



Welcome to the Augusta Falls. We are a community of 35 houses all on Augusta Falls Way arranged around 2 lakes. We share the lakes to the 2 adjacent communities, Fountain Head and Vistana. We have some common areas around the pool, around the waterfall and along the wall backing on to Vanderbilt Road.

## **Homeowners Association(s)**

We have our own Augusta Falls Home Owners Association (AFHOA) which handles only our community and the Vineyards master association which is overall responsible for Vineyards and all the local community associations. AFHOA uses an outside company to handle day to day operations and to make certain that we operate legally as an association. The company we currently use is Resort Management our association manager there is Ken Abel. Resort Management has a 24 hour call number for emergencies and can be reached on: 239-649-5526

AFHOA has three directors – Ron Carneiro, Ian Jestice and George Schmelzel. Ken Cleverly is the treasurer. We also have a landscaping committee chaired by George Schmelzel. Architecture Review Committee is chaired by Linda Meyer. We also social committee consisting and a decorating committee as needed.

Board meetings are held, usually every month at the Resort Management association offices at 2685 Horseshoe Dr S # 215, Naples, FL 34104. All are welcome to attend. The meeting minutes are sent to all homeowners. Please contact a board member to add any new items to the meeting agenda.

We welcome participation in the association and are always looking for volunteers to fill vacant positions.

## **Landscaping.**

We are trying to maintain landscaping and therefore beauty of Augusta Falls.

Your AFHOA assessment pays for the following:

- Lawns are trimmed once per week
- Palms are trimmed once per year
- Shrubs under 12 feet are trimmed every 4 weeks.
- Mulch is put down once per year unless requested not to.

- Automatic irrigation is done on a timed basis, once per week in summer and twice per week in winter.
- Lawns fertilized once per year
- Dead grass is replaced
- The common area shrubs and trees around the pool, entrance way waterfalls and the area in front of the wall against Vanderbilt beach road are planted and maintained
- Maintenance of the lakes and fountains.

The following landscaping items are not included.

- Trimming of the oaks – Our landscaping company will arrange for a tree service to trim your oak trees for a fee. We recommended that they be thinned out once per year. Trimming them reduces wind resistance in a storm and the tree trimming company charges more if they have not been trimmed in the last 12 months.
- Trimming fruit trees.
- Replacing dead or old shrubs.
- Replacing dead or fallen trees. Each house originally had a certain number of trees planted and we would like to maintain the same number. We have adopted the Collier County acceptable tree list for Augusta Falls. It can be found online at <https://www.colliercountyfl.gov>. Tree replacements should be submitted to the landscaping committee for approval.
- Installing or moving sprinklers. (Broken ones are fixed for you) Juarez, the landscaping company controls the timing of the irrigation and can turn them on if requested for testing by phone.

AFHOA has contracted to a Lawn Service, Juarez who does all the included landscaping but in addition will, for a fee, do anything else regarding landscaping that you need.

Any major changes to your landscaping should be submitted to the Landscaping committee. If you are replacing old or dead shrubs with similar shrubs, the landscaping committee doesn't need to be involved. Our landscaping committee is very knowledgeable to trees and shrubs suitable for our area and are very happy to advise.

Any minor landscaping waste, such as trimmings and plant removal can be placed in the garbage bin or placed out on the lawn in front of your house. The landscaping company will pick the garden waste up when they work on the landscaping.

We Architecture Review Committee form to submit requests to the Landscaping Committee and it is at the back of this document. Please send the forms to: Judy Cleverly when completed. Judy will contact you after they have been reviewed.

## **Architecture Review Committee.**

We are trying to maintain the attractive appearance of Augusta Falls and at the same time minimize the homeowners association from any liability damages from building work. If repairs or changes are being

made to the externals of the house, the homeowner must submit the Architectural Review request form to the committee for approval. The purpose of doing this is firstly to make certain that the contractor chosen by the homeowner has a license, liability insurance and workman's compensation insurance. The second purpose is to make certain that the proposed changes are in keeping with the visual appearance of the community and therefore to maintain property values for community.

We have a paint color palette of approved colors registered at Sherwin Williams to help homeowners select external paint colors for their house.

Any repairs and changes to the internals of the house do not need to be submitted to the Architectural Review Committee.

Forms to submit requests to the Architectural Review Committee are at the back of this document. Please send the forms to : Linda Meyer when completed. They will contact you when they have been reviewed.

## **Trash Collection**

Garbage is collected on Wednesday and Saturday, usually early in the morning. Recycling refuse is collected on Wednesday, usually early in the morning.

Your 2 bins, trash and recycling should be placed at the curbside, handles facing the house with one on each side of the driveway.

Any large items or excess recycling left out on Wednesday will be picked up by the end of day on Wednesday. It is not picked up at the same time as the contents of the bin.

Hazardous waste must be taken to one of the Collier County transfer stations for disposal.

The trash collection service is handled by Waste Management Inc Further info can be found on their webpage. Fees for this service is covered by your property taxes. Waste Management can be reached at: 239-649-2212

## **Phone, Internet and TV**

Currently Summit Broadband provides television cable service, internet service, and landline telephone service to all residences in the Vineyards. Basic service fees are included in the quarterly AFHOA assessment.

Phone calls to the US, Canada and Western Europe landlines are included in the service. Phone calls to mobile phones in Europe are not. Check with Summit for their international rates for the countries you are calling. Summit currently provide a cable modem, a TV box and, on request, converter boxes and remotes for the bedrooms. Check with Summit for the details.

