



VILLAGGIO VOICE



Villagio Board Approves Wood Deck Color for Small Pool

The Villagio at Estero Condominium Association at its March meeting approved the color of the material that will be used to replace the existing wood deck at the small pool. At the March 6 meeting the board chose a light gray for the surface color.

The product that will be used is called TanDeck®. The product has a 30 year life with a warranty against fading and discoloration. The product is used at a number of marinas and pool decks throughout Lee and Collier Counties.

Installation of the new deck will begin shortly after the Easter holiday. The small pool will be closed from a week to ten days depending on how fast the contractor will be able to remove and replace the boards on the existing deck. The board has been working on the replacement of the deck for some time, but it was felt that it was more important to leave the area open during the "season" so as not to disrupt those seasonal visitors who use the facility.

Several provisions were also added to the pool deck contract providing for an engineering study, should one be required and a warranty on workmanship from the contractor for at least one year.

With the installation of the new deck material the Association will not be able to add a walkway through the area so that

residents who live in the area as a shortcut to Town Center. There was a proposal made to Unit Owners for their approval to allow the board to spend up to \$50,000 without having to get the standard 75% approval, however, that request failed when not enough votes were in favor.

Another thought was to declare the need for a walkway as a safety issue. If the board were to do that it would need to begin

construction of sidewalks throughout the community as many residents have noted the need all of the roadways could be potential safety hazards for people walking their dogs, biking, hiking or skateboarding.

While the issue has not been resolved, it is important that the work on the deck be completed.

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New Comcast Contract Approved HD Devices Available for Pickup

The Villagio at Estero Condominium Association's Board of Directors reported that the formal contract with Comcast was being signed and would be delivered to the community within a week to 10 days. With the contract in place, Villagio's residents may now contact Comcast to get an HD set top box if they do not have one and if they do, they can get a credit on their Comcast bill for the monthly cost of the rental effective March 1.

A step by step procedure for ordering and installing the new set top box can be found beginning on Page 15 of this month's **Villagio Voice**.

The Board also reviewed a new collection procedure that has been implemented by the Association's law firm, Goede, Adamczyk and DeBoest. With the new system in place the Association will be able to track progress of lien foreclosures and other legal proceedings being under state law. In the past it would take a week or more to get a status update on legal cases being undertaken by the Association. With this new system in place the status updates will be available in real time for a more

efficient use of the office staff's time and resources.

The Board also heard that the accounts receivable from Unit Owners had dropped to around \$180,000 which is significantly less than the \$425,000 due from Unit Owners four years ago. The Board has taken a pro-active stand on collecting all past due assessments and has been successful in reducing the amount owed to the Association.

The preliminary year-end audit will be available within the next two weeks according to the auditor. Once the full audit is completed it will be available for all Unit Owners to view and review. Copies of the completed audit will be available in the Villagio Property Management Office.

The preliminary audit points to no significant flaws in the accounting of Association funds and indicates that its cash position is actually \$10,000 greater than at the close of the 2013 fiscal year.

The next meeting of the Board of Directors will take place on April 3.

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President's Message

While winter won't officially be over for a few more days yet, the sting of this year's heavy snow and blistering cold has a lot of our Villagio "snowbirds" rethinking when they might head back to the north for the summer. We welcome them to stay with us as long as they like as there is always something to do here at Villagio and in southwest Florida.

We have been busy over the past month working on a variety of improvements to the community. We are just now completing an updating of the landscaping behind Buildings 28, 29 and 30. This work is being done along the berm that abuts our I-75 property line. The area has been in need of improvement and with the help of our landscape contractor we have been able to accomplish this task on time. We did do some of the work last year and this current project completes the entire stretch of that portion of the fence line.

As you may have already read elsewhere in this month's **Villagio Voice** we have selected the color for the wood deck replacement at the small pool. This project has been a long time coming, but when it is completed it will look very nice and certainly will improve the overall look of the small pool area. We will look to add seating and plant material to the deck and to improve the aesthetics of that area. Many residents have asked for us to pay attention to this area.

