



Windmill Village Community Blade



Community Contact Information

Emergency Maintenance: 239-872-9342

Manager email: windmillvillage_mgr@equitylifestyle.com

Office Phone: 239-995-7626 • Clubhouse Phone: 239-995-5566

October 2025



**Mark your calendars!
Bingo is back on Tuesday,
October 14th**

**Papers sold from 4 - 5:45, with Bingo
starting promptly at 6.**

**The kitchen is open from 4-6, so we have
dinner covered**

*We are always looking for more volunteers. Let us know if you would like to help out selling papers or assist in the kitchen. We are also looking for a back up caller. Please contact Forrest @ 309-351-6826 or Jozi @ 239-470-5938.



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HOMEOWNERS ASSOCIATION

CHARLIE CASAVANT, PRESIDENT



Upcoming Meetings – The next HOA board meeting will be *Tuesday, October 6th at 6:30 p.m.* in the poker room.

The next **HOA General Membership meeting** will be held on *Wednesday, October 8th at 6:30 p.m.* in the Clubhouse.

HOA Memberships – Annual memberships run from January 1st through December 31st and are \$15 per household. Please join, it's a worthy investment.

Emails – If you don't already receive informational emails from the HOA and you would like to, please contact Jane Mayock with your information. 315-396-1576

Street Captains - We would love to have more Street Captains! If you are interested or need information, please reach out to any HOA Board member or contact Tina Mansfield at 217-341-4413 or by email. tina.mansfield@comcast.net.

Bingo – Bingo starts for the season on Tuesday October 14th. See you there.

Parking – Please, park in your driveway or overflow parking. This includes golf carts. Do not park in the fire zone in front of the clubhouse or the grass across from the Clubhouse.

Complaints – Complaint forms are in the library next to the complaint box. If you have an issue or complaint, please fill one out and deposit it into the box so that the office has it in writing. You do not have to put your name on it if don't wish to. Complaints in writing get results.

If you are witnessing a disturbance of some kind, such as rowdy parties in the middle of the night, or people fighting, or are feeling unsafe, **please call 911**.

Keeper of the Calendar is Tammy Raver. If you witness or experience any loss of services, kindly report it to her. She will keep a log with the date and time of things like gates not working, no irrigation water, no pool furniture, etc. Phone # below.

Printer – Tammy Raver has the printer. Please contact her @239-910-4165 for any printing needs.

HOA 2.0

CHARLIE CASAVANT, PRESIDENT

As you are all aware we have an updated clubhouse. Thank you, ELS and our new manager, Tarcilla Vianna for making this happen. Although it meant having the clubhouse closed for a couple weeks, we now have new updated restrooms, fresh paint, new shelves in the library and new storage cabinets for all the different clubs' supplies.

All clubhouse activities for September were cancelled so there was no HOA General Meeting. Our next General meeting will be Wednesday October 8th at 6:30.



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AMANDA HILL 508-667-1047



If you know of anyone needing a card, please let me know.
Knowing someone cares can help a lot!

Get well card sent to Ellen Davio

Condolences to the family and friends of Dave Brown who passed away in August.

MEDICAL SUPPLY SHED

CAROL SOUDERS 239-920-6407

The items in our Medical Supply Shed are for residents to use in your time of need. There are walkers, crutches, canes, mechanical walkers w/brakes, chair style portable potties, and over the bed tables among other items. These items are free to borrow when you need them.

As we are no longer able to deliver, please call Carol and she will meet you at the mailboxes for pick up.

If you have any medical equipment that you would like to donate, please call Carol and arrangements will be made to pick it up.

PROPER DISPOSAL OF AMERICAN FLAGS

A box has been placed in the WMV clubhouse for old, worn and tattered flags. It is near the donation shelves. Flags should be folded in their customary way before being placed in the box. Flags will then be taken to be disposed of properly.



