

Englewood Isles Property Owners Association (4, 5, 6)

WINTER 2026 Newsletter

EIPOA 4, 5, 6 exists "To develop a community designed for safe, healthful, and harmonious living.
-Bylaw 2.1"

2026 BOARD:

Kris Boucher, President
Gail Turner, Vice President
Frank Collins, Treasurer
Teri Woodcock, Secretary
Board Members:
Dennis Smith
George Smith
Mike Stefanatos
Chuck Bradley
Karen Snow

EMAIL:

Eipoa456@gmail.com

PHONE:

941-681-0446

U.S. MAIL:

Englewood Isles Property
Owners Association, Inc.
1811 Englewood Road #240
Englewood, Florida 34223

DISCLAIMER NOTICE:

EIPOA's advertisements for local contractors and companies are 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.



Happy New Year to all our Englewood Isles Property Owners and residents. May 2026 bring health and happiness to everyone. This is a great time to review EIPOA's Covenants as a reminder and to ensure compliance.



Monthly Board Meeting

Our meetings for 2026 are scheduled as follows:

February 11 (5:30pm, at Elsie Quirk Library),

Zoom Meetings: March 11, April 8, May 13, September 9, October 8, November 11, and December 9.

Monthly meetings are via Zoom, beginning at 5:00 pm. The Zoom invitation can be requested by emailing the President at eipoa456@gmail.com NO LATER than 9:00 am the morning of the meeting. If you do not have computer access, please email the President, and he will arrange an accommodation at a Board member's home.

Free Junk Removal

Coldwell Banker Realtors Karen Snow (an EIPOA Board member) and her partner, Janice, will be sponsoring a FREE junk removal service on March 3, 2026. Residents can have 2 pieces of furniture or junk removed for free.

Note that TVs and computers will not be accepted.

Sign-up is required before March 3rd and can be done by following the internet address:

<https://karenandjanicejunkremovalday.paperform.co/>
or by using the QR code on the ad in this newsletter.

There is no need to move your items to the curb. Professional movers, supervised by realtor volunteers, will remove the items from your home. See the ad in this newsletter.

Annual Meeting

Our Annual Meeting was held at the Englewood Chamber of Commerce at 6:00 pm on January 14, 2026. About 32 people attended. President Kris Boucher said that there were very few problems over the course of the last year. He also reminded us that the Bylaws state the purpose of our HOA is “to develop a community designed for safe, healthful and harmonious living” (Bylaw 2.1).

The financial report was explained and shows EIPOA in a good financial position. Property Maintenance and Fine Committee reports were given, and the process of each committee was explained. The minutes and the financial report will be posted on the website after the February Board meeting.

Following the General Meeting, a Closed Meeting of the Board was held to elect Officers. 2026's Officers are: President, Kris Boucher, Vice President, Gail Turner. Secretary, Teri Woodcock, Treasurer, Frank Collins. Please join us for the Annual Meeting next year to learn about the work your Board does behind the scenes and meet your neighbors.

Minutes and Financial Reports

You can stay informed about what your Board has been working on by reading the minutes and financial statements, found on our website, www.eipoa.org.

Property Maintenance and Complaints

EIPOA contracts with ARC Group Real Estate to provide our monthly property maintenance inspections. Per EIPOA's Property Maintenance procedure, the inspector is only permitted to inspect from the sidewalk and street and is not permitted to interact with residents. The full procedure is posted on the website, www.eipoa.org.

If you notice a Covenant violation that you believe has not been addressed by either the inspector or the Board, please completely fill out and submit a Complaint form, which can be found on our website. Note that there is a simple math problem required to submit the form. Complaint forms are necessary for our record-keeping, should the violation move forward to the Fine Committee. If the issue is covered by the Covenants and not being addressed, your complaint will be forwarded to the Property Maintenance Inspector.

???????????

Did you know that
Sarasota County has an
information line?

Your questions regarding trash,
police, roads, and more can be
directed to the right department by
calling 311.



VOLUNTEERS NEEDED

*We need volunteers to deliver
the EIPOA Newsletter.*

*We walk a few blocks, and the
Newsletter is in a plastic bag,
then placed on the residents
outside door knob.*

*Contact us at
eipoa456@gmail.com*

Newsletter Advertisers

The advertisements you see in this newsletter cover the costs of printing and bagging.

Neighborhood volunteers distribute it. EIPOA's Board cannot recommend service providers, but if you need a service, please consider using one of our advertisers and conduct your own comparison research before hiring anyone.

