



# THE FLASH

*Fountain Lakes Newsletter*

NOVEMBER 2019

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## Real Estate Market Report

As a resident in Fountain Lakes for 4 years, a Realtor for 15 years, and a certified appraiser for 9 years, Sean Lorch is fascinated by statistics, and keeps a close watch on the real estate market in Fountain Lakes and in Estero as a whole. He has provided us the following information and statistics on the current Fountain Lakes housing market:

Interest rates are lower than they were in the 1st half of the year and that is stimulating the market. I like to call this time of year "pre-season" as snowbirds are shopping for homes that they can be in for some or all of the upcoming season. Homeowners who are considering selling should take advantage of the fact that there are both seasonal and non-seasonal buyers in the market place right now. Because of these factors, now is a great time to list.

### **2nd Half of 2019 Sales:**

22180 Tallwood Ct #804 sold for \$165,000 on 7/8/19  
3130 Seasons Way #411 sold for \$120,000 on 7/15/19  
3130 Seasons Way #406 sold for \$127,500 on 7/26/19  
3110 Seasons Way #206 sold for 120,000 on 7/31/19  
3651 Bali Ln sold for \$332,000 on 8/1/19  
22606 Island Lakes Dr sold for \$305,000 on 8/5/19  
3700 Bali Ln sold for \$279,900 on 8/12/19

22632 Fountain Lakes Blvd sold for \$309,000 on 9/4/19  
22590 Fountain Lakes Blvd sold for \$345,000 on 9/5/19  
22061 West Tree Dr sold for \$306,000 on 9/12/19  
3170 Seasons Way #814 sold for \$120,000 on 9/25/19  
3620 Stone Way sold for \$218,000 on 9/30/19  
22766 Fountain Lakes Blvd sold for \$320,000 on 9/30/19

### **Current Active Listings as of 10/15/19**

There are 22 total properties for sale in Fountain Lakes ranging from \$115,000 to \$439,000. \$258,700 is the median.

### **Single Family Homes**

9 single family homes are currently listed which range from \$267,500 to \$439,000. \$369,000 is the median. The median price per square foot is \$197 and the median days on market are 77.

### **Condos**

7 condos are currently listed ranging from \$114,990 to \$248,900. 6 of them are in The Greens and the \$239,900 listing is in The Manors. \$124,990 is the median list price, while the median days on market is 50 and the median price per square foot is \$168

### **Villas**

6 villas are currently listed from \$199,900 to \$279,900. The median list price is \$249,450, the median price per sq. ft. is \$175 and the median days on market are 147. There are 3 distinct villa subdivisions within Fountain Lakes and they have been combined for this analysis.

### **Current Pending Listings as of 10/15/19**

There are 6 properties pending sale currently in Fountain Lakes. 2 condos, 1 villa and 3 single family homes. They should close within the next 45 days.

***If you have any questions about these sales, or the current real estate market performance, Sean Lorch can be reached at 239-298-6760.***

## The Fountain Lakes Boutique

The Fountain Lakes Boutique will be held this year on **February 29, 2020** in the community center. We are looking for artists that are interested in displaying and selling their work. If you are interested please email Judy Ladd at [Studio266@aol.com](mailto:Studio266@aol.com). You will be sent an application with additional information.

We look forward to working with you.

## Watch Out for This New Scam

Scammers call you to say that you have a credit at their store, and they use the name of a large store like Target or Walmart. They will then ask for your phone number and your credit card number in order for you to receive this credit back on to your card. Don't fall for it. Don't talk. Hang up.



# Ft. Lakes Master Board Meeting and Cookie Exchange

Join us for the Master Board Meeting Wednesday December 18, 2019 6:00 Pm Ft. Lakes Community Center **Prior to the board meeting from 4:30 – 6 PM we will have a cookie exchange if you would like to participate.** Bring 3-4 dozen of your favorite cookies and take 3-4 dozen of someone else's cookies home. I suggest dividing your cookies onto small paper plates, sandwich bags, or containers with 4 cookies each. Then people can take the number of containers compared to the number they brought to Share. **RSVP with Janet at 239 877-2038.**

## Please Note

The residents of The Villas at Timber Lake would like to remind everyone that all parking at The Villas at Timber Lake is exclusively for residents and their guests. Anyone using the Fountain Lakes amenities should park in the spaces provided by the main office area. Thank you for your cooperation.

## *Our Fountain Lakes Master Covenants*

We have a standard set of expectations that ensure we keep our community well maintained and attractive, making it more pleasing to live here and maintaining our property values.

Did you know that in Fountain Lakes all garbage and trash containers, oil tanks, bottle gas tanks, and swimming pool equipment must be under ground or placed in a walled-in area or landscaped area so that such is not visible from any roadway, adjacent building, and/ or lots and adequate landscaping shall be installed and maintained by the owner.

Wall and window air-conditioning unit shall be permitted only with prior consent of the corporation. Solar collectors, other than those installed by the developer, shall only be permitted with prior consent of the corporation.

The Master Board requires a Rental Lease to be filed at the office and it also states the restrictions for renting. Is also necessary to check with your Neighborhood Association regarding their rental restrictions as both documents must be filed.

