

ENGLEWOOD ISLES PROPERTY OWNERS ASSOCIATION (EIPOA) 4,56

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Property Owners
Association, Inc.

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Newsletter :

Gail Turner 941-681-8365
(message only)

Autumn has arrived!



Welcome back to our neighbors that escape to cooler climates during Florida's hot summers. The recent real estate market has brought us several new neighbors. Welcome to you, too!

Lost and Found

A tablet was found in EIPOA 4-5-6. Let's see if we can find the owner. They will need to identify the tablet size, brand and approximate location where it may have been lost. The street it was found on is known. Please contact Priscilla McLaughlin at 941-475-9826

Some local information of interest to all:

♦Dearborn Street, in Olde Englewood Village, is under construction. There are detours and parking areas away from Dearborn. Please note that the Dearborn Street shops ARE OPEN. This will be a difficult time for shop owners. If you can patronize our local shops, please do.

Disclaimer

EIPOA'S advertisements of local contractors and companies in the newsletter is offered as a courtesy to our residents. Please be aware that inclusion of companies on the list does not constitute an endorsement or recommendation by EIPOA.

EIPOA is not responsible for any information contained in personal or business ads.

Day Trips to experience

Selby Gardens, Sarasota - Botanical garden and education site on Sarasota Bay. Tickets available online

selby.org

Mote Marine Laboratory and Aquarium, Sarasota - Extensive aquarium and education site. Tickets available online

mote.org

Arcadia, FL, Arcadia - about 1 hour and 15 minutes away. Historic downtown known for antique shops and restaurants. Rodeo in October.

<https://arcadia-fl.gov/events/>

♦Due to the construction, the Englewood Farmers Market that we have known has dissolved. Starting 10/14, there will still be an assortment of Farmers Markets available on Thursdays on or near Dearborn Street, including one



sponsored by the Sunrise Rotary Club located at Rowley Insurance and Suncoast Architect on West Dearborn Street. The Dearborn Market, across the street from Pioneer Park, is also

expected to be open on Thursdays. In addition, Life Realized has a Farmers Market on Sundays from 10-3 and Thursdays from 9-2 at 501W. Dearborn.

Covenant Review

Since many of us are recently returned to our EIPOA homes, let's do a quick review of our most commonly questioned covenants. *Please note that the following are paraphrased and the complete documents can be found at eihoa.org, just click on the first link, "Governing Documents", then "Declaration of Covenants".*

#3. Rentals: No owner may rent or lease a lot more than twice in any twelve (12) month period nor rent for less than one month. No lot may be sub-leased, and the owner must provide the Board with the names and phone numbers of the tenants and a copy of the lease.

#7. Fences and Walls: No fences or walls, other than to cover air conditioner units or similar utilities are permitted. New fence installations cannot exceed 6 ft. out from the house nor exceed 8 ft. in length and must first be approved by the Architectural Committee.

#10. Temporary Buildings: Sheds, tents, accessory buildings, etc. are not permitted.

#11. Vehicles: All vehicles must carry current license tags and be personal, passenger vehicles. Commercial vehicles, motorcycles, boats, trailers, etc. are not permitted to remain in driveways. No vehicle may be parked overnight on the street.

#12. Condition of Premises: All properties, whether occupied or vacant, are the responsibility of the lot owner and are to be maintained in a neat and orderly manner.

Again, please be sure to check either your copy of our Covenants or our website for full details.

President's Corner

Welcome to our snowbirds returning and also to the many new homeowners we have gained in the past year.

We still are being affected by Covid 19. The Association has changed its schedule to accommodate the social distancing and the fear of individuals gathering in large groups by conducting Board Meetings via ZOOM. If you would like to attend a meeting, please refer to the contact information either at the top of this newsletter or on our website, EIPOA.ORG and we will be happy to email the link.

As I stated at our Annual Meeting, the demographics of our neighborhood are changing. Younger families with children, as witnessed by the presence of school buses, are discovering the Isles as a great place to raise a family. Also, the interest of Real Estate Agents, Rental Agencies, and Real Estate Investors, in increasing numbers are requesting clarification of our Covenants, especially Article #3, (Rentals). Maybe this is a good sign that there is such interest and demand for property within our neighborhood.

But, confusion can be created for unsuspecting prospective buyers of homes within our HOA who plan on purchasing property to rent on a short-term basis and have not read our Covenants. I have received calls from new property owners stating they were never notified nor told that there are restrictions on rentals.

See **Article 3** of our Covenants:

RENTALS — Owners who choose to rent or lease their lots must be aware of and respect the rights of their neighbors. Owners shall have a duty to ensure that tenants' conduct complies with these Covenants at all times. No lot may be subleased. Only the entire lot may be rented or leased. No lot shall be rented or leased for a period of less than one (1) month. No Owner may rent or lease a lot more than twice in any twelve (12) month period without the prior written approval of the Board of Directors. All leases shall be in writing. Tenants must be provided, by the Owner, a copy of these Covenants. Tenants enjoy the rights and privileges of the Association and are subject to the conditions and restrictions of the same. The Owner shall provide the Board of Directors the name(s) and telephone number(s) of the tenant(s), as well as a copy of the lease within one (1) week of move-in.

Rentals within our HOA are allowed but they must comply with the above Covenant Article #3.

I have been informed that many property owners are leaving their trash containers out in front of their residency or placing them on the street days before the scheduled pickup.

Please refer to **Article 17**:

REFUSE – Refuse containers shall not be stored outside unless concealed and inconspicuous from the street. No garbage or refuse containers shall be placed outside for pickup before 5:00 p.m. on the day before scheduled pickup. Under no circumstances shall there be dumping upon any lot.

Hope everyone enjoys our beautiful Fall weather. If anyone has questions about our HOA, go to our website at EIPOA.ORG for contact phone and email address.

Bill Callahan,
President

Annual Meeting News:

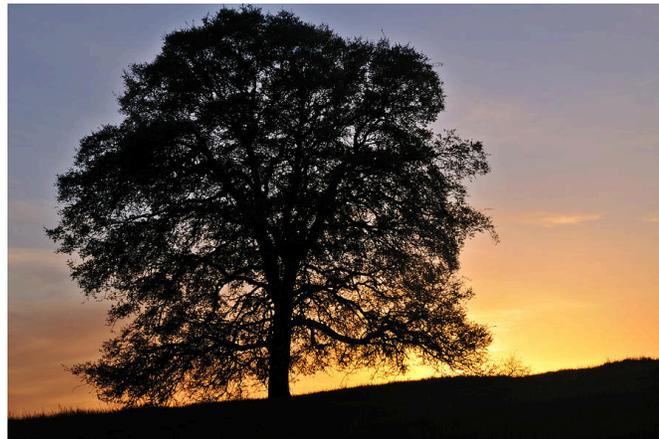
The annual meeting will be held at the Elks Club, 401 N. Indiana Avenue, at 6 PM on 01-19-22.

The HOA membership will vote to fill 3 open seats on our Board of Directors. Anyone interested in running for a seat, please contact me at EIPOA456@gmail.com no later than December 1, 2021.

Your Yard

Englewood Isles Residents, do you have the beautiful Florida Oak trees in your yard? Have you kept them pruned off your neighbors' property line, pool cage, roofs and all dead branches removed?

Live Oaks are large, picturesque trees that grace many Southern yards with deep, inviting shade. These stately trees can grow up to 60 feet tall, with a spread of up to 100 feet. With the potential



for a six-foot-diameter trunk, they need plenty of room to expand. Please note that you must have approval from Sarasota County to completely remove a Live Oak.

Fishing Licenses

Did you know that children under 16 are not required to have a fishing license. Florida residents age 65 or older do not need a license but must possess proof of age and residency or a Resident Senior Citizen Hunting and Fishing Certificate.

For more information about licenses check out <https://myfwc.com> and for seasons, check out <https://myfwc.com/fishing/saltwater/recreational/>