CHAPEL OF WINDMILL VILLAGE

Sunday morning service 10:30 am

Communion, first Sunday of the month

Bible Study in the Clubhouse every Thursday from 10-11:30 am

All are welcome

Pastor Blikstad 239-677-1491



WINDMILL VILLAGE LIBRARY

CHERYL TAMMY AND PAM - LIBRARIANS

If you have any new or used books and would like to donate them to the library – **THEY ARE WELCOME!** Just drop them off in the baskets on the floor. Please continue to place all returned books in the baskets on the floor and the librarians will put them back on the shelves. Keep on reading!



I hope that by the time this is published, that the clubhouse remodel is finished. It will be nice to have an updated and beautiful place to have our events.

I want to thank the people ran the Labor Day cookout while I was out of town. Thank you to Pam, Jozi, Diane, Melissa, and Lynn for setting up, prepping, and taking care of the food tables. Our grill masters, Roger, Charlie, and Roland for cooking our meat to perfection. And thank you to anyone else who pitched in. Our residents always make these cookouts successful community events.

Pot Luck Dinner – This had to be postponed due to 2 of our 4 board members being out of town, and just in case the clubhouse isn't quite ready. It will now be combined with our monthly meeting on Monday, October 20th at 6:00. Bring your favorite crock pot dish, soup, casserole, appetizer, or whatever. The Club will provide dinner rolls and cake. After we have filled our bellies we will proceed with the meeting.

Halloween Costume Party – Do not miss this awesome event on Saturday, October 25th at 6:30 with the décor being bigger and better than last year. Bandstand will be playing and of course a costume contest. So let's see who has the best this year. The club will provide some appetizers, but please feel free to bring something to share, and BYOB. Tickets are \$10 and are available **now** from Pam. Tami will have tickets starting Oct. 14th.

Pirate Cruise - We are thinking of booking a cruise with Salty Sam's on Friday, November 14th, out of Fort Myers Beach. It is \$35 per person or \$29 for a party of 20. It runs from 7:30 -9:00. We will have to car pool to get there. You can check out details at floridapiratecruise.com. If 20 people commit, the club will purchase the tickets in order to get the group rate and then sell them to you.

Trash to Treasure **Something new this time.** We will be incorporating an arts and craft show into the event. We will be renting tables for artists and crafters to sell their wares at \$20 for an 8' table. It will be held on January 24th, 2026. If you, or someone you know, is interested contact Tami at the # below.
We are collecting for our annual sale. If you have anything that you would like to donate, please contact Lou Carreiro@ 239-671-6797 or Tami Raver @ 239-910-4165 for pick up. Please, no clothing or large furniture.

Game Night – Game night is twice a month on Thursdays. It starts at 6:30 and runs until 9:30 or so. Dates for **October** are the **2nd** and the **16th**. October 2nd will be the horse races. **Bunco** is back and will be on the 16th. This is fast paced fun @ \$5 with all money being paid out.

Shuffle Board – This has been a bust for quite some time now. We are taking it off of the calendar for the summer. Once the weather cools off and the winter residents return, we will try it again.

Meetings – Our next monthly meeting will be **Monday, October 20th at 6:00 and is combined with a Pot Luck.**

Membership – Memberships run from November 1st through October 31st and are \$8. This helps defray the cost of our insurance and gives you free access to some of our events. Memberships can be purchased at our meeting on October 20th or by contacting Pam or Tami any time prior to that, and at Game Nights.

Here is the contact information for our officers:

Tami Raver – President – 239-910-4165 – clotho8716@gmail.com
Roger Shay – VP – 614-325-1704 – Rowdyroger2000@yahoo.com
Pam Sand – Treasurer – 309-371-5982 – pam.1670@yahoo.com
Amanda Hill – Secretary – 508-667-1047





