



The Gulf View

Board Met January 17

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The Board has a new President, Duane Pilarowski, and two newly elected members, Bruce Jenkins and Lynn Kilar. We welcome them and appreciate their volunteering their time and expertise.

The January meeting addressed mainly old business giving the Board the opportunity to get up to speed on last year's topics and issues.

The Treasurer's report given by Sunstate Property Manager, Brian Rivenbark,

shows excellent figures both in Operating funds and Reserves.

For the first time in five years, our landscape company, *The Country Squire* requested an increase which was quickly granted. Owner, Jim Cunningham, has served this community above and beyond, going the extra mile to maintain the front entrance, all public areas, help with hurricane cleanup and contracting privately with many residents.

Deed-Restricted Community

This article by long-time resident, Jack Jerome, is being reprinted at the request of our President, Duane Pilarowski:

Fellow GVE Association Members:

GVE is a Deed Restricted Community. Being reminded of so obvious a fact should not be necessary. We all knew it when we moved here. We wanted the protection and security that *deed restriction* affords. Every time we enter or leave GVE we are reminded again. And surely the recent attention given to "ride" and "walk arounds" by Board members and our management company, have brought our EC&Rs and deed restrictions into focus again.

As we all know, included in "deed re-

stricted" protection is an association approved list of EC&Rs and an elected Board of Directors to insure that they are enforced. To help insure that required "enforcement" is minimal and non-confrontational, all substantive property modifications require prior approval from the GVE Board of Directors. Though approval is rarely denied, this procedure remains essential to the security and neighbor friendly atmosphere desired by GVE. The fact that your particular modification is "sure" to enhance the look or value of your property and "certain" to meet with neighborhood approval is irrelevant. It is the procedure of "prior Board approval"

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Sunstate Association Management Group

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Thought for the Day

“We live in a wonderful world that is full of beauty, charm and adventure.

There is no end to the adventures we can have if only we seek them with our eyes open.”

~~ Jawaharlal Nehru

2018 Board of Directors

President	Duane Pilarowski	492-9455
V. President	Bruce Jenkins	525-2511
Secretary	Bonnie McGuigan	375-8597
Treasurer	Lynn Kilar	732-814-4102
Directors	Rich Delco	493-5268
	Ed Kowalski	493-5584
	Jim Gillespie	865-250-1731
Architectural Review	Rich Delco	493-5268
Security Patrol	Tina Glover	617-899-5149
Events/Social		
Street Capt. Coord.	John Canon	496-7903

Deed-Restricted Community continued

that insures that hopeful scenario. Without it, there is no difference between one of us choosing to turn his front yard into a "beautiful" concrete parking lot. Should you be tempted to dismiss this comparison as exaggerated, please do not do so.

Remember, if you are permitted the unabridged right to do whatever you want to do to your property, your neighbors will enjoy the same right. And, the assumption that all neighbors can be expected to exercise "common sense" and "good taste" in all such matters is naïve. The scenarios possible regarding the serious degradation of a neighborhood are easy to imagine, and can occur in very short order. Again, isn't that why we chose a "deed restricted" community in the first place?

Obviously, the argument that "We were not aware of the requirement of prior Board approval" will continue to fall on deaf ears. We have all been made aware of that. A few have just not taken it seriously enough. If this letter sounds harsh, it is only because the matter it addresses is so important. The EC&Rs must be enforced.

And, enforcement after someone has already committed to a property modification that fails to comply with our EC&Rs, is not only stressful for our Board members, but can be financially devastating to the violators.

