

Bell Tower Park Property Owners' Association

**BELL TOWER NOTES II**

*Published four times annually by your Communications Committee.*

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**CHILL & GRILL**  
 Photos & Text by Kim Walerius



**Welcome Home!!**

. . . to our seasonal residents.

Here's something else you missed! The Social Committee hosted a Chill & Grill event on

Saturday, September 23 starting at 5:00 pm. The committee provided hamburgers and hotdogs grilled to perfection by Ron McEwan, Team Leader Dan Walerius, and Dennis Hutchings (left to right, above)

Residents also brought wonderful sides to share. Good food, music, and dancing rounded out a good time for all! Late afternoon events are always a gamble during the rainy season, but the day turned out to be beautiful, nestled between a rainy Friday and Sunday!





Ted & Carol Gettleman

Ellen & Troy Allen

?

?



Paul Niss

Al Avitable

Doug & Celia

Dominique Frechette

Gail & Mike Lewis

? & ?

More  
"Chill & Grill"  
Faces

Barb Moccia



## **CLUBHOUSE LIBRARY – *Ins & Outs***

**Text and Photos by Beth Champion**

Anyone using our gym goes right past the Bell Tower Park library. Here you will find a collection of books that have been donated by our residents. The rules are simple. Take out any book that appeals to you. Simply return it when finished. There is no formal check out. You are also invited to donate books to the library for sharing too. Please no magazines.

The current challenge is that no one is in charge of keeping up with the books. We were blessed to have Johanna Hill take on that role for years.

Unfortunately, she passed away and the library is hoping to find a dedicated replacement. With limited space, not being overwhelmed with too many books has always been an issue. We ask that donated books are in good shape and be of interest to most of our residents.

If anyone is interested in taking on the responsibility of keeping our library looking good, please contact Caitlin Tetrault at the office and she will get you started.



Champion pic

## **THE BELL TOWER PARK BUDGET PROCESS**

### **-- How our property fees are spent -- *Part One of Two***

**By Ron McEwan**

The 478 Bell Tower Park Homeowner's Association property owners are the primary revenue source responsible for paying community incurred expenses and to fund replacement reserves. These funds are used to pay costs for the upkeep and improvements for all common areas and building assets within the Community.

The BTP fiscal year runs from January 1<sup>st</sup> through December 31<sup>st</sup>. Each of our four Associations -- the Master Property Owner's Association (POA), the Carriage Homes, Courtyard(I) and Courtyard II sub-Associations -- has its own, separate budget. Each owner pays a monthly fee to their



**Budget Process (Continued from Page 3)**

individual sub-Association. Of that, between 40% to 50%, depending on the sub-Association, is allocated to the operation of the Master POA. The remainder is used by your sub-Association. Each year, budgets are prepared based on the revenues and expenses/reserves of each of the four BTP Associations.

In **2023**, property owners paid a monthly assessment between \$600 to nearly \$700. This is the total fee collected by your individual sub-Association. Of that monthly assessment, \$310.92 for every residence is forwarded to the Master POA Association for POA expenses and reserves. The remainder of that total monthly assessment is allocated back to your individual sub-Association for its own particular costs and reserves. Therefore, this remainder is an amount specific to each sub-Association.

Again, each owner is charged \$310.92 a month for the operation of the POA. The list of POA expenses is shown on the Annual Operating Budget that is developed in September and October. The budget is created by the Community Association Manager (CAM) and then reviewed by the POA Finance Committee, representing the entire BTP Community. In mid-October, the proposed budget is presented to the POA Board of Directors and again reviewed at an open meeting for all owners to attend. After modifications are discussed and changes are made, the Budget for the upcoming year is approved and forwarded to the Community for consideration. Then in November, a Property Owner's meeting is held specifically to approve the upcoming Master POA Budget.



The components and amounts included in any budget hinge on the costs of goods and services purchased each year by BTP. Budget planning includes analysis of what's required, when and how often, corresponding expense based on services/products availability and, in today's world, inflationary factors. Suppliers of these services are reviewed frequently to assure that the best value is being obtained. The responsibility for most of this work is that of our BTP CAM, George Eckhardt.

The Master POA is responsible for all Community assets and common areas as outlined in our Community Covenants, excluding, of course, the actual buildings in which we live.

While all four budgets contain similar General Sections - Administrative, Maintenance and Utilities/Others -- the POA budget contains more detailed components or line items, than the other three Associations.

In several instances, all four Associations share the cost of a component or a line item. For example, the total cost for items such as Management fees, Administrative Payroll, Office expense, Legal fees, etc. are allocated to and shared by all four Associations.

**TOP**

*See Budget Process, P. 5*



**Budget Process (Continued from Page 4)**

However, the bulk of the various budgeted items that affect the operation of our community are the responsibility of the Master POA.

As indicated in the information forwarded to you a couple of weeks ago, the 2024 Administrative, Maintenance and Utilities/Other Expenses portion is budgeted to be \$1,762,072, a 3.6% increase vs. 2023 levels. This results in a yearly *increase* per homeowner of \$105.12 in 2024 for POA operations.

There are a few segments of the POA budget that account for a large percentage of the total of \$1,762,072:

- **Landscaping** costs **37.9%** -- including the contract with Green Heron, mulching, tree pruning and spraying, irrigation expense, landscape replacement and improvement, annual flowers, sod work, etc.
- **Internet and TV** entertainment costs provided by Blue Stream represent **23.9%** of the POA budget.
- **Security/safety** services with Envera, providing gate entry service and surveillance cameras are another **4.7%** of the budget; and
- the POA's portion of the fee paid to **Cardinal Property Management** for services and payroll is **6.7%** of the POA budget (Again, each Association pays proportionally for this service).

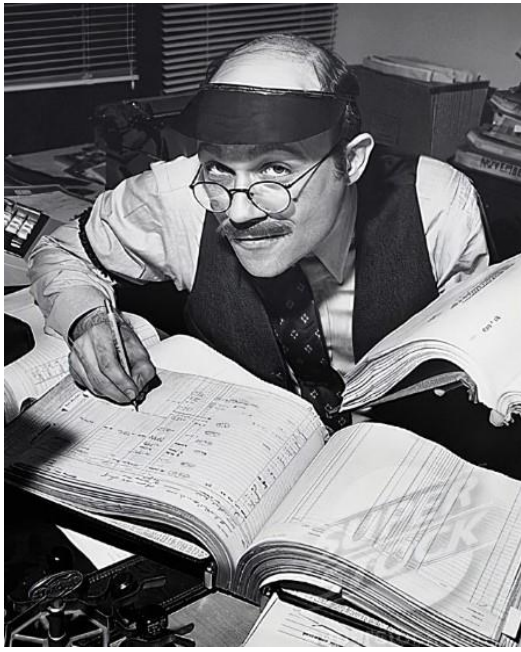
Thus, these four components alone account for 73.2% of the Master POA budget. POA insurance coverage only represents 2.3% of the budget, because most of the community's insurance expenses are shouldered by the three sub-Associations and are significantly higher.