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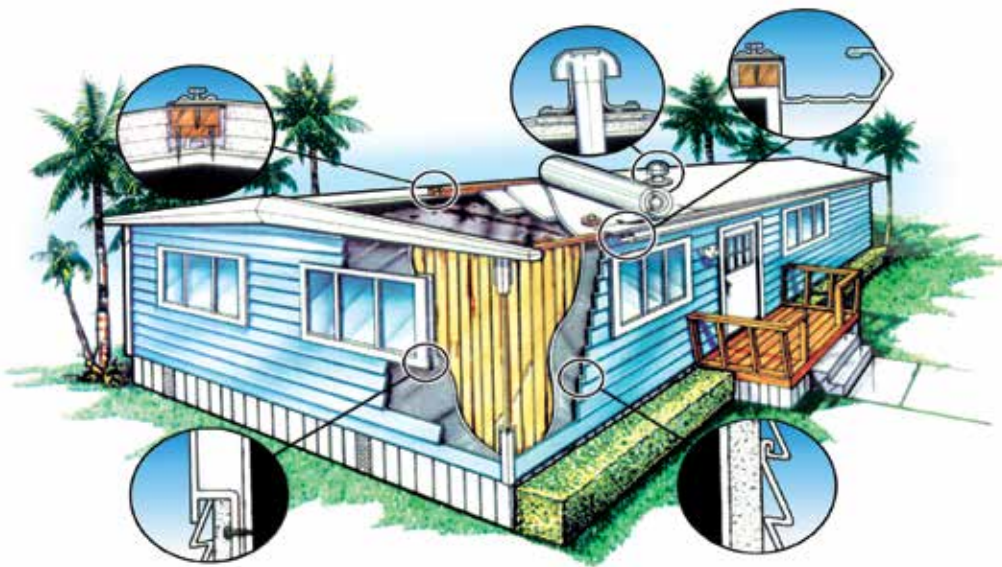


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SIT AND GET FIT

Everyone is welcome to join us Monday Wednesday and Friday morning at 9 am in the clubhouse. We sit in a chair the whole time (half hour) and move to a DVD. Quoting Frankie Vale, our instructor, "DOING SOMETHING IS BETTER THAN DOING NOTHING"



DICE RUN

JOZI & TAMI: COORDINATORS



Well, for the first time in over two years, there was no Dice Run last month. As you all know the clubhouse went through a renovation during September. All activities requiring use of the clubhouse were cancelled so the work could progress without interruptions.

With that completed, **we are back!!!** Our next Dice Run will be **Wednesday October 1st**. That is the very first day of the month so don't let it slip by you! Invite a neighbor to join the fun, see you then.

If you would like to be a stop, there is a signup page in the clubhouse book to add your name to the list.

We have an alternative plan should it rain on the first Wednesday of the month. If it rains, the seven stops will all come to the clubhouse and set up on seven different tables where everyone can roll the dice in comfort. Hopefully the stops will bring their snacks along with them as some folks have become famous for their treats.

TRASH & TREASURE SALE

LUIS CARRIERO 239-671-6797

We are starting collections for our annual sale which will be Saturday, January 24, 2026. If you have anything that you would like to donate, please contact Lou Carreiro@ 239-671-6797 or Tami Raver @ 239-910-4165 for pick up. Please, no clothing or large furniture.



WINDMILL ARTS AND CRAFTS

Thursdays 1:00 to 3:00

Call 239 849 5948

Thank you, Stella



FOOD DONATIONS




You can no longer drop off donation items in the laundry room. There is now an area with shelving in the clubhouse for that purpose. Please, no expired or half used food items. Anything left in the laundry room will be thrown away.



BLADE DEADLINE



Holiday newsletter submission details:

-  **NOVEMBER 2025 DATES**
 - o Your **November** submission deadline is Wednesday, October 22nd 2025. Please email your Wednesday, October 22nd 2025.
 - o **November** scheduled **delivery date** is **10/29/25 or 10/30/25**.
-  **DECEMBER 2025 DATES (earlier than normal because of Thanksgiving)**
 - o Your **December** submission deadline is Monday, November 17th 2025. Please email your content to us by Monday, November 17th 2025.
 - o **December** scheduled **delivery date** is **11/24/25 or 11/25/25**.
-  **JANUARY 2026 DATES (earlier than normal because of Christmas)**
 - o Your **January** submission deadline is Friday, December 12th 2025. Please email your content to us by Friday, December 12th 2025.
 - o **January** scheduled **delivery date** is **12/19/25 or 12/22/25**.