The walking path that we hoped to be able to add to the deck project will not happen. We did not get enough votes during the annual election to move forward on this plan. We will continue to look for options to provide access to those living in that area to the Town Center.

We also have received a number of other requests to provide safe walking areas along the side of Building 2 and around the curve by Buildings 18 and 19. Any of these changes or additions would need to be accomplished by asking for support from the Unit Owners to make a change to the common elements. This would take a vote of all Unit Owners with a 75% majority in the affirmative necessary to make these type of changes.

Over the next couple of months we will begin looking at improvements to a number of areas on the property. One of them is the Estero River area where work has been ongoing for more than a year. The river is now ready for the addition of bubblers. These bubblers will keep the algae from developing and prevent invasive plants from taking root in the river bed.

We have asked the landscaper to remove any and all dead plant material. We have also asked him to work with us in replacing these dead plants with a species that will grow and prosper in the our soil. The same goes for a few of the dead trees that can be found on the property. The cypress trees that were planted two seasons ago are not dead, they drop their leaves when they are young and appear to be dead. The root system is progressing well and once the trees are a little more mature they will retain their leaves throughout the year.

I would also like to thank all those who have expressed their support for the work that we are doing and the progress that is being made at Villagio.

Tom Ferguson, President
Villagio at Estero Condominium Association



New Estero Website Makes Its Debut

Are you wondering what the new construction is along U.S.-41 opposite Coconut Point Mall or where to find a reputable local physician, or would you like to assist in planning Lee County's transportation future?

You can access all of this information and more on the Estero Council of Community Leaders' (ECCL) Estero Today website. The website was created to improve the amount of information that is available to the residents of Estero in a centralized location on the internet.

In addition, the ECCL is working with other community organizations to include updated information on what is going on in and around the Estero community. This information is included in the "Around Town" section, at the top of the home page.

If you are looking for something specific, just type in the subject at the top of the page at "search this site."

Please take a few minutes to look at the "new" site at www.EsteroToday.com. The ECCL hopes that you will save Estero Today as one of your "favorites" and return to the site frequently for updated articles.

IMPORTANT TELEPHONE NUMBERS

MANAGEMENT OFFICE

villagio9650@villagio-estero.com
239-949-9650 • 239-949-9670 (fax)
FRONT GATE: 239/390-0332
EMERGENCY: 239/390-0332

ELECTRICITY

Florida Power and Light (FPL)
www.fpl.com • 239/334-7754

TELEPHONE AND INTERNET (DSL)

Centurylink
www.centurylink.com
800/339-1811

CABLE TELEVISION & INTERNET (Cable)

Comcast
www.comcast.com
239/598-1104

MARCH 2014 EVENTS AT VILLAGIO

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 9 am Meet and Greet 7 pm - Movie
						2 6-9 pm Make Your Own Sundae 7 pm - Movie
9 6-9 pm Make Your Own Sundae 7 pm - Movie	10 11 am Ladies Luncheon 7 pm Classic Movie Night 7:30 pm Adult Bingo	11 7:15 am Casino Trip 6 pm Boston Bob's Dinner 7 pm Movie	12 7 pm Movie	13 7 pm - Movie	14 7 pm Family Movie	15 6 pm St. Patrick's Day Dinner 7 pm Movie
16 6-9 pm Make Your Own Sundae 7 pm - Movie	17 7 pm Classic Movie Night	18 6 pm Boston Bob's Dinner 7 pm Movie	19 7 pm - Movie 7:30 pm Rummikub Tournament	20 7 pm - Movie	21 7 pm Family Movie	22 6 pm Dinner Night Out 7 pm - Movie
23 10 am Sunday Breakfast Make Your Own Sundae 7 pm - Movie	24 7 pm Classic Movie Night	<p>* Additional information about these events can be found on Cable Channel 195 or on the bulletin boards located at the mail boxes and small pool. Flyers for special events are posted on the bulletin boards.</p>				
30	31 7:30 pm Villagio Book Club					

Delicious Pizza

Now Available in the Bar Amici

Daily from
5:30 to 9 p.m.