The final component of the POA budget is the amount that is required to be placed in the POA Replacement Reserves Account. In 2024 it will be \$120,000. These funds are banked and used for anticipated, eventual replacement costs of POA assets: i.e. - Clubhouse HVAC equipment, renovations, roof, the pool deck/pavers, street re-paving, etc. (A list is included in the 2024 POA Budget that was released.)

Everyone should have received a copy of the 2024 Master POA Budget that was approved by the POA Board at a special workshop meeting held on October 10<sup>th</sup>. The formal meeting where the POA Board made their final approval of the 2024 budget took place at the Clubhouse on November 2nd.

After the POA budget has been completed, each sub-Association Board develops their own individual budget using a similar process to that of the POA. When the three documents are completed, each is presented to the owners at their sub-Association meeting held usually in November or early December.





**Budget Process (Continued from Page 5)**

Finally, the POA budget assessment and the assessment developed for each sub-Association are combined to total the Monthly Assessment that each resident pays to their individual Association for the upcoming year.

This somewhat complicated process is one that has been in place since the inception of Bell Tower Park. In the next edition of the Bell Tower Notes II, and after the three sub-Association budgets have been approved, we will further discuss other unique aspects of the system.



# ***Are You Ready to Vote?***

*Before you know it, it will be time to vote again. The next election for the Presidential Preference Primary is March 19, 2024. If you would like to participate in this primary, you **must be registered 29 days prior to the election**. If you had previously arranged to vote by mail, **all requests expired on December 31, 2022**. You must submit a new request if you want to vote by mail this year. Lee County makes all this very easy and you can simply click on the following links to register, change registrations, or request a Vote by Mail ballot.*

[\*\*Register-Change Registration to Vote\*\*](#)

[\*\*Vote By Mail Request\*\*](#)

*If you are uncertain about your voting registration status with Lee County, no problem. Simply click on the below link, enter some basic information about yourself and your status will be revealed.*

[\*\*Registration Status\*\*](#)

*You may contact the Lee County Election Office directly at **239-LEE-VOTE (533-8683) • Office Hours: M - F 8:30a.m. - 5:00p.m.***

# A FULL HALLOWEEN WEEKEND

By Kim Walerius

## Saturday -- THE BTP "SPOOKTACULAR" PARTY



Dorothy  
W.W.W.  
Lion



Tin Man  
Wulpi pic



Wanda & Paul Niss  
Wulpi pic  
Walerius pic

The Social Committee had a blast planning the BTP Spooktacular Halloween party held on October 28. The evening started out with dinner catered by Mission BBQ. On the menu was pulled pork, pulled chicken, baked beans, mac-n-cheese, garden salad, rolls and cornbread. Pumpkin and apple pie were served for dessert. A wonderful DJ not only played great music, she also had an amazing voice. Some of our residents also joined in on performing a couple songs! Most everyone dressed in costumes, and prizes were given for scariest, cutest, and funniest.

TOP

See Sunday, P. 8 



**Sunday -- UNLOCKING THE "TRUNK OR TREAT" EVENT**

Trunk or Treat was held Sunday, October 29 at the Clubhouse parking lot. Around 20 residents came, decorated their trunks, and passed out treats to cute, costumed children. Around 25 children enjoyed the evening as well as their parents, grandparents, and honorary grandparents!



Walerius pic



Walerius leg



Walerius pic

## WHAT'S TO BE FOUND IN THE OFFICE LITERATURE RACK?

By Dee Isakson

Have you ever noticed all the different papers in the plastic standup containers on the table as you enter the business office in our clubhouse annex? I've gone past them I don't know how many times and never paid attention, but today I decided to take one from each pile and check them out to see what they are. Here is what I found:



- **Community Action Request** form with which you can report problems with irrigation, landscaping, or maintenance
- Flyer with information on it about how to provide the Association with a key to your unit (in accordance with the Association's governing documents)
- **Using the MyEnvera Mobil App** pamphlet with instructions on how to use this app
- **Notice To Owners** from Advanced Roofing explaining how to receive compensation for tire damage
- **Welcome to Bell Tower Park** flyer detailing useful information for new residents/owners
- **ARC/Landscape and Building Request for Alterations, Repairs and Reconstruction** which must be filled out, submitted, and approved before any change is made to your unit
- **Bell Tower Park Cheat Sheet** with useful information at your fingertips for new owners and renters
- **Envera Resident Registration Form**

- Colorful flyer with the current gate code
- **Envera Live Test** with information on how to activate your headlight sticker for entry into the community (As per Caitlin in the management office, this is for people with visually intact stickers that say they are not working. It allows Envera to see the sticker in motion.)
- **Sherwin Williams Color Formula Card** with color samples and formulas for the three exterior body and trim colors used on the buildings
- Cardinal Management Group, Inc. **Check Request Form**
- **Agreement for Pre-Authorized Payments**
- **Bell Tower Park Closing Checklist** for new owners/renters
- **Bell Tower Park Clubhouse Reservation Form**
- **Bell Tower Park Plant List** of all permitted plants and
- Map of the Bell Tower Park Community.

Some of these documents can be found online in our Frontsteps website, but it's nice to know they are available without having to search for them and print them out.



**Literature Rack (Continued from Page 9)**

I also took a look at our community bulletin board, which is located near the entrance to our gym. The rules for its use are as follows: No outside advertisers, advertisements or pass-outs are allowed at Bell Tower Park. Any resident who wants to advertise can do it on the Resident Bulletin Board only. Please date your advertisement and remove it from the Resident Bulletin Board in thirty days. It is for use only by our residents. It contains some business cards for services offered by our residents, and some real estate rental or purchase offerings within the community.



**FIRE SAFETY IN THE CARRIAGE HOMES and MORE NO-FEE SERVICES FROM OUR FIRE DEPARTMENT -- Part Two of Two**

By Dee Isakson

In the last newsletter, I wrote about the smoke detectors in the courtyard homes and how the South Trail Fire Department provides free help for changing the batteries and keeping those systems updated. The carriage homes in our community also have smoke detectors, but in Phase Three, nine of the ten buildings additionally have sprinkler systems.\* This provides another layer of protection for residents. While smoke detectors are activated by smoke ions, sprinklers are activated by heat. When the small bulb at the tip of the sprinkler head gets hot it breaks, and water will stream out of the head. Only the sprinklers in the area of the heat will go off, so if there is a fire in one room, the other rooms will stay dry unless the fire spreads.