Please email all articles to jeanlakies25@yahoo.com 586-219-6656

IMPORTANT PHONE INFORMATION



Animal Services	239-533-3353
Cape Coral Hospital	239-424-2000
Centurylink	1-866-904-1817
Code Enforcement	239-533-8895
Comcast	1-800-266-2278
Dead Animal Removal	239-992-2556
Division of Motor Vehicles	239-533-6000
Drug/Alcohol Abuse (Salus Care)	239-275-3222
Elder Abuse Hotline	1-800-962-2873
Gulf Coast Hospital	239-343-1000
Healthpark Medical Center	239-343-5000
Humane Society	239-332-0364
Lee County Electric Coop	239-656-2300
Lee County Tax Collector	239-533-6000
Lee County Transit (Lee Tran)	239-533-8726
Legal Aid	239-334-6118
Lee Memorial Hospital	239-343-2000
North Fort Myers Post Office	239-997-0059
North Fort Myers Public Library	239-533-4320
North Fort Myers Sheriff's Office	239-477-1000
North Fort Myers Talking Library	239-995-2665
Poison Information Center	1-800-222-1222
Social Security	1-800-772-1213
Veterans Services	1-800-827-1000
Waste Pro	239-337-0800



RECYCLABLE RULES



RECYCLABLES ARE:

GLASS: Soda bottles, beer bottles, liquor and wine bottles, jelly, salsa and mayo jars, any other clear, brown or green glass bottles and jars.

ALUMINUM: Soda and beer cans, aluminum foil, foil pie pans.

METAL: Soup, fruit, juice cans, pet food cans, tuna cans, vegetable cans, empty aerosol containers.

PLASTIC: Plastic containers marked No. 1 – 7 on the bottom, including water bottles, milk jugs, detergent bottles, soda bottles, shampoo bottles or whipped topping tubs.

PAPER: Newspaper, magazines, brown, white and colored paper bags, phone books, junk mail, catalogs, office and computer paper, corrugated cardboard (like moving boxes) and cardboard (like cereal boxes, gift boxes, shoe boxes, beverage carrying boxes, rice and pasta boxes, etc.).

***Please flatten all cardboard.** Some containers may need rinsing prior to placement in blue bin.

**SOME STYROFOAM IS RECYCLABLE
LOOK FOR THE TRIANGLE SYMBOL**

NON-RECYCLABLES ARE:

GLASS: Medicine bottles, dishes, drinking glasses, windows and mirrors, cookware (like Pyrex or Corning).

ALUMINUM: Pots and pans, cooking utensils, door screens, lawn furniture.

METAL: Tools, car parts, license plates, knives, forks, spoons.

PLASTIC: Plastic grocery bags, pool chemical bottles, motor oil and antifreeze containers, household chemical containers, flower pots, egg cartons, polystyrene trays, newspaper sleeves, Styrofoam.

PAPER: No paper packaging with wax (like milk cartons and juice boxes).

Happy Birthday

- ❖ Eileen Duffy – October 1st
- ❖ Pam Rollings – October 5th
- ❖ Gail Courtney – October 30th



To announce birthdays and anniversaries, contact Jane Mayock – j2mayock@yahoo.com or text to (315) 396-1576.

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Saturday, October 25th 6:30 p.m.

At the Clubhouse

Ghoulish Appetizers Will Be Served

Costume Contest with Prizes

BYOB & snacks for your table

Entertainment by Bandstand

Tickets \$10 per Person Please Call...

Pam Sand 309-371-5982

Tami Raver 239-910-4165

Diane Carvalho 808-393-3349

Windmill Village HOA

Discover who we are and how we serve our community!