Choose from 3 styles of Pizza
Cheese • Pepperoni • Supreme

12 INCH PIZZA
MADE FRESH
TO ORDER.

\$7.00

Please allow 30 minutes for us to get your pizza ready. Dine in or take out available. 7 days a week.

VILLAGIO AT ESTERO PROPERTY MANAGER'S REPORT

MARCH 2014

SALES, LEASES, DENIALS

During the month of February there were seven leases submitted for approval with five leases being approved and two leases denied. There were two sales completed during the month of February.

EROSION CONTROL WORK

We have been working with Lake and Wetland Management to improve several areas on the property that need erosion control. The areas being addressed are around the bulkheads at the large and small pools. The work has been completed and should control potential erosion problems in the future. The contractor will return in

April to plant swamp iris and other plants in these areas. Additional plants will also be placed around the ponds throughout the community.

FOUNTAIN AT LARGE POOL

The planter/fountain at the large pool has been removed and placed elsewhere in the community. The tables and chairs in the area will remain for the time being. We are looking at a variety of options for the use of this area so that all residents will have an opportunity to enjoy the shade that the area provides.

DECK REPAIR

A contract has been signed by the Board of Directors for the repair and replacement

of the wood deck at the small pool. The Board authorized the expenditure of \$27,500 for the work to be undertaken. After talking with the contractor it was determined that the best time to undertake the project will be immediately following the Easter break.



UPDATED RULES AND REGULATIONS

The updated 2014 Villagio at Estero Condominium Association Rules and Regulations are now available in the Villagio Property Management Office. The Rules and Regulations provide you with a snapshot of violations that can be avoided. If you do not have a current copy of the Villagio Rules and Regulations please come to the office and pick a copy up. There is no charge for the booklet.

HOT TUB LIGHTS

The lights at the hot tub are being repaired. There has been an ongoing issue with bulbs burning out. We have asked our pool contractor to make some suggestions to reduce the number of lights burning out. With their recommendation we hope that the problem will be resolved.

BUBBLER LIGHTS

The lights on the newly installed bubblers behind Building 5 and 6 are being worked on by the lake contractor. There is a problem with one of the bubblers while the other now has the multi-color lights working. We are waiting on the contractor to make the final adjustments so that they are working as promised.

RECYCLE ISSUES

We appreciate our residents who make an effort to recycle their paper, glass and plastic. However, we are having a problem with some who feel that all they need to do is open the door at the recycle bin and throw their items onto the pile. If you are going to recycle, please take the time to properly place your items in the trash bins that are provided. If you find that there is not enough room in the bins for

Villagio's Sunday Breakfast
Sunday, March 23rd
10am-Noon in Clubroom
\$5.00 per Resident
\$7.50 per Guest
Egg Bake, Baked Ham, Made-to-Order
Omelets, Belgium Waffles, Muffins, Danish,
Juice & Coffee

Pay at Door

(Continued on Page 5)

Book Club Discusses “A House in the Sky,” Orphan Train” Next

by **MaryAnn Mancini**

February’s Villagio Book Club Meeting took place this past Monday, February 24. The book, **“A House in the Sky”** by Amanda Lindhout and Sara Corbett was discussed in depth by all members. The majority felt that the strength of spirit displayed by the captive, Amanda, was beyond our comprehension.

All present questioned their own ability to withstand the torments Amanda was forced to endure. Would anyone of us be able to retain our sanity; could we forgive our tormentors; could we continue to believe that we would survive.



The book, for all of us, was not an “easy read”. All of the members agreed that, at one point or another, they would

have put the book down had it not been for the need to learn how, when, and by whom would Amanda and Nigel, her fellow captive, be rescued.

The Villagio Book Club will meet again on Monday, March 31 at

7:30 p.m. in the Club Room. The selection for March is **“Orphan Train”** by Christina Baker Kline. Please join us in March for an evening of lively discussion and camaraderie. All are welcome!