*\* Fire and building codes changed just at the point before the final nine carriage homes were built. The updated code required just those buildings to have both monitored fire alarm **and** sprinkler systems.*

In the case of fire or smoke, a fire alarm will be activated automatically. This system is monitored by a company named Cintas which will, in turn, contact our fire department. Chief Burley from our local station advises that if your sprinklers or detectors do get activated you should take immediate action and call 911 yourself to ensure a quicker response. Only the fire department can shut the sprinklers off, so the sooner they are advised the better.

If you don't call it in right away and wait until Cintas reports the fire instead, be advised that Cintas has a five-minute window during which to report it, and that means water will be streaming down during that whole period. Things can get quite saturated in five minutes!

**TOP**

See Fire Safety, P. 11



**Fire Safety (Continued from Page 10)**

Another point that was stressed was that the small bulbs on the sprinkler heads can also be broken by physical means, so you should be careful not to allow a lot of physical activity inside your home. It's best to have your grandkids play kickball outside!



Another valuable service the fire department provides for free is a lift assist for aging or disabled members of our community who have fallen or for their caregivers who may not be able to lift them. As long as no injury is involved because of the fall, a simple call to 911 for a “lift assist” will bring aid immediately.



A further free service which is great for the grandparents in our community who have visiting family in town is car seat installation for infants and children. Many people are not aware of the proper installation of these seats and if they are not installed correctly, the child is at risk of injury.

For people who live alone and cannot answer the door for any reason, there is a device called a Knox Box that can be installed on or near your door. It will allow a firefighter entry into your unit without having to force their way in through a locked door or a window. The box itself costs about \$175.00 but the fire department will come and install it for free.

Your front door key is stored inside the box along with any other pertinent information such as your alarm code if you have one, or information about pets' names so that the firefighters can “greet” them upon entry. The Knox Box stays locked and only a fire officer has a key to unlock it.

See more South Trail Fire & Rescue details at (click): [South Trail Fire & Rescue District](#)



# NEWLY DE-CLASSIFIED LAUNCH OBSERVATION SITE

By John Fuller

In the May issue of your Bell Tower Notes II, a tongue-in-cheek hint was given in Jim Stewart's column which asked:

*"Do you want to know where the*

**TOP SECRET**

**Bell Tower Park/Kennedy Space Center  
Launch Observation Complex**

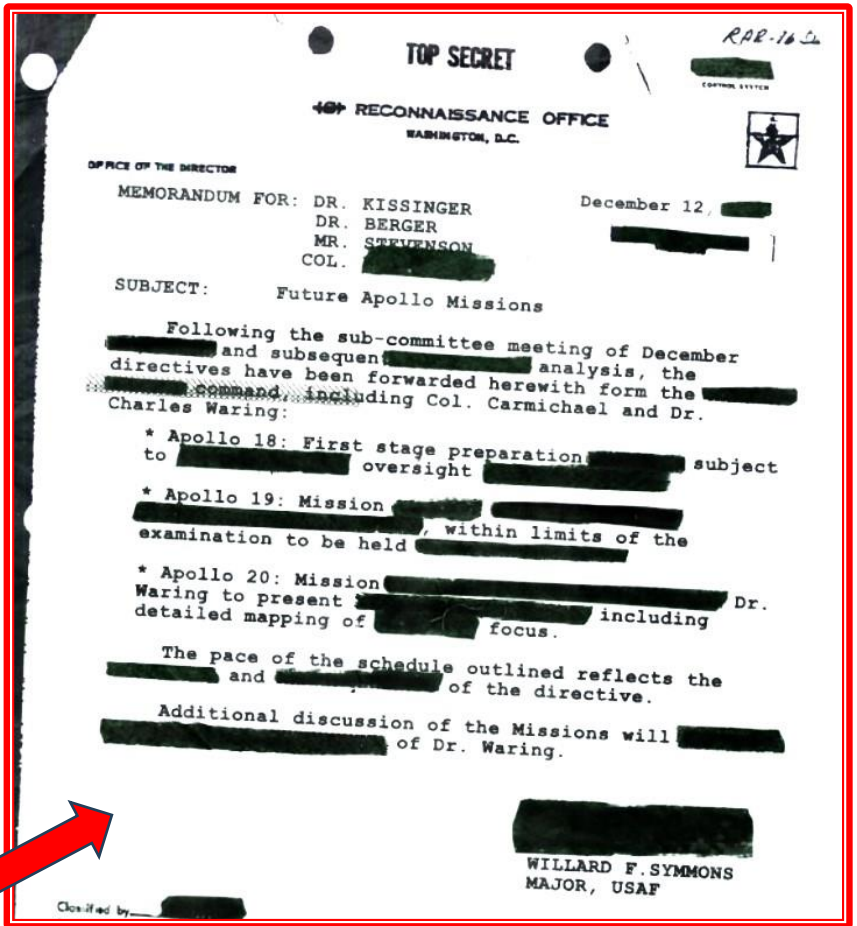
(or BeToPaKSCLOC)

*is located?*

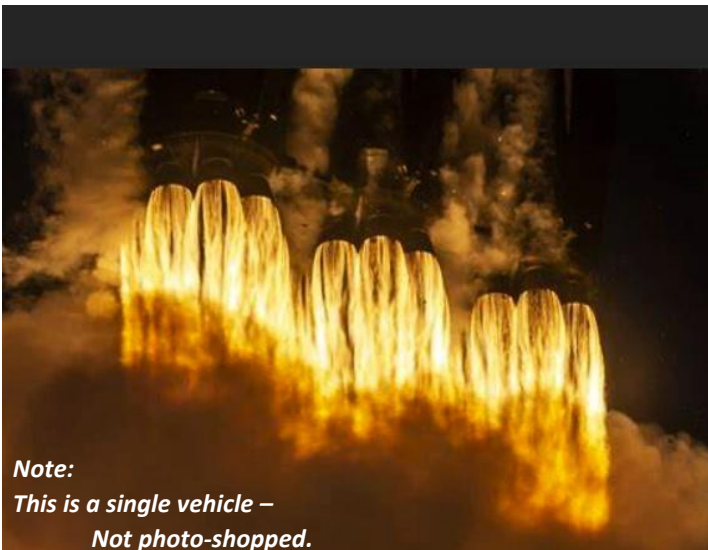
(Pronounced: "bay-toh-pax-clok")

*Once this information is fully de-classified, it will be viewable to those BTP residents who have registered for access to the NEW BTP website (FRONTSTEPS)."*

Well, the info is now de-classified by a document that might look like this one:



For full and final disclosure, further clues to the location and launch schedules will be found by clicking this link: [De-Classified Rocket Launch Viewing Site](#)



Note:  
This is a single vehicle –  
Not photo-shopped.