Connections to the houses are mixed between coax connections and fibre connections. Summit will upgrade the house to be all fibre for about \$150 after an onsite survey.

If you have just moved in, we recommended that you take any and all Summit boxes in your house down to the Summit office and get them registered in your name.

Summit Broadband can be reached on - 239-642-4545

## **Swimming pool.**

We have a community swimming pool that is open between 7am and Sunset The pool is heated and has chairs and lounge chairs. There is a bathroom which you should have received a key for when you bought the house.

## **Security.**

Augusta Falls is a very safe and crime free area as is Vineyards in general. There are security gates on the North and South entrances. The security posts are staffed 7 days, 24 hours per day and check on all vehicles coming in to the community. ID's are required to be shown unless your car has a barcode sticker and you as the homeowner have to authorize visitors.

You can get a barcode sticker for your car by driving to the south gate near Pineridge, filling in the required form and showing your ID.

Visitors can be preregistered by calling the north gate on 239-352-6501 or the south gate on 239-353-1700. You can also register for an online account by visiting the south gate and filling in their application. You can then authorize visitors using the webpage at <https://vineyards.capsure.com>. It is possible to register visitors for single or multiple visits on that page.

It appears that regular visitors, FEDEX, UPS, Summit etc have blanket approval and you do not need to call the security gate.

Pedestrians and cyclists are not checked.

## **Postal Service**

Postal service is six days per weeks via USPS rural carrier. To mail a stamped letter or package, place it in your mailbox and raise the flag. To purchase mail postage, leave a check and a list of the stamps that you want and they will be delivered the next day. It is possible to order stamps over the internet for delivery to your mailbox but it appears to take 5-10 business days to get them. Arrangements to suspend delivery can be made via the USPS web page as can mail forwarding. Our delivery post office is located at 4080 15th Avenue Southwest Naples, FL (239) 352-3010.

Rural mail carriers apparently can use their own cars for deliveries. Interestingly they are allowed to drive their left-hand drive cars from the passenger seat by "straddling" as long as they are "in control".

## **Newspapers**

Our local newspaper is the Naples Daily News. Home delivery can be obtained by calling the newspaper office or via their web page. Out of area papers may be obtained for home delivery by contacting the desired paper. The New York Times, USA Today and the Wall Street Journal are available at the Publix on Pine Ridge and Starbucks on Pine Ridge.

## **Government Offices**

Collier County provides many services to us auto registration, driver license, passport applications, tax collection, library service, etc. Our closest contact is located at Orange Blossom Road. Collier County maintains a web page which lists all the activities that they provide.

## **Utilities**

Electricity is provided by Florida Power and Light(FPL). You must contact FPL to open an account for new to the area families, they will want a deposit that is refunded after 12 months of service if you're a new FPL customer. Contact them or reference their webpage to open an account.

Water and sewage is provided by Collier County. Contact them or reference their webpage to open an account.

## **Property taxes**

You will receive a property tax bill in October or November. It can be paid yearly or split into payments.

## **Parking passes**

An advantage of living in Collier County, is that you can get a free sticker for your car that allows you free parking in the Naples parking areas including the beach. It also gives you free entrance to Barefoot Beach and Tiger Tail Beach areas. Information is available about the passes on the [colliercountyfl.gov](http://colliercountyfl.gov) website. The closest place to pick up your passes is at Vineyards Community Park at 6231 Arbor Blvd. You will need your car registration and proof that you are a resident.

## **Parking in Augusta Falls**

Please be aware that our roads are relatively narrow and where possible, please park on your driveway or in your garage so that emergency and delivery vehicles can get through when necessary. Also, the mail delivery service will not deliver unless they can reach your mailbox without getting out of their vehicle (see the section on straddling and the postal service above)

There is parking in front of the pool which can be used for visitors or residents on a temporary basis.

## **Hospitals**

Physicians Regional is located close to the South Gate and offers a full service Emergency Room

# REQUEST TO: Augusta Falls Architectural Review Committee

Applicant(s)  
Address  
Home Phone

Date  
Cell phone

SUBJECT BEING REQUESTED: Describe in detail, material, color, size and other

Request cannot be processed unless this form is complete. Copies of items 2 through 6 are to be attached with EACH form. This protects the community as well as those submitting a request.

Please include the following:

1. Name of Entity supplying labor and material
2. Copy of Certificate of Insurance
3. Copy of Occupational License
4. Attach drawings.
5. Permits where applicable
6. Copy of Workers Compensation Insurance

THE REQUESTED INFORMATION SHOULD BE SUPPLIED TO APPLICANT BY COMPANY SUPPLYING LABOR AND MATERIAL.

Applicant(s) acknowledge WRITTEN approval of request must be granted before job is to begin, and that they could be forced to have the items(s) removed if installed without written approval. Applicant(s) also acknowledge that this request is granted AS PRESENTED to the committee and must be completed as presented. Any changes are not approved and will not be accepted without written approval of the committee. When any trees or palms are request to be removed, the ARC is obligated to decide whether a tree or palm to be removed should be replaced to maintain the community appearance standards. The applicant(s) further acknowledge they will comply with DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR AUGUSTA FALLS 5-5.8 and all governmental laws rules and regulations pertaining to this request.

Please sign and return this form with attached documents to any member of the ARC

Signature of Applicant

Signature of Applicant

Approved		Date	
For the ARC		Date	