Windmill Village (WMV) Voluntary Homeowners Association (HOA)

A voluntary homeowners association (HOA) is one where residents have the option to join and contribute dues, unlike mandatory HOAs where participation is required. In the case of Windmill Village (WMV), the HOA is non-mandatory, meaning homeowners can choose whether to be part of it.

Unlike a mandatory HOA, WMV's HOA cannot fine residents, enforce rules, or regulate conduct. Its function is solely to serve as a *liaison* between residents and ELS, relaying community concerns. All residents must follow the Prospectus rules, which are legally binding and enforced by ELS, not the HOA.

Funding the HOA

As the WMV HOA operates on a voluntary basis, it tends to be smaller in scale and relies primarily on membership dues (currently \$15), fundraising efforts, and community events to fund common expenses such as insurance, legal fees, and administrative costs. Inconsistent participation can make budget planning challenging, and financial shortfalls may arise when fewer residents contribute. Ongoing challenges with participation also place a disproportionate responsibility on a limited group of dedicated homeowners.



BOTTOMLINE:

Whether or not you choose to become a member of the HOA, every resident will benefit from their work. The association's efforts help improve community engagement, support social activities, and bring resident's concerns to ELS, ensuring the rules of the Prospectus are followed and keeping the community well-maintained.

Windmill Village HOA: Summary of Accomplishments

The HOA Board has been proactive in addressing the aftermath of Hurricane Ian, focusing on service restoration, infrastructure improvements, and community support. Their continued efforts have led to significant achievements in legal and financial matters, infrastructure and amenities enhancements, and community engagement initiatives. Below is a summary of recent highlighted successes: (A complete list is available on request.)

- **Legal and Financial Achievements:**

- Won an administrative fee lawsuit.
- Reduced trash price increases.
- Increased legal funds.

- **Infrastructure and Amenities Improvements:**

- Repaved drainage areas.
- Refurbished recreational facilities.
- Installed new lighting and signage.
- Enhanced clubhouse accessibility.

- **Community Support and Engagement:**

- Established community support programs (food pantry, street captain initiative).
- Maintained transparency through monthly meetings and financial disclosures.
- Fostered collaboration with neighboring parks.
- Implemented New Resident Welcome program.



These accomplishments have collectively enhanced the resilience and quality of life for both HOA members and non-members within the Windmill Village community. New Board positions and elections are upcoming. If you would like to see changes or bring new perspectives, we encourage you to consider becoming involved.



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APPLICATION FOR MEMBERSHIP IN WINDMILL VILLAGE HOMEOWNERS' ASSOCIATION

(Please Print)

Name(s) _____

Address _____

E-Mail _____

Phone
Number _____

Date _____

Seasonal Resident ☐ Yes ☐ No

Make your check for \$15.00 payable to Windmill Village HOA. The annual fee is \$15 per household.

Three ways to sign up:

1. Sign up at a monthly meeting.
2. Drop off this form and your check in the Homeowners Association box in the Library.
3. Mail to Windmill Village HOA, 499 Windmill Boulevard, North Ft. Myers, FL 33903

I consent to be bound by the Articles of Incorporation, bylaws and policies of the incorporated homeowners' association (Chapter 723.075). Both of these Florida State statutes can be found on the internet by searching 723.075 or 723.078. If you do not have access to the Internet, contact the HOA Secretary or ask to see them at one of our meetings.

Signature

Notice of Waiver

In accordance with the Windmill Village Homeowners Association Bylaws, Article V, Section 5, Notice of Meetings and Chapter 723.078(11)(d). I hereby forfeit my right to receive notice of regular and annual meetings of the Windmill Village Homeowner's Association by mail.

I accept notice of regular Windmill Village Homeowner's meetings, notice of the annual meeting of the Windmill Village Homeowners Association or any other message noticed by the Windmill Village Board of Directors via the Windmill monthly newsletter, "The Blade."

I acknowledge that it is my responsibility to pick up "The Blade" newsletters if I have not received "The Blade" newsletter each month at my home.