Returning boosters about to touchdown

TOP



# Salvation Army Angel Tags Are Here!!

Bell Tower Park is participating again this year with the Salvation Army's "Adopt an Angel Tree" Program. The Angel tree, decorated with angel tags, is located in the clubhouse foyer. Each tag indicates a child's name, age, size, needs and wishes for a Lee County child.

To participate:

- Select an angel tag.
- Sign out, on the provided list, which tag you have chosen.
- Shop! Please buy only NEW ITEMS: at least one outfit of clothing and two "wishes". More can be purchased if you choose.
- For your convenience, please consider taking a photo of the tag for shopping purposes.
- NO gift cards please and UNWRAPPED gifts only.
- NO food of any kind with the gifts.
- Place the gifts in a bag with the Angel Tag securely attached to the outside of the bag. If there is more than one bag, make sure the Angel Code is clearly marked on all items intended for that child.
- Return gifts to the Angel Tree in the Clubhouse foyer.
- Please have gifts returned by **November 30, 2023 (Thursday)**.

As you know, families are facing even greater challenges than ever before. Every child deserves to experience the joy of Christmas morning. Let's make it happen from our great community at Bell Tower Park!

*Don't want to commit to a tag alone? Ask a neighbor/friend to go in with you on a tag!*

If you have any questions you can contact: Jackie Moran @ [jackierae3445@aol.com](mailto:jackierae3445@aol.com) or Kim Walerius @ [kawalerius@gmail.com](mailto:kawalerius@gmail.com).

TOP

## WHERE IS YOUR AMBULANCE TAKING YOU?

By Dee Isakson

Regarding EMS services, you may have been wondering about exactly where you might wind up when you call 911 for an ambulance. I spoke with Amy Bollen from South Trail Fire Department regarding this question. I learned the following:

First of all, Lee County EMS is a different entity than the fire department. The rule for which hospital you are brought to depends on the type of health emergency it is and the level of urgency.



If your emergency is life threatening, you will be taken to the closest hospital. In cases of trauma, you will be brought to Gulf Coast Hospital, which is now the Lee County Level 2 trauma center (2.4/4\*). In the past, it was Lee Memorial Hospital on 41 (6.6/11\*). There is no personal choice considered in the case of trauma.

If your situation is not immediately life threatening, you may request which hospital you would like to go to, say, if your doctor works in a certain hospital and you wish to go there. But if the patient is unconscious and cannot communicate with the EMS crew, the paramedics will make the decision about which hospital is the best for him or her. However, during season, when ERs can be crowded, the hospital capacity overrides personal choice, and you will be transported to whichever facility has more accommodations available.

### ***Regarding specialties...***

- Golisano Children's Hospital (5.1/8\*) is the preferred hospital for children and people under 21.
- Gulf Coast now does a lot of heart procedures and has more equipment for heart care than they used to. They no longer do any obstetrics.
- HealthPark (located with Golisano) also does heart care and obstetrics.

One last detail: Lee County EMS will not cross county lines to bring someone to the hospital of their choice, so if you become ill and need an ambulance in Lee County, you will be taken to a Lee County hospital.

*\* Numbers in parenthesis are the distance/minutes at emergency speed from our 41 gate.*



# MAHJONG ANYONE?

By Annie Granatino

Mahjong is a game which has enjoyed worldwide popularity since it was first developed in China in the early 19<sup>th</sup> century. It found its way to the United States around 1920 where it quickly caught on and is still hugely popular today. Over time various formats of the game have emerged, to include the Chinese version (different Chinese cities have varying versions as well), the American version, the U.S. Air Force version, not to mention online versions and now there is even Mahjong Solitaire available online.

I first experienced Mahjong during an overseas assignment at Embassy Asuncion. As we had Friday afternoons off, we quickly filled them up with marathon Mahjong tournaments (led by an enthusiastic group of Air Force spouses). Mahjong is a game of tiles played by creating sequences or matches, very similar to some card games.

BTP has Mahjong games every Wednesday afternoon in the Club House from 12:30 to 4:00. Everyone from beginners to experienced players is welcome. If you don't know the game, someone will teach it to you. I promise you will find it very entertaining and a great way to meet your neighbors. There's something comforting about the clack of the tiles over easy conversation and giggles. 🏰



L-R – Majorie Bruno, Joyce Lindabury, Linda Munn, Connie Bergoglio Vitale, and Vicky Barnes enjoy a Wednesday afternoon Mahjong game in the BTP Club House.

TOP

## DID YOU WANT TO KNOW?

By Jim Stewart



**Q.** Is there information I need to know about the nine ponds here at Bell Tower Park?

**A.** A bunch! First, the water in the ponds is called surface water and the level of the ponds is directly controlled by the level of the canals that run just east of our property. Thus, in the summer when we are supposed to get a lot of rain, the ponds tend to fill up and conversely in the winter when we do not typically get much rain, the ponds tend to go lower. The canals are tied into the Caloosahatchee River thus making it almost impossible for our ponds to go completely dry.

Five out of the nine ponds have pumps, and our landscape is watered from those ponds. All of our ponds are interconnected; thus, they will always be about the same level. Once we get a quarter inch of rain, the sprinklers are shut off until the rain gauge drops to a stage where the water is turned back on.

All our ponds are lined with littoral plants. These littoral zones provide a key habitat for wading birds, fish, and other aquatic invertebrates to forage or find refuge within. Littorals also act as a filter marsh to improve water quality and prevent erosion problems. Finally, the plants can provide an aesthetically pleasing view with an array of flowers ranging in color and natural beauty.

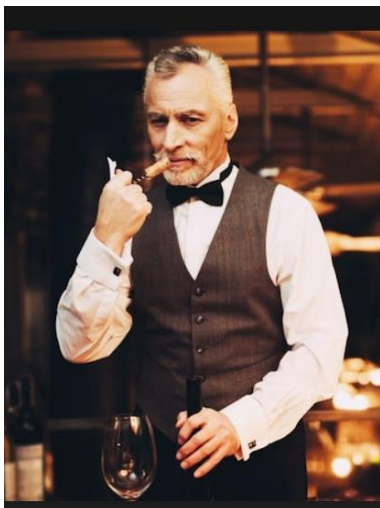
**Q.** Are you going to give us some of your usual “factual” information in this issue?