Social Committee

EIPOA's Social Committee has had two events this season. The Oktoberfest was held in mid-October with about 60 in attendance. The German Food Truck was on site with excellent German food and soft drinks for purchase. Some attendees brought their own snacks and drinks. Music was provided by a DJ/karaoke entertainer who had us dancing and singing.

Our annual Holiday Party was held on December 19 at the Boca Royale Country Club. The Social Committee did a wonderful job organizing a festive and fun gathering. Please consider joining us next year, as a good time was had by all!

The Saint Patrick's Day Block Party will be held on Friday, March 13th.

Many thanks to Elizabeth LaFlamme and her committee for the memorable events.

Covenant 4. Architectural Approval and Standards

Note that Covenant 4 requires that "No building, pool, fence, wall or any physical change to the exterior layout or appearance of any lot shall be erected, constructed, made or modified on any lot until plans and specifications have been submitted to and approved by the Association's Architectural Review Committee." This Covenant goes on to address setbacks, building size and configuration, and more. Please be sure to check this Covenant. Danny Gonzalez heads this committee. Danny lives on Ardenwood Drive and his phone number can be found in the Resident Directory.

Covenant 11. Condition of Premises

Covenant 11 states, "Each Owner shall be responsible for the continuing proper maintenance and care of the lot, including vacant lots, together with any building or other improvement on the lot, in a neat, clean, and orderly condition and appearance." This covenant covers requirements for landscaping, landscape maintenance, building maintenance, and cleanliness. It also specifies that the HOA may contract to rectify violations, at the Owner's expense, if the Property Owner does not correct conditions after appropriate notification.

Covenant 13. Animals

Covenant 13 limits all properties within EIPOA 4,5,6 to 2 domestic pets, which must be licensed and leashed when off the property owner's lot. Additionally, owners must carry waste bags, pick up, and properly dispose of the waste. Disposing of waste in storm sewers or the lake is prohibited.

Holiday Party



Oktoberfest Block Party



Halloween on Dearborn



ADVERTISE

The Englewood Isles Property Owners Association 4,5,6 (EIPOA) offers advertising space to local businesses in our newsletter. Published three times a year, the newsletter is distributed to 310 homes in our HOA and is also posted on our EIPOA website, which is visible to the public.

- 1. 1/4-page ad: \$70**
- 2. 1/2 -page ad: \$85**
- 3. Full Page ad: \$150**

Note that the prices above are per newsletter.

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prepaying for the year
(3 Newsletter ads)**

Contact us at
eipoa456@gmail.com

HELP SUPPORT OUR NEWSLETTER!

The advertisements you see in this newsletter cover the costs of printing.

**We need volunteers
to get advertisers
in our Newsletter.**

Contact us at
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Dear owners and neighbors,

Happy 2026! "The American President" is one of Nancy's and my favorite movies. In the last press conference scene, the President (Michael Douglas) says, "America isn't easy, folks." Well, after a year in the post of Association President, I've certainly learned that (while certainly not the scale or complexity of the USA) EIPOA 456 isn't easy, either. No community of people is easy; human nature. But we have By-Laws & Covenants to guide us, a terrific, talented, and caring Board of Directors and Committee Chairs, and fine neighbors! Time and again I remind myself that communication is so "key."

I'm glad to say that (overall) the year has been pretty smooth for our Association, perhaps highlighted by our smooth, repaved streets. The project is ongoing, as I type; the bridges of the parkway are scheduled to be rebuilt.

Another good "sign" in our Association is the number of homes that sold in the past year, based simply on the number of estoppel requests we processed, in what we know has been a "buyer's market" for many months. I hope the sellers in "456" (our former neighbors) were happy with the prices they received. I feel that this Association remains a very attractive and desirable place to buy a home.

We had to find a new property inspection service ("CAM") after the one we had (to use the young person's phrase) "ghosted" us. It took a few months to pick and get our new service going, but I feel that it's working quite well, now.

Here's another nice development, I think, from 2025. Over many past years, with different treasurers, accountants, etc., different accounting methods were used, then dropped; I'm not sure why, but it caused some columns of our reports to not always add up. Not by major dollars, small amounts, but Directors Frank Collins and George Smith felt that the time to get them "right." It took several meetings with the people at Fusco Financial, but one accounting method is now in use. Thanks very much, gents!

Finishing up: PLEASE contact ARC Chair Danny Gonzalez with any plans to move on a project covered by the Covenants. AND: owners who rent their properties, please abide by the Covenants (number of times renter(s) are allowed in a year, and be sure to provide names, contact numbers, and term of lease to the Association.