Respectfully, Jack Jerome

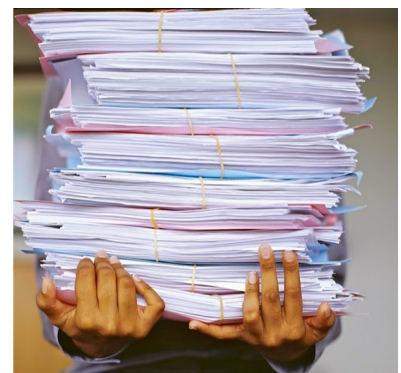
EC&Rs Not Being Provided

The importance of the Gulf View Estates Easements, Covenants & Restrictions cannot be over-emphasized. These documents are supposed to be provided by the real estate company to a new owner. It's not happening. One Street Captain queried three new residents who never received any explanation of this paperwork as part of their closing process. It is expected when anyone moves into a deed-restricted community.

New residents can obtain it from our property management company for a nominal fee. Sunstate's contact information is listed on Page 1 of this newsletter.

The EC&Rs can also be accessed on our website at gulfvviewestates.com for viewing and printing. This site includes current news of the neighborhood, upcoming events, each month's newsletter, members of the Board of Directors and much more.

The permission form residents must submit in order to be included in the Resident Directory is on the website as well as the request to receive the newsletter via email rather than hardcopy delivery to your door. It's a great source of information.



Bits and Pieces

CALENDAR OF EVENTS

First and Third Wednesdays

Gulfview Men's Lunch will be held at I-HOP, 4369 Tamiami Trail S. No reservations needed. A sign will go up at the front entrance or you may call Doc Albers for details at 314-795-8842.

February 10

Annual Garage Sale is scheduled for Saturday, February 10th from 9:00 AM to 3:00 PM. All residents are invited to participate. See more information on Page 4.

February 21

The Board of Directors monthly meeting will be held at Jacaranda Library at 2:00 PM.

February 22

Community Dinner Night Out is scheduled for *LaStanza Ristorante*, 285 W. Dearborn Street, Englewood, at 6:00 PM. Please call your hostess, Lynn McConnell, at 941-496-8687 for your reservation.



March 1

Ladies Luncheon is planned for *Valenti's*, 100 E. Venice Avenue, at 11:30 AM. Please call your hostess, Nancy Burnham at 207-332-3164 for reservations.

March 22

Community Dinner Night Out will be held at a new local restaurant, *Pinchers*, 900 Venetia Bay Boulevard, Venice (formerly Robbie's Reef) at 6:00 PM. For information and reservations please call Pat DeFrancesco, your hostess, at 941-408-8968.

The season is very busy now and restaurants that will accommodate groups must be booked earlier than usual.

Hosts are needed for April, May and June.

Street Captains

A Roosevelt Drive Captain has decided to retire. Our gratitude and well wishes go out to Diane Burns.

A new volunteer has stepped up and offered to replace Diane. Char Edwards, 1464 Roosevelt Drive, has agreed to take over the task.

We have a resident for every street in GVE who serves as Street Captain. They deliver hard copies of the newsletter, report new residents who have moved in and generally keep an eye on changes happening in their territory.

Critters

Wild critters continue to prowl the neighborhood. A resident recently found a gutter ripped off the house and an adult rabbit stuck in it. The rabbit was freed.

It looked like a predator had chased its quarry into the gutter and tried to get to it, dragging the downspout off the house.

Huge developments are being built on all sides of GVE. They are displacing normal animal habitats.



Please take heed. All small pets are in harm's way if allowed to roam unattended day or night.

Garage Sale February 10th

In accordance with the rules of the EC&Rs, all items not sold in the garage sale must be taken in from yards and driveways to be placed in regular trash pickup or perhaps taken to donation sites. No items are to be left out overnight.

For any questions, please contact Bonnie McGuigan at 941-375-8597.

Neighborhood Watch

See it! Hear it! Report it!

Emergency: 911

Non-Emergency: 941-316-1201



Community-Wide
Once-a-Year Opportunity
Saturday, February 10
9:00 AM to 3:00 PM

Ads will be placed in local
newspapers

All residents are eligible

\$2.00 fee will be collected from
each participating
household.



**ANNUAL GARAGE SALE
2014**