**A.** Of course!

Did you know that Major League Baseball umpires are required to wear black underwear in case they split their pants?

Did you know that you can eat the stickers on fruit?

Did you know in the English language, no word rhymes with “month”? . . . And here you go again, trying to disprove my reporting, but you will not find that word you are looking for.



**Q.** Why do restaurants allow you to taste wine before buying it?

**A.** After a sommelier in an expensive restaurant has shown a party host the label of an unopened bottle of wine so that they can ensure it's the correct bottle, he will often then pour a tiny amount of wine into the host's glass before filling the glasses of the other customers at the table. The host will then normally swirl the wine around in the glass, smell it and then taste it. If content, he will indicate to the waiter that the wine is acceptable. The glasses are then filled, clockwise, with ladies first and the host's glass last. Sometimes the waiter will offer the cork of the bottle to the host so that he can smell it before offering him a taste of the wine itself.



**Did You Want to Know? (Continued from Page 16)**

Despite popular belief, this tasting ritual is not designed so that the host can send back a bottle of wine of which he or she is not particularly fond; it's solely to determine that the wine is still drinkable and hasn't been spoiled, or "corked," which is the only situation in which the wine might be rejected. Spoiled or corked wine is that which has been oxidized, which means that it has been exposed to air, usually through a flaw in the cork. Corked wine often tastes moldy or of vinegar.

**Q.** What do we know about the local businesses that have been vacated, torn down or have new construction planned?

**A.** We know Sweet Tomatoes has been vacated with no word what will happen to that site. Applebee's was torn down and it is said that a Credit Union will build an office on that land. The famous "castle" that has been several different restaurants has been destroyed with no word on that land. The Honda dealership was knocked down and one would guess another car dealer might move in, but no word on that yet. The Nissan dealership will soon begin construction on a new building next to their current building. I first heard it might be in that huge lot that is usually empty where Nissan would build, but I found out that land is owned by the Scanlon Lexus principals.

**Q.** Who do we call to get a pothole fixed?

**A.** Those of us from the north are used to seeing lots of potholes after a long winter of cold and snow. For those of us living at Bell Tower Park, especially those that use the service road off Andrea on the way to Home Depot, there have been a few potholes deep enough to stock fish! Who should fix it?



Lee Co. Dept. of Transportation ("DoT") has maintenance responsibilities over county roads, bridges, canals, ponds, drainage systems and landscaping. For these, You can call the **Request for Action Hotline** at **239-533-9400** or fill out the online **Request for Action Form** found on their website - **click:** [Request for Action Form](#) .

Per the DoT, that short cut to Home Depot is named Galeana Avenue and is NOT maintained by the County. The businesses situated on the road bear that responsibility, including both the Galeana car dealership and Home Depot. If the potholes are on Andrea or Bruner Lane (the road off Andrea that runs east behind the Galeana dealership towards the South Trail Fire Station), those would be the responsibility of Lee County. Then it would be quite right for you to submit a **Request for Action** call/form.





CORNER

By Robert Garland, Carriage Homes Board President

*The Carriage Homes Board has offered to send along news from that sub association. **BTNII** is pleased to be able to post content from any of the sub associations as it becomes available.*

We're almost through the 2023 hurricane season! Please stay vigilant and make sure you have a plan in place to protect your family and your residence.

The Board is still pursuing litigation for damages associated with Hurricane Irma in 2017 and continues to make repairs associated with Hurricane Ian. Unfortunately, we can't provide updates at this time but will keep everyone informed as the lawsuit and repairs progress.

We welcome our new residents to the community and thought it would be helpful to provide a primer on how the community is governed. Bell Tower Park is comprised of four (4) distinct homeowner associations. The Carriage Homes Association is basically responsible for everything "vertically from the concrete slab up" of the buildings for all Carriage Homes units. Our sister associations are Courtyard(I) and Courtyard II and have the same basic responsibilities.

The Property Owner's Association (POA) is generally responsible for maintaining everything outside of the concrete slabs, including the pools, clubhouse, mail kiosks, landscaping, irrigation, roadways, sidewalks, and recreation facilities.

Our documents identify two (2) basic areas of responsibility for our Association:

#### Common Elements

Generally, the replacement, repair, and maintenance of common elements are the responsibility of the Carriage Homes Association. This includes the exterior walls, exterior painting, and roofs.

#### Limited Common Elements

Replacement, repair, and maintenance of limited common areas are generally the responsibility of the unit owners and include elements that are reserved specifically for the use of individual units (doors, windows/caulking, patio screens, interior walls/drywall, driveways, exterior lights, etc.) or groups of units to the exclusion of all other units (exterior walkway pavers, etc.).

We encourage you to review our Bylaws and Rules & Regulations – and those of the POA – and contact Cardinal Management Group should you have any questions or need guidance.



***Welcome home to all – and hope to see you at the pool!***

**TOP**

## **NEW POA BOARD MEMBER**

By John Fuller from notes by Michael Lewis

An empty BTP POA Board seat was filled at the beginning of the Board's budget workshop meeting on October 10<sup>th</sup>. The Board appointed Michael G. Lewis to the Board, and subsequently to Treasurer at the October 24<sup>th</sup> regular meeting. Mike was one of the candidates for the Board back in the March election.

Mike and his wife, Gail, moved here about two years ago and love Bell Tower Park and the area. They live on Cambridge Drive. He is a retired civil engineer from Wisconsin and was employed in several cities as Director of Public Works, City Engineer, and City Manager over a career of 38+ years. Mike has managed millions of dollars of projects and budgets over those years. He has extensive experience preparing and managing budgets, working with contractors, attorneys, consultants, government agencies and with the public.



Joey Raines, who vacated the seat now filled by Mike, wants the community to know that he prefers to describe his departure from the board as “stepping down” vs. a “resignation”. We will take this opportunity to recognize Joey for volunteering last year to fill an empty seat and accepting the duties of Treasurer back during a time when the Board was in dire need of help. **THANKS, JOEY !!**



## **SAFETY COMMITTEE HOLDS EVENTS**

By David Shaw

The Safety Committee was established to advise the POA Board on issues pertaining to safety and safety concerns within Bell Tower Park, including evaluating the security systems put in place, advising residents on best practices for home security, making sure all safety equipment is in place and up-to-date, and providing budgetary recommendations to the Board on security and safety issues. The committee reports to the POA Board via the official Board member liaison, which is presently the POA Board President, John Davenport. The POA liaison consults with the Property Manager as needed on the concerns of the committee and brings forward to the POA recommendations of the committee.