Signature



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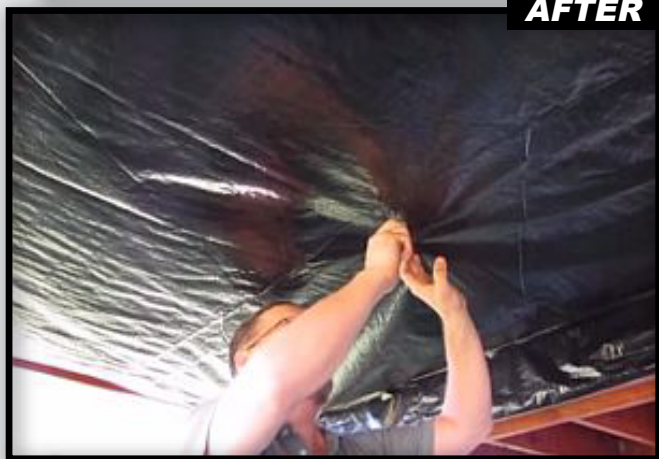
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Things You Should Know....

Bulletin Boards	Postings on this board are for club activities & resident information. The smaller bulletin board on the mailbox post is for use when you are selling something, have a service you provide, etc. For the smaller board, put the information on a 4x6 card and give it to Forrest Thurman (309) 351-6826. Cards will be removed after 2 weeks but may be resubmitted. Notes taped to the outside of the boards will be removed and tossed. Contact Forrest Thurman (309) 351-6826 or Jane Mayock (315) 306-1576.
Clubhouse	This space is for your use. If it is a private party, the one-time event insurance may be required. Jane Mayock (315) 396-1576 (HOA Rep) is the coordinator of the calendar. To avoid conflicts, you must contact her to schedule time and to discuss need for insurance coverage when applicable.
Complaints	Fill out the complaint form in the Library and put it in the orange Homeowners Association box. This way your complaint will be addressed promptly and tracked. Status of current month complaints is announced at the monthly HOA meeting.
Crime - Call 911 Non-Emergency Issues – Call (239) 477-1000	Nothing can be done if it is not reported. Neither the HOA nor the office are the police. If you see a crime being committed, call 911. You can call anonymously and refuse to give your name or number; they will respond but will not be able to update you on the status.
Dumpsters	There are 2 dumpsters for Resident Use Only. The Horticulture bin is only for yard waste (trees, plants, weeds, etc.) The other bin is for home renovation waste. No household trash should be put in these bins. Household trash is picked up twice weekly, Monday & Friday.
Electricity	Power going into the pedestal box is the responsibility of LCEC. Power coming from the bottom of the pedestal to your house is the responsibility of ELS. The power coming out of your panel box to all of your inside receptacles is your responsibility. If you have an electrical issue, the office should make the determination where the problem lies. The pedestal box is owned by LCEC.
Gates	Please do not allow anyone to follow you in.
Guests At Your Home	Guests are permitted no more than 2 weeks at a time and no more than 30 non-consecutive days in a calendar year. Anyone staying beyond 2 weeks needs to be approved by the office as an occupant.
Home Exterior	Additions, including painting and landscaping, must be pre-approved by the office. Anyone wishing to make changes needs to submit the "Add/Change" form found in the clubhouse or office.
Lawn Care	The mowing is done at a height of 3 inches on the following schedule: 1 Time a Month – December, January, February, 2 Times a Month – March, April, October and November 4 Times a Month – May thru September <i>If you are watering your lawn, you must use the repurpose water. Using city water causes the monthly sewer bill to go up. It is against the prospectus and you should be considerate.</i>
Loss of Service	If you feel we have a loss of service (such as the pool out of service or equipment not working), fill out a complaint form promptly and contact Roger Shay at (614) 325-1704 who maintains our calendar.
Moving	The office must be notified if you are selling your home. The outside of your home must be restored to comply with the prospectus before you sell.
Parking of Vehicles	Parking should be in your driveway at night. No overnight parking in the roads is allowed. Parking on the grass is a violation of the prospectus. There are plenty of overflow parking spaces for guests and extra vehicles. The homeowner will be fined for violations.
Pets	Dogs must be under 30 lbs. according to the prospectus. When outside – even on your property -- animals must be under owner control and on a leash or other control device. Pet waste must be picked up. Report anyone not picking up pet waste to the office immediately. This could incur fines to the violator.
Phone Book	It is the homeowner's responsibility to verify the spelling of their name and their phone number. If it is incorrect or missing in the phone book, contact the office. New phone books are printed annually – usually after June – and are available in both the clubhouse and the office.
Pool Hours	Dawn to Dusk.
Printing Service	The HOA provides reduced cost copying. Contact Tammy Raver at (239) 910-4165.
RV/Boat/Trailer Storage	Contact the office for space assignment or to be put on the waiting list.
Speed Limit In The Park	Speed limit is 10 MPH. This means all vehicles cars, golf carts, bikes, etc.
Street Lights Out	Call LCEC with the number on the pole. Repairs are typically within 5-7 business days.
Tree Trimming	Queen palms are trimmed once a year in April. Small trees on your lot are your responsibility.
Water & Sewage Lines	Water and sewage lines underground are the responsibility of ELS. Above ground to your home is your responsibility.