## Advice and Another Opinion

Let us know if you would like some complimentary advice on making improvements to the interior or exterior of your Fountain Lakes home. We have professionals who are skilled at staging homes to gain the best sale price and are happy to give advice to you at no cost, even if you are not at all interested in selling. It pays dividends to your personal enjoyment to have your home updated and looking its best. So many people regret not having had good advice, or a second opinion, as they learn that the money they spent on an improvement is unlikely to be recouped, as they did not make the best choices to add value to their home. There are many low cost tricks that you may not be familiar with. Sometimes rearranging some furniture, taking some things away, and adding a few key details can make a huge difference. Take this opportunity to pick the brains of a professional at no cost to you. Contact [Thelma Jarvis@Johnandthelma.com](mailto:Thelma.Jarvis@Johnandthelma.com)

## *How to Find Information or Contact Us*

All of the newsletters, the monthly calendar, and much more information is on the website at [www.fountainlakesestero.com](http://www.fountainlakesestero.com)

You can get the names and addresses of all board members by calling the Fountain Lakes Office at 239-495-3555. Mailing address of the office is 22201 Fountain Lakes Blvd Suite #1 Estero Florida 33928.

Any issues or concerns regarding Fountain Lakes Master Board please contact:  
Ashley Stevenson, CAM | 239-454-8568 | [Amstevenson@Pegasuscam.com](mailto:Amstevenson@Pegasuscam.com)

# “Covenant Coaching”

for the benefit of our newer residents and a refresher for those folks who have been busy with life in “Paradise” and may appreciate a reminder.

## **Rule change regarding Contractors:**

Contractors are NOT allowed to complete EXTERIOR work on Sundays and Holidays in Fountain Lakes Neighborhoods. This EXCLUDES emergency repairs. This includes painting, any type of landscape, power washing or other activities that would disrupt the peace and quiet of the community. Resident were formally notified of this action on August 27, 2019 and the Master Board approved rule at the September 18, 2019 Master Board Meeting.

## **Rental Restrictions on the Ballot:**

Master Board Rental Restrictions were revised and recorded May 5, 2016. The rental restrictions passed at 726 in favor and 174 against. Following is the Article and section of the Master Board that requires a Rental Lease to be filed at the office and it also states the restriction for renting. Is also necessary to check with the Neighborhood Association regarding their rental restrictions as both documents must be filed.

### Article III, Section 25:

The Fountain Lakes Community Association which is established with “single family homes” and “multi-family homes”, intends by this amendment of the community Covenants to maintain and preserve the property values, resident safety, amenities, aesthetics and residential units of Fountain Lakes for non-commercial purposes, and do hereby seek to carry out the intended purpose by further clarifying Section III ( C ) of the existing Covenants and Restrictions as follows: a) that all single family homes can only be leased or rented to single families, and b) that all lessees must provide proof of family relationship and that all lessees have

read and will abide by the Community Association Covenants and Restrictions. Furthermore, all lessees shall register with the Neighborhood HOA or COA, and provide a current contact information. It is also agreed that d) no single-family home shall be rented for a term of less than 30 day and e) each unit shall be rented no more than three times in a single calendar year. Any home, condominium or villa rented in violation of this established standard shall conclusively be determined to be violating this covenant. Violation of lease and rental restrictions, will be treated the same as all other covenant violations and applicable fines in keeping with the maximum allowed by law, may be assigned, and shall be made by an assessment against the property.



## *Multi-Level Yoga*

- A user-friendly class taught from the base move with optional progressions available
- Wednesdays at 9 – 9:50 AM Fountain Lakes Activity Room Taught by Stacey Lima
- 4 week sessions or \$48 Drop Ins \$15 per class pre-registration required – 5 person minimum)
- Must be able to get up and down off the floor
- Contact Janet Hildebrand at ForestRidgeShores@gmail.com with questions
- Check the Fountain Lakes Activity Calendar for specific date

# November Calendar

Forest Ridge Shores Association, [gsarceno62@gmail.com](mailto:gsarceno62@gmail.com)

Nov 2019 (Eastern Time - New York)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28 9 am - Sewing Club 12 pm - Canasta- 5:30 pm - Poker @	29 1 pm - Mahjong @	30 9 am - Yoga @ 6 pm - Cards Rummy	31 7 pm - Bingo @	1	2
3	4 9 am - Sewing Club 12 pm - Canasta- 5:30 pm - Poker @	5 1 pm - Mahjong @ 6 pm - BOD Sungate	6 9 am - Yoga @ 6 pm - Cards Rummy	7 2 pm - Social 7 pm - Bingo @	8	9
10	11 9 am - Sewing Club 12 pm - Canasta- 5:30 pm - Poker @ 7 pm - Architectural	12 1 pm - Mahjong @ 3 pm - BOD Sunrise	13 9 am - Yoga @ 3 pm - BOD Forest 6 pm - Cards Rummy	14 9 am - Linkster Golf 7 pm - Bingo @	15	16
17	18 9 am - Sewing Club 12 pm - Canasta- 5:30 pm - Poker @	19 1 pm - Mahjong @	20 9 am - Yoga @ 6 pm - BOG Master 6 pm - Cards Rummy	21 7 pm - Bingo @	22	23 10 am - Social
24	25 9 am - Sewing Club 12 pm - Canasta- 5:30 pm - Poker @	26 1 pm - Mahjong @	27 9 am - Yoga @ 6 pm - Cards Rummy	28 7 pm - Bingo @	29	30