The Safety Committee has currently scheduled presentations from the Lee County Sheriff's Office on the following dates and subjects:



See Safety Committee P. 20 

**Safety Committee (Continued from Page 19)**

- October 18**      **Fraud and Scams** -- (Post-event info not available yet.)
- November 1**      **Personal Safety** – See article on page 26 for notes on this event.
- November 15**      **Residential Security** -- Please try to join your neighbors and sit in to hear timely and useful information as the holiday season approaches.

Each of the presentations starts at 6:15 in the Bell Tower Clubhouse.

The Safety Committee is also tasked with the responsibility of monitoring the adherence to the rules regarding the parking of automobiles as stated in the Declaration of Covenants, Conditions and Restrictions for Bell Tower Park and the Rules and Regulations of Bell Tower Park as amended and restated by the POA Board of Directors.



**RESTAURANT REVIEW**

By Kathleen McClanahan-Gruhl

By far, the most fabulous gift you could get for any of your friends who live here at Bell Tower Park is a BONEFISH gift card. It *is* one of my favorite restaurants, and it’s basically part of our complex, being so close. Nothing is more fun late in the afternoon than walking to Bonefish for happy hour. Happy Hour occurs every day from 3 PM until 6:30 PM with outstanding selections and great prices. House wines are only \$6 a glass, all the select spirits are \$7 each, and draft beers are \$1 off. In addition, during Happy Hour, you can enjoy three of their signature drinks: Blueberry Lemon Drop, Mango Bourbon Sour, or their famous Coconut Crush.

Four of my favorite appetizers during happy hour are the Imperial Dip, Bang-Bang Shrimp, Ahi Tuna Poke, and the Beef & Ginger Potstickers. Lunch and Dinner are also always very special with “perfect pairings” like Mahi-Mahi & Shrimp, Sirloin & Crab Cakes, or the world-famous Filet and Lobster Tail.

Hardly anything is more fun than sitting at the bar with their world class bartender, Kevin, and having the opportunity to meet lots of new friends. If you have not been to BONEFISH, please walk up there late some afternoon, and you’ll immediately be welcomed into the beautiful restaurant. Lastly, please be sure you get to meet the manager, Curtis ~ *what a great guy!!!*



**TOP**

## WHAT'S NEW ON THE BTP WEBSITE?

By John Fuller

*Reminder: Any links in this Bell Tower Notes II leading to the BTP website require that you have previously done a one-time registration for site access.*

*Once you are registered, the links will function immediately for all future attempts. If assistance is needed for that original registration, contact Cait at (239) 774-0723 Ext. 219 or email: [c.tetrault@cmgflorida.com](mailto:c.tetrault@cmgflorida.com)*

**A ray of light** for those who frequently ask, “Why isn’t *that* thing fixed? Does anyone *know* about it?” Or: “Is somebody paying attention to the parts of our landscaping that need attention?” Well, committees that were reformed just this year have been hard at work identifying these needs and forwarding them to management. There *IS* measurable progress, which can be evidenced by the record posted on the BTP website. To view, click the link just below, and open the folder called “**Committees**”. Then click either the “**Landscape**” or “**Amenities**” folder to view the documents you are interested in.

### Community Documents

After months of preparation, a new “Go-To” feature has been posted to the Bell Tower Park website providing information and links to answer many often-asked questions from our residents. It is called **HELPFUL TO KNOW** and was announced in an October 4<sup>th</sup> email from Cait. This first edition is only a starting point, and we will all see an expansion of its content in the months ahead. Please check out the most up-to-date version by clicking this link and open a yellow folder entitled:

#### Helpful To Know

An important part of **HELPFUL TO KNOW** is YOU! Suggestions from all elements of Bell Tower Park are sought to add more questions, answers, and updates. Please direct your ideas to the email address of the Communications Committee at:

[BTPCommunications@hotmail.com](mailto:BTPCommunications@hotmail.com)

It’s been around for a couple of months, now, but many people seem surprised when they are shown the community calendar. It lists many events and meetings, along with details of time, place, and pertinent attachments (flyers, contacts, and other notes). Click here for a peek:

### BTP Community Calendar

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See What’s New P. 22



**What's New (Continued from Page 21)**

With the POA Board's consent, your Communications Committee (CommComm) is gathering information from vendors to examine the feasibility of creating a website which would be complementary to our FRONTSTEPS platform. The major questions of cost and maintenance will be looked at in deciding whether to make a recommendation to the Board. The Committee is limiting the potential vendors to those with extensive community website experience and a knowledge of Florida rules. One example of what other community platforms look like can be seen by clicking:

[LINK to West Highlands HOA](#)

By the time this *Bell Tower Notes II* is distributed, the CommComm expects to present its recommendation to the POA Board at its November 28<sup>th</sup> meeting.



## **A Closer Look at Selected BTP Rules & Regulations**

*-- Second in a Series --*

By Ron McEwan

In our August edition of the BTN II, we introduced a new series designed to highlight and clarify our BTP Rules and Regulations. In that initial article, we highlighted Rule 1.20 – Leasing and Rental of our units and Rule 2.50 – Resident Damage to the Gates.

Your BTP POA Board realized that these Community Rules and Regulations had not been revised in quite some time. So, at the regularly scheduled August POA Board meeting, the idea of a special meeting was presented. This second installment of the series outlines the discussions held in that meeting.

Each month in the POA Board President John Davenport's "President's Message", it is stressed that each resident familiarize themselves with the BTP POA Rules and Regulations. We currently have a 19-page document that outlines these rules.

On September 21<sup>st</sup>, your POA Board held a special Workshop meeting to examine these Rules & Regulations and make modifications to refresh and update them. They had not been revised since 2017, and in some instances terms and language were outdated. In an open session, with numerous residents in attendance and participating, the Board spent two and a half hours reviewing and modifying the document.

*See BTP Rules P. 23*



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**BTP Rules (Continued from Page 22)**

At the outset, our Community Association Manager, George Eckhardt, was requested to record all changes and re-write any modifications that were made. Legally, the same document format is required, thus all changes must be made line by line. At the conclusion, after all modifications are complete, the final edition of the proposed changes to the rules and regulations will be sent to the POA's attorney for the final review and legal standing.

Upon completion of the legal review, a copy of the changes to the rules and regulations will be mailed to all homeowners along with a copy of the meeting agenda for the final approval of the changes to the rules and regulations.