Many dues for 2026 have been paid by Zelle. Thank you; Zelle is SO efficient! If you do pay by Zelle, it will be very helpful if you enter your address in the "memo" line. Dues are "due" by February 1st, thank you!

Here's to best wishes for our neighborhood in 2026!

Kris Boucher
Kris Boucher, President



Sponsored by Karen Snow, Janice Ward, & Master Movers

Junk Removal Event!

Exclusive for Englewood Isles

Tuesday, March 3rd, 2026

Sign Up and Take Advantage of a FREE Junk Removal Service for Up to TWO Items!

Register at this website:

<https://karenandjanicejunkremovalday.paperform.co/>

Get to the web address with this QR code below:



EVENT SPONSORED BY:

MASTER MOVERS

COLDWELL BANKER REALTY

941.451.9904 941.318.3528 860.916.7531

Free Junk Removal Disclaimer

Limit: Up to 2 items per household.

Access: Items can be inside the home (no need to bring them to the driveway).

Resident Presence Required: The resident must be home at the time of pickup.

We will not collect items left at the curb or end of the road if the resident is not present.

Accepted Items: Bulk items such as furniture and mattresses only. No TVs and no items requiring disassembly.

Prohibited Items: No hazardous materials (including but not limited to paint, batteries, chemicals, or flammable items).

Scheduling: We cannot guarantee exact arrival times or time windows. Pickups are typically scheduled between 9:00 AM and 3:00 PM. Once all sign-ups are received, we will do our best to narrow this window, but flexibility is required.

RSVP Requirement: Residents must RSVP at least 3 business days before the event by using the official sign-up form to qualify.



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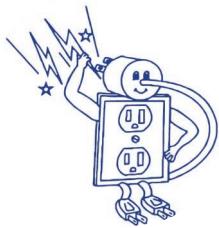
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*Supporting, Serving & Investing
In The Englewood Community
Since 1978*



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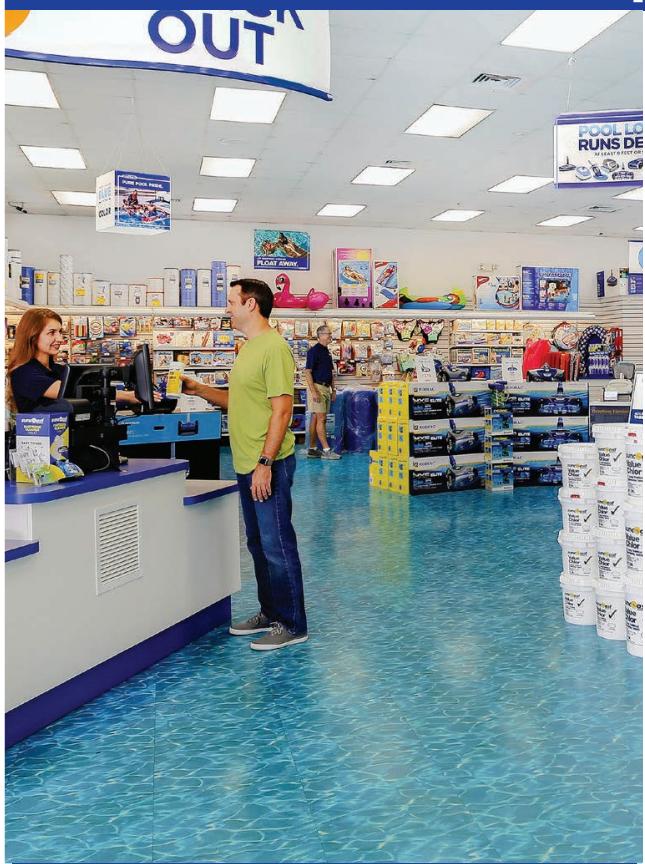
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**Thank you to all the
Residents of Englewood Isles
who have supported our store
for the past 7 years!**