FEBRUARY CAFE VERONA SPECIALS

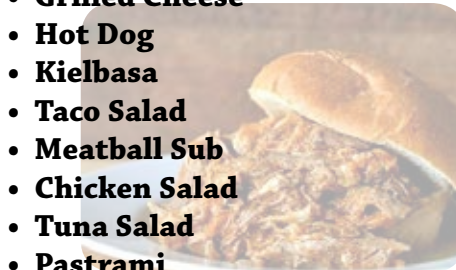


Enjoy a Delicious, Freshly Made Sandwich with a choice of Potato Salad, Cole Slaw, Chips and a Pickle for just

Soda or water 50¢ **\$2.50**
Fruit Juice, Iced Tea \$1.00

Lunch Choices -

- Hamburger/Cheeseburger
- Ruben Sandwich
- Panini
 - Roast Beef or Turkey
- Philly Cheese Steak
- Grilled Cheese
- Hot Dog
- Kielbasa
- Taco Salad
- Meatball Sub
- Chicken Salad
- Tuna Salad
- Pastrami
- Nachos



The Cafe Verona is Open Daily from 7 a.m. to 9:30 p.m. Sandwiches served until 9 p.m.

Delicious BREAKFAST SANDWICHES

\$1.25 EACH



Fresh, Delicious Bagels

50¢ EACH

Bingo

Monday, March 10th
7:30 PM

Clubroom

Must be 18 years or older to play

50¢

Delicious, Fresh Brewed COFFEE

VILLAGIO AT ESTERO PROPERTY MANAGER'S REPORT

(Continued from Page 4)

your items please take them home and bring them back or place them in the regular dumpster. We have twice weekly pickups for recycle, but many residents don't take the time to properly dispose of their recycle. It takes a great deal of staff time each week to clean up the area. Your help in the matter will be greatly appreciated.



that needed to be updated and improved. Work on this area will be completed over the next couple of weeks. Grasses and other plant material have been removed and a more appropriate selection of plants

are being placed in the berm area along the I-75 fence line. This should provide an improved look and appeal to that area of the community..

records for you. We have talked to many of you who are planning to leave following the Easter holiday which is only about six weeks away. By letting us know when you are leaving we can also be aware of cars being parked in your driveways if you have requested that no one use them while you are away.

LANDSCAPE IMPROVEMENTS

The buildings located along the east side of the community (Buildings 28 and 29) are getting a face-lift over the next two months. The area is in need of repair and is one of the last areas in the community

SEASON ENDING

As many of our seasonal residents begin planning their return north please consider letting the Villagio Property Management Office know the date you are leaving so that we can update our mailing

PACKAGE DELIVERIES

If you are expecting a UPS or US Postal Service package to be delivered to your home in the near future you should make arrangements to have someone pick up that package as soon as it is delivered. Over the past couple of months we have had reports of packages that have gone missing from front steps. If your package is coming via the USPS it may be taken to the Broadway Post Office for you to go and pick up.

POOL RULES REMINDER

We have had several instances over the last month where residents and their guests have climbed the locked fence to gain access to the pool and hot tub. This is considered trespassing and as such we be handled as such by our security guards A \$100 fine is assessed for each individual who trespasses in this area. If you guest(s) trespass with you it is also your responsibility. The security guards monitor the cameras at the pool and will come out and ask you to leave immediately. Another issue is glass in the pool and hot tub areas. No glass is allowed in the pools at any time. All food and drinks (whether alcoholic or not) must be kept a minimum of 4 feet from the water's edge. Setting the glass four feet away and reaching to drink it while in the pool is the same as if you had the glass with you. Please help us by keeping your drinks and food away from the pool's edge.

SPRING CLEANING

We will begin doing some Spring cleaning over the next month or two. There are a number of small projects that will be undertaken in the Club Room, Cafe Verona and Bar Amici. Repairs to the ceiling tile, wall covering, window treatments, etc. will be completed. Carpeting in the Town Center is also being scheduled for cleaning now that season is drawing to a close.

St. Patrick's Day
Dinner
Saturday, March 15th
Doors Open at 6:00pm
Dinner Served at 6:30pm
Clubroom
\$12.50 per Resident
\$17.50 per Guest
Menu: Corned Beef, Cabbage,
Red Potatoes, Soda Bread,
Dessert, Soda & Water

Must sign up and pay in the office by March 14th.