**RECURRING ACTIVITIES or EVENTS** By Ann Granatino

*(PLEASE CHECK THE WEBSITE CALENDAR FOR LAST MINUTE CHANGES TO SCHEDULES.)*

<u>EVENT</u>	<u>DATE &amp; TIME</u>	<u>LOCATION</u>	<u>CONTACT</u>
<b>BTP Music Jam</b>	2 <sup>nd</sup> & 4 <sup>th</sup> Tuesdays 7-9 PM-Start Date TBA	Clubhouse	Jan Jones <a href="mailto:guitarjan@att.com">guitarjan@att.com</a>
<b>Book Club</b>	2 <sup>nd</sup> Tue, 10 am	Clubhouse	(Nov-Apr) Jackie Moran <a href="mailto:Jackierae3445@aol.com">Jackierae3445@aol.com</a> (May-Oct) Kim Walerius <a href="mailto:kawalerius@gmail.com">kawalerius@gmail.com</a>
<b>Euchre Club (cards) &amp; BYOB</b>	Each Wed, 4 – 6 pm	Clubhouse	Marsha Wulpi <b>260.479.0416</b> & Ron McEwan <b>239.823-6708</b>
<b>Mahjong</b>	Each Wed, 12:30 - 4 pm	Clubhouse	Bee Horner/Vicky Barnes
<b>Pickleball</b>	W, Th, Sa, Su, 8:30 am	Courts	Bill Johnson <b>239.281.8970</b> <a href="mailto:Bill_jo68@yahoo.com">Bill_jo68@yahoo.com</a>



By Ann Granatino

CORNER

*"A verbal contract isn't worth the paper it's written on."*  
--- Samuel Goldwyn

Communications Committee plans to share information on a specific contract in each newsletter. As you can imagine, the POA is party to many contracts. It can be confusing looking through them and sorting the details. We hope to share the details with you, to remove some of the mystery of contracting and make life that much easier. This issue we will review the tennis court maintenance contract.

All contracts are available to property owners on our web site following the tabs:

***Documents&FAQs/CommunityDocuments/Contracts/POA*** – or click: [BTP Contracts](#)

The Bell Tower Park POA has an agreement with Armor D. Persons, Inc. for basic maintenance services at our tennis courts. These services include weather grooming the courts twice per week, power roll the courts weekly, and general disposal of debris. In



Granatino pic

addition, the company will maintain algae and weed control, as necessary. The contractor also ensures that the nets are at the proper heights, and they will adjust them if necessary. As needed, they will check the condition and attach wind screens with ties. Any problems will be reported to the POA. Additional services are also available to include yearly topdressing of the courts and preparation for hurricane season. The company uses Har-Tru materials, which are provided by the POA.

As some of you may be aware, Mr. Persons has been a tennis pro in SW Florida since 1972. He still enjoys playing tennis. In addition to BTP, Mr. Persons provides tennis maintenance services to more than 20 clubs in Lee County and the surrounding areas. If you note any issues at the tennis courts, you should report them to the property management team.

TOP

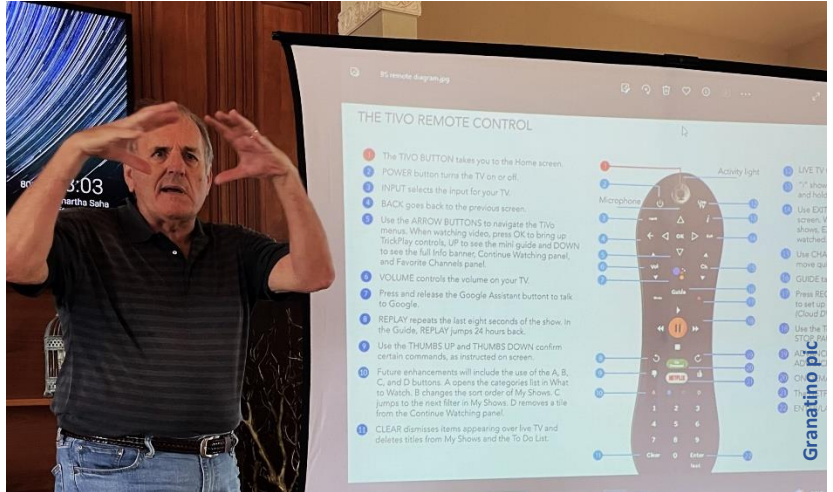


# BLUE STREAM TV REMOTE BULL SESSION

By John Fuller

Some months ago, long-time resident, Alicia Shaw, perceived the need for some sort of a “how-to” seminar on the use of our relatively new TV remote controls which came with the arrival of the Blue Stream Fiber system at BTP. A session was finally put together by the Communications Committee and held in the Clubhouse on November 2<sup>nd</sup>. This was an entirely informal, self-help gathering with no company reps present.

With some graphic visual aids and online resources displayed on our big new projection screen, participants were able to get hands-on experience using the Clubhouse TV as a full simulator.



*John Fuller, moderator, here being sidetracked into describing a fish he caught 42 years ago.*


Among the many new tricks traded between us, the biggest revelation seemed to be how *much* could be done with the “**Voice Command**” button (aka the #7 “Google Assistant” button in the diagram above – **Click here: TV Remote** for a better view.). For example, if you click that button and say, “Fast-forward 10 (or any number of) minutes or seconds” you don’t need to sit and wait, watching the time marker crawl along the timeline bar or click and hold any other buttons. Same trick works to rewind by saying “Rewind 13 minutes”. Other examples: “Find Cohen Brothers movies” or “Find Charlton Heston” movies or “Find University of Washington football”, and on and on. They may not all be “free”, but it saves a lot of time searching. TRY IT!

It was noted at the start that watching TV today is nothing like the two or three channels we grew up with in the 1950s or cruising the “interweb” in the 1990s. Now we are dealing with a **computer disguised** as a TV, with a user-interface like no other computer! And this has its ups and downs. Most of the downs are related to not finding and using information that is available. Click these links for some of the places to look for help:

[LEARNING RESOURCE HUB - BLUE STREAM FIBER](#)

[BLUE STREAM TIVO QUICK GUIDE 2023](#)


