	L	E	C	T	R	O	N	I	C		I	F	F	Y	
T	O	P		H	E	W	E	D		G	R	I	T	S	
A	S	T	O	U	N	D		E	L	U	D	E			
			A	D	E			T	R	E	M	O	L	O	S
S	N	I	T	S		P	I	M	P	S		D	I	P	
C	A	S	H		D	E	M	I	T		D	E	L	I	
A	M	I		A	I	D	E	S		W	U	R	S	T	
R	E	N	O	W	N	E	D		C	O	B				
			G	U	N	K	S		P	E	R	S	I	S	T
B	O	L	T	S		T	E	R	N	S		S	K	A	
A	L	A	S		C	A	T	A	S	T	A	S	I	S	
R	I	S	E		E	L	U	T	E		C	U	R	T	
M	O	S	T		O	S	I	E	R		E	E	L	Y	

Word Scramble Solution from page 2

Betrayer	Decayed	Prayed	Parlayed	Slayed
Cayenne	Taxpayer	Player	Portrayed	Multilayer

Sudoku Puzzle Solution from page 2

9	7	3	1	8	5	2	4	6
4	1	2	9	6	7	5	3	8
5	6	8	2	3	4	7	9	1
2	8	9	5	7	3	6	1	4
6	3	5	4	9	1	8	2	7
1	4	7	6	2	8	9	5	3
3	9	6	7	4	2	1	8	5
7	5	4	8	1	9	3	6	2
8	2	1	3	5	6	4	7	9

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Board Of Directors Meeting Minutes [Unapproved]

Thursday, April 12, 2018

Call To Order

President Mark Generales called the meeting to order at 6:30pm at the South Pointe South Clubhouse.

Officers & Directors Present

Present: Directors Marge Byrne, Kay Gloris, Myriam Lentz & Martha Smith. Vice President Gary Hudson, Secretary Renee Notes, Treasurer Bruce Rockenstein, Executive Secretary Sally Stigler & 3 residents were also in attendance.

Absent: Director Rick Ginsburg

New Board Member

Terry Brady was in attendance & offered to join the Board. He was unanimously accepted & voted in as a Director.

Introduction – Mark Generales

Review of Board Retreat - Mark reported on the Board Member Retreat & Strategy Session held March 31. Richard

DeBoest, the Association Attorney, conducted an HOA board member certification course. All Board Members present at the retreat were “certified” by taking a state approved HOA course given by our attorney, Richard DeBoest.

Joanne Willoughby of Hotwire Communications gave a presentation on their broadband, fiber optic internet, TV & telephone services. Mark will invite a representative to speak during the May Board Meeting.

T&R road conditions were discussed. Mark reported that the county will begin a three year project paving all streets in T&R in the spring of 2019.

The appearance of medians on McGregor Blvd. were reviewed & Mark contacted the State of Florida, with no response. He suggested engaging the services of landscapers to maintain the medians free of charge in exchange for permitting a small sign advertising the landscaping service.

Future Board meeting dates, location & time – The May 10 meeting will be held 6:30pm at Cypress Lake Presbyterian Church & the June 20 meeting will be 6:30pm at Cypress Lake United Methodist Church.

Approval Of Minutes – March 8 board minutes were approved by motion.

Treasurer’s Report (Bruce Rockenstein)

Bruce emailed March 2018 financial reports to Board Members prior to the meeting. He noted the Director & Officer Insurance Policy will be renewed May 20th, & it passed by motion to authorize him to purchase General Liability Insurance. He plans to meet with the Association accountant in a few weeks. It passed by motion to pay \$1,200 to the photographer creating a drone video to enhance the T&R website. Bruce gave Board Members a copy of the book titled The Law of Florida Homeowner Associations which he purchased on the advice of the Association Attorney for \$19.99 each. With no questions presented, the Treasurer’s Report was approved by motion.

Committee Reports

Lake Committee (Renee Notes)

Renee volunteered to chair the lake committee, & Gary offered to assist her; noting Lake Masters has been acquired by Solitude Lake Management.

Deed of Restrictions (DOR) Committee & Architectural Review (Mark Generales & Tony Pocklington)

Gary reported he is creating a new system for violation tracking. Terry Brady will assume responsibility as Director for McGregor Blvd. & Wittman Dr. properties. In Rick Ginsburg’s absence Gary will assume Director responsibilities temporarily for Deep Lagoon Ln. & Julie Ann Ct.

Old Business

Short-Term Rentals (Mark Generales)

The postcard to be sent to all Owners will be approved by the Association Attorney prior to mailing. The May 10th meeting will be informative with Richard DeBoest, Esq. in attendance. Questions, comments & concerns of those in attendance will be welcome. Mark will create a video presentation of the updated T&R website for the meeting.

The June 20th meeting will be strictly to vote on the rental Amendment.

New Business (Mark Generales)

Community Survey Creation/Implementation

Following a brief discussion, it was agreed T&R business cards for Board Members would be of value & Mark will order them. Bruce also suggested the T&R website be promoted in the newsletter.

Board Member Certification

Mark presented each Board Member who attended the retreat with their original Certificate of Completion of the Florida Statutes state approved BOD certification course. Mark will arrange for remaining Board Members to complete the course & become certified in the near future.

Public Comment Period – 3 minutes each

Beverly Hall spoke regarding the DOR; indicating her preference for a strong DOR, & if necessary, implementing fines for violations.

Adjournment

With no further business to discuss, the meeting was adjourned by motion at 7:35pm. The next Board of Directors Meeting will convene 6:30pm Thursday, May 10 at Cypress Lake Presbyterian Church, 8260 Cypress Lake Drive. All are welcome & encouraged to attend.

*Respectfully submitted,
Sally Stigler,
Executive Secretary*

Town & River Civic Association Inc.	
Balance Sheet	
As of March 31, 2018	
	<u>Mar 31, 18</u>
Assets	
Current Assets	
Checking/Savings	
First Citizens Bank- Operating	32,000.27
First Citizens Bank - MMS	29,841.88
Total Checking/Savings	61,842.15
Accounts Receivable	
Accounts Receivable	2,274.59
Total Accounts Receivable	2,274.59
Other Current Assets	
Hartford Prepaid Insurance	629.05
Prepaid Expense	411.00
Total Other Current Assets	1,040.05
Total Current Assets	65,156.79
Total Assets	<u>65,156.79</u>
Liabilities & Equity	
Equity	
Prior Year Fund Balance	54,606.19
Net Income	10,550.60
Total Equity	65,156.79
Total Liabilities & Equity	<u>\$65,156.79</u>

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