



## CONNECTIONS

*Welcome to the new Spanish Wells Unit One Quarterly Newsletter*

What a year we have had so far in 2022! We mentioned before that more than 35% of our homes have new owners in Unit One!! This has brought some big changes! Many of our new neighbors are enjoying the Florida Life for the first time.

A note from some of us old timers to the new arrivals: there are a few big differences with home ownership in the tropics than the north where many of us came from.

- You don't need a snow shovel!!!
- Mold is a permanent fixture in our lives. As you can tell, the air is damp and salty even inside our houses. In fact, one of the principal functions of air conditioning is to dehumidify the air!! On the outside of our houses, be prepared to have your roof, driveway and lanai cleaned annually with power washing and maybe chlorine.
- Our plants and flowers are ALL perennials because they never freeze. When you are planting, make sure you leave space for the rapid and continual growth of your plants!
- Another "gardening" revelation: whatever we planted up north doesn't flourish here!! Work with your landscaper or a nursery to understand what grows best in our sandy soil!
- Bugs are an eternal part of our lives. We recommend good pest removal practices for inside and outside your house.

### **PRESIDENT'S LETTER**

Busy season is almost over! That means the traffic is manageable again!!

We have so much activity here in Spanish Wells... it has been a great season for change and renewal.

The Board and I receive many requests every month; house change questions, neighborhood questions, questions about the rules in the community.

I want everyone to know that we listen to every question or concern. We have set guidelines for Unit One that we adhere to on a consistent basis. We also have Florida State and Lee County laws that impact the Board's decisions. This allows for fair treatment for everyone in the complex.

Here's the thing... sometimes residents bring a concern to the board and the answer is different from what the resident hoped. We have had to say no to many requests for landscaping or structural changes.

There are also issues between neighbors that must be decided by a clear set of rules that are laid out in the governing documents and researching legal ramifications. I hope this helps to explain how the board adjudicates issues.

On another note, two of our long-term board members resigned in the past few weeks. Dan Fischer gave the community many years of service as our Treasurer. His financial expertise brought excellence and credibility to the Board.

Howard Meister was on the Board for several years. Howard led the Architectural Review process and managed the massive paperwork involved in this process.

As a community, and a Board, we are grateful to Dan and Howard for their dedication and time.

As the season changes, I hope summer brings health and happiness to each of you, whether you are staying here in Paradise or travelling somewhere else!

Brian King  
President

## **MAKING SPANISH WELLS BETTER**

If you are a new or long-term resident, we are searching for volunteers!! We need people interested in being on the Board of Directors, the Social Committee and various other roles. Since we are self-governed, we depend on volunteer participation to keep Unit One going. Although we have been presented with the option of hiring board members, between the Cost of hiring and the fact that decisions would be made by a non-resident we are better served if we can find volunteers from the community.

This is not a large time commitment, but your voice and input really matter. If you are willing to help, contact Brian King or one of the other Board members to ask any questions!

## **CORRECTION**

Thanks to All of you who identified that in our last Newsletter, we gave the WRONG INFORMATION about the water rules. Here is the Correct Information!!

We have water conservation rules around our outside lawn/garden sprinkling.

Odd-numbered Street addresses may water lawns and landscapes on Wednesdays and/or Saturdays, midnight until 9 a.m. OR after 5 p.m. until midnight.

Even-numbered Street address may water Thursdays and /or Sundays only, midnight until 9 a.m. OR after 5 p.m. until midnight.

## **CHANGE FOR SWCA**

The Master Association for SWCA, not Unit One, has changed Management firms. They are now using Indigo. They can be contacted through

Jay Malamphy  
[jmalamphy@spanishwellsca.com](mailto:jmalamphy@spanishwellsca.com)  
(239) 319-1287

## **DID YOU HAVE YOUNG VISITORS??**

We would love to compile a list of activities in the area for our younger guests. Did you find something entertaining for the children you had here this year? Did you find places or restaurants that were particularly child friendly? We would love to make a list available to the rest of our community!

As a matter of fact, if you found great activities for adults that don't seem widely known, send those along too!

Any ideas, forward to Moira Higgins at [mhiggins847@gmail.com](mailto:mhiggins847@gmail.com) Moira will gather the ideas and send them to us all!!

## **MEET AND GREET**

Our Next Meet and Greet is Tuesday, May 10. Our hosts will be Bill and Arlene Simon

9863 Treasure Cay Lane.

It will be from 6:30 to 8:30. Bring an appetizer and your drinks!!!

If you have not been available for a Meet and Greet, make an effort to come and meet your neighbors! We have all enjoyed sharing some time with each other. This will be our last chance until September to be with each other in this way!!

**Reminder; the upcoming Board Meeting on  
April 27<sup>th</sup> at 9:00 am in the Card Room**