OCTOBER 2025

Pastor Blikstad

239-677-1491

Garbage pick-up		Ecology Pick-up		Recycle Pick-up		Garbage Pick-up	
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
			1 Sit & Get Fit 9 am Dice Run 5:45 pm	2 Bible Study 10-11:30 am Game Night 6:30 - 9:30	3 Sit & Get Fit 9 am	4	
5 Church Service 10:30 am Communion 1st Sunday	6 Sit & Get Fit 9 am HOA Board Mtg 6:30 pm	7	8 Sit & Get Fit 9 am HOA Member Mtg 6:30 pm	9 Bible Study 10-11:30 am	10 Sit & Get Fit 9 am	11	
12 Church Service 10:30 am	13 Sit & Get Fit 9 am Columbus Day	14 Bingo Paper sales 4-5:45 pm Food 4-6 Games 6 pm	15 Sit & Get Fit 9 am	16 Bible Study 10-11:30 am Game Night 6:30 - 9:30 Bunco	17 Sit & Get Fit 9 am	18	
19 Church Service 10:30 am	20 Sit & Get Fit 9 am Social Club Meeting and Pot Luck Dinner 6:00 PM	21 Bingo Paper sales 4-5:45 pm Food 4-6 Games 6 pm	22 Sit & Get Fit 9 am	23 Bible Study 10-11:30 am	24 Sit & Get Fit 9 am	25 Halloween Party 6:30 PM	
26 Church Service 10:30 am	27 Sit & Get Fit 9 am	28 Bingo Paper sales 4-5:45 pm Food 4-6 Games 6 pm	29 Sit & Get Fit 9 am	30 Bible Study 10-11:30 am	31 Sit & Get Fit 9 am Halloween		

Stop it! All park residents will lose because of your actions!
WASTE PRO will pull the dumpsters!

REMINDER- Items that are considered **Hazardous Materials CAN NOT** be put in or around the dumpsters. **PAINT, OIL, GAS, PROPANE TANKS, TIRES** to name a few. They **MUST** be disposed of at a proper Hazardous material disposal site. **Continued disregard for this rule will end the use of the dumpsters as Waste Pro will no longer set them.**

We thank you for your cooperation!

Windmill Village Management

Recordatorio: estos artículos se consideran materiales peligrosos y NO SE PUEDEN colocar dentro ni cerca de los contenedores de basura. PINTURA, ACEITE, GAS, TANQUES DE PROPANO, por nombrar algunos. Deben desecharse en un vertedero adecuado para materiales peligrosos. El continuo incumplimiento de esta regla eventualmente terminará con el uso de los contenedores ya que Waste Pro ya no los colocará.

¡Gracias por su cooperación!

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