## **Blue Stream (Continued from Page 25)**

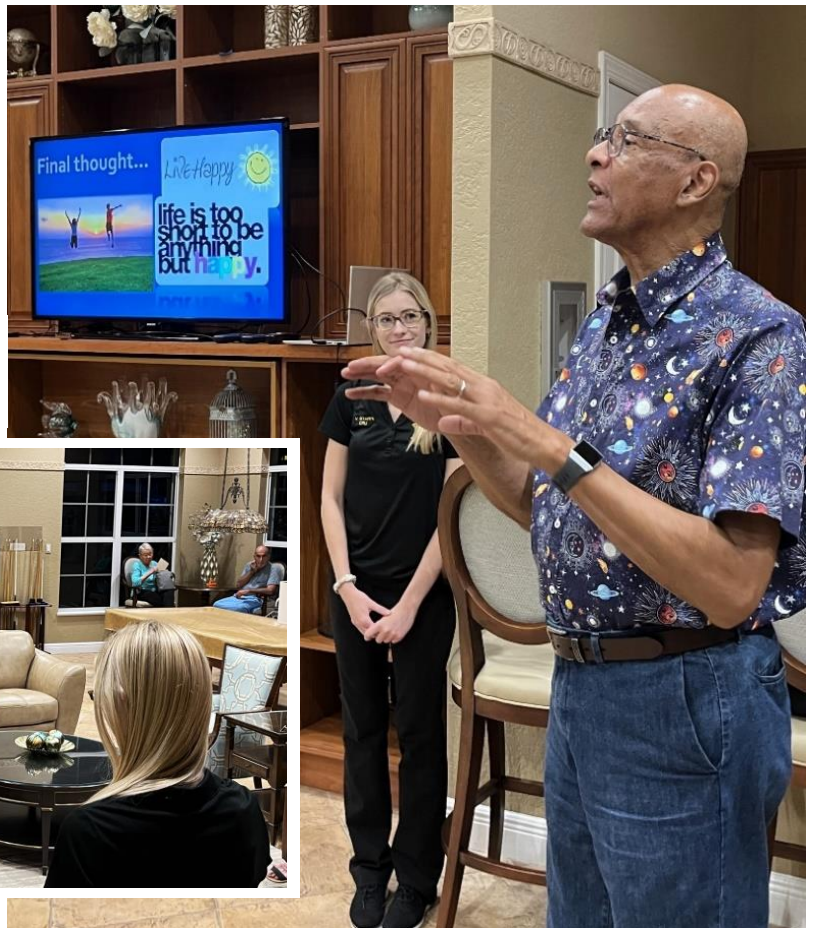
On a related note, the reports of our Blue Stream viewing frequently being paused by the spinning blue circle-arrow and a “Loading Video” message came up. This experience seems to vary among residences. One owner volunteered to say that this problem was solved in his home by a visit from the Blue Stream techs. They replaced and experimented with relocation of the “Plumes”. These are the grey-colored hexagonal repeater devices plugged into a few of your wall power outlets  Your BTP Communications Committee will follow up on this and see if more success stories are there.

## **SHERIFF’S PRESENTATION ON PERSONAL SAFETY**

**Text and Photos by John Fuller**

A November 1<sup>st</sup> gathering of BTP residents heard many valuable clues from a Lee County Sheriff’s Office (LCSO) spokesperson named Victoria. Topics included keeping aware of your surroundings, recognizing unsafe local environments, noticing escape routes when indoors, personal defense devices and tactics, etc.

The audience response was very enthusiastic with many questions answered professionally by our guest speaker. This event was part of a series arranged by Dave Shaw’s Safety Committee. See related article on page 19. 



**SPECIAL ACTIVITIES or EVENTS**

By Ann Granatino

<u>EVENT</u>	<u>DATE &amp; Time</u>	<u>LOCATION</u>	<u>CONTACT</u>
<b>Residential Security Presentation - LCSO</b>	Nov. 15, 6:15 pm	Clubhouse	Safety Committee David Shaw
<b>Food Truck</b> Two food trucks on site: Two Brothers Kitchen & Dave's Neapolitan Pizza Tables will be set up poolside.	Nov. 16, 5-7pm	Clubhouse Parking Lot	Kim Walerius <a href="mailto:kawalerius@gmail.com">kawalerius@gmail.com</a>
<b>Holiday Party</b> Dinner & Music Tickets will go on sale. Mid-November, stay tuned!	Dec. 8, 6-9 pm	Clubhouse	Kim Walerius <a href="mailto:kawalerius@gmail.com">kawalerius@gmail.com</a>

***Since Cait has the website calendar up and running, that will be a more current source for these events, as well as the usual office blast mails.***

**BELL TOWER NOTES II - Volunteers**

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# **Thanks for the help, but . . .**

*By John Fuller*

***Trying to be good neighbors, a few folks (including ME -- GUILTY AS CHARGED!) have offered a helping hand while out walking by dragging fallen palm fronds to a perceived "collection point" -- This to save the landscapers some minutes and make the streets a bit neater looking.***

***All well and good, except the practice has unthinkingly evolved to using the storm drains as the collection point. This leads to small debris and sprouting seeds falling through the grates and leading to blocked drains. BTP was designed with pretty effective flood mitigation, but we know too well there have been a few rare occasions of standing water in our streets depending on the amount of deluge of each passing storm.***

***So, until further guidance comes along, look for someplace other than the drains to do your good deed. Consider that seeds from pods can be carried by the run-off water to the drains. If anyone doubts it, take a look at these shots provided by Alicia Galante.***

***(Thanks again, Alicia!)***



***No, that didn't fall through the slots.***

***Yeaaaahh . . .***

***That's actually GROWIN' in there!!***



**TOP**



*Edison-Ford Estate*

Gfanatino pic

**Merry Christmas and Happy New Year to All!**

**TOP**

## **BOARDS & COMMITTEES**

*\*Occasionally a need may arise to re-schedule a meeting -- proper notice of that will be sent to residents.*

<b><u>ORGANIZATION</u></b>	<b><u>*DATE &amp; TIME</u></b>	<b><u>LOCATION</u></b>	<b><u>PRESIDENT</u></b>
<b>POA Board</b>	4 <sup>th</sup> Tuesday, 6 pm	Office Annex	John Davenport
<b>Carriage Homes</b>	Annual & As Needed	Office Annex	Robert Garland
<b>Courtyard Homes (I)</b>	Annual & As Needed	Office Annex	Robert Van Teeffelen
<b>Courtyard Homes II</b>	Annual & As Needed	Office Annex	Tony Reed
<b><u>COMMITTEES</u></b>			<b><u>Chairperson</u></b>
<b>Landscape</b>	3rd Thursday, 2 pm	Clubhouse	Ken Downing
<b>Amenities</b>	As Needed	by notice	Keith Miller
<b>Safety</b>	As Needed	by notice	David Shaw
<b>Communications</b>	1 <sup>st</sup> Thursday, 1 pm	Clubhouse <a href="mailto:BTPCommunications@hotmail.com">BTPCommunications@hotmail.com</a>	John Fuller
<b>Social</b>	1st Tuesday, 6:30 pm	Clubhouse	Kim Walerius
<b>Finance</b>	As Needed	by notice	Martha Harrie
<b>Fining</b>	As Needed	by notice	[ None Required ]

*As of now, messages for board or committee members should be sent to the office. The CommComm is using a generic email address (see above) which is monitored by one of its members.*



**TOP**