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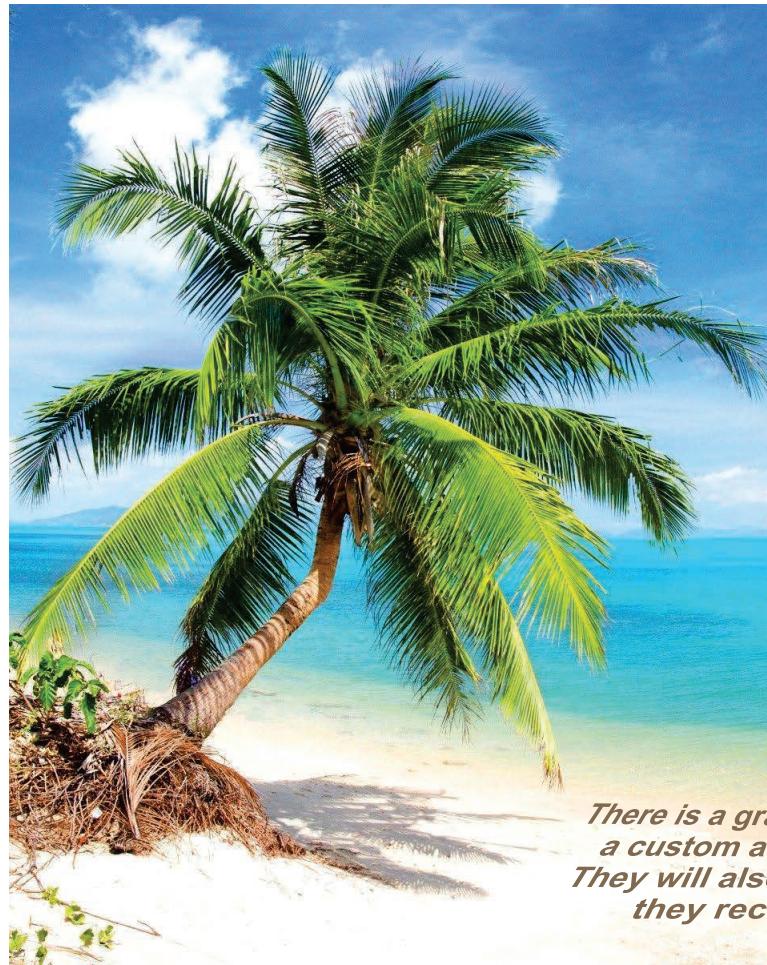
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restaurant that you would recommend?**

**Ask them if they would like inexpensive
advertising in our newsletter.
(These ads pay for our newsletter)**

**If they are interested and if they
have questions have them email:**

eipoa456@gmail.com

**You can also tell us
and give the name and number
and we can follow up with them.**

***There is a graphic artist on staff that can create
a custom ad for them at no additional cost.
They will also be able to use this new ad file
they receive for other advertising.***

SAVE THE DATE FOR THE **MARCH BLOCK PARTY**

Friday, March 13, 2025 5:30pm-8:30pm

ARDENWOOD DRIVE CUL DE SAC

All Of Englewood Isles Are Invited!

Location is in the
CUL DE SAC of
ARDENWOOD DRIVE
Approved to cut/walk
through from
Englewood Isles Parkway.

We are asking each section to bring banquet tables
to 373 Ardenwood at 4pm on Friday, March 13th.

Welcome to bring your
own drinks in coolers

"IRISH" Food Truck
Corned Beef & Cabbage
Brats, Desserts
Vegetarian Soup,
Sodas for Purchase

Wear Fun St. Patricks Day Attire

LIVE MUSIC By
DJ Papa Delux!



Englewood Isles 4,5,6 are Free and Everyone else is \$5 per person.

Englewood Isles 4, 5, 6 rents the chairs porto potty and musician.
Therefore, all other areas are asked to pay \$5.00 at registration.

(Children under 18 are free.)

Should you have any questions or concerns please contact your HOA President.
You can find their email/telephone number in the Directory.

We are asking each section to bring banquet tables to 373 Ardenwood at 4pm on Friday, March 13th.

We will be setting up and need help with all the rental chairs, placing table cloths on
tables. We do not rent tables but we do rent the chairs, the port o pod, and live music.
Food from the "Irish" Truck is excellent. Parking on one side of the street.
Park cars, bikes and skateboards outside the circle.

34223 (Englewood)

December 2025

SINGLE-FAMILY HOMES



CLOSED SALES

↓ -5.3%
from a
year ago

36



MEDIAN SALE PRICE

↓ -12%
from a
year ago

\$420,500



ACTIVE INVENTORY

↑ 3.8%
from a
year ago

247

TOWNHOUSES AND CONDOS



CLOSED SALES

↑ 340%
from a
year ago

22



MEDIAN SALE PRICE

↑ 2.2%
from a
year ago

\$352,500



ACTIVE INVENTORY

↑ 2.2%
from a
year ago

139

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According to sales and listing statistics in the Englewood Area, the market has seemed to level out. The inventory is at a 6 month supply which determines a balanced market.

If you have been waiting for the market to drop in order to buy a single family home or an investment property, this is a good time to do so before prices start to increase again.

Call me if you want to have a discussion about the real estate market, I would love to have a conversation with you!



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