Kathy Boss, CAM
Property Manager

Villagio's March Activities Offers Wide Variety of Offerings

There are a wide variety of activities being planned for the month of March at Villagio. From board games to travel outings there is something that is sure to spur your interest.

LADIES LUNCHEON

This month's Ladies Luncheon will take place on Monday, March 10 at Coners in Gulf Coast Town Center. The ladies will meet for lunch by carpooling from Villagio leaving at around 11 a.m.

ST. PATRICK'S DAY DINNER

Become an Irishman for a day and enjoy a delicious St. Patrick's Day dinner in the Villagio Club Room on Satur-

day, March 15. Doors will open at 6 p.m. with dinner being served at 6:30 p.m. The dinner includes corned beef and cabbage, soda rolls, red potatoes, dessert and soda/water for just \$12.50 per person, \$17.50 for Villagio guests. Please sign up in advance for this event so that the caterer can be told how many people to prepare for.

DINNER NIGHT OUT

The wildly popular Dinner Night Out in February has resulted in a repeat performance for the month of March. The Keys Bar and Grill will again be the site on March 22. Those interested in attending should sign up in advance.

Those attending will meet at the Keys Bar at 6 p.m. The popular dueling pianos will be on hand to provide the entertainment. Please sign up in the Villagio Property Management Office so that reservations can be made in advance.

RUMMIKUB

The Villagio Rummikub Tournament will beheld on March 24 at 7 p.m. in the Club Room. The tournament will offer prizes to the first three place winners. Practice rounds have been on going in the Club Room on Wednesdays in March. If you would like to become involved in the Rummikub Tournament please sign up in the Villagio Property Management Office.

GRILL NIGHT

The Open Grill Night will take place on Saturday, March 29 from 5 to 7 p.m. in the Club Room. Residents are invited to bring their favorite grill item to the Club Room Patio and enjoy the taste of barbecue grilling. No reservations are necessary. Soda, potato salad, cole slaw, chips and baked beans will be provided.

SUNDAY BREAKFAST

The popular Villagio Sunday Breakfast
(Continued on Page 9)

Coconut Creek Casino Trip

Tuesday, March 11th

Meet at Miromar (Next to Wells Fargo)

at 7:15am

**Must Sign-Up
in the Office.**



\$35.00 per Person

**includes
Bus Ride &
\$20 Free Play**

Ladies Luncheon
Monday, March 10th
**Conner's
Steak & Seafood**
Meet at towncenter at 11am
Please sign up in the office



Memorial Park Benches Dedicated

Two of Villagio's new park benches were dedicated to the memory of longtime residents who passed away over the last couple of years.

The families of Mary K. Kaufman and Bob Birman felt that it was important to leave a legacy for each of their spouses as they were very involved in the community and enjoyed their winters in southwest Florida and Villagio in particular.

The benches are located on the west bank of the ponds near the bridge leading to the large pool from Town Center. Both former residents enjoyed Villagio very much and especially loved the ponds that are found on the property.

The permanent plaques has been affixed to the benches acknowledging the fact that these two residents felt a sense of belonging and pride in the community.

Jim Kaufman, surviving spouse of Mary Kaufman and Geri Berman, surviving spouse of Bob Birman were on hand for the dedication of the two park benches.

More than fifty Villagio residents attended the dedication ceremony. It is anticipated that additional benches will be dedicated to the memory of former Villagio residents in the near future.

Villagio's Dinner Night Out

Saturday, March 22nd @ 6pm

The Keys Bar & Grille

(located in the Gulfcoast Towncenter)



Have a blast
listening to the
dueling pianos!!

Please sign up in the office

Villagio's March Activities Offers Wide Variety of Offerings

(Continued from Page 7)

takes place on Sunday, March 23 from 10 to noon in the Club Room. Cost is just \$5 per Villagio resident and \$7.50 for guests. Egg bakes, Belgian waffles, made to order omelets, fresh fruit, muffins and Danish along with orange juice and coffee will be served.

ADULT BINGO

The next Adult Bingo will take place on Monday, March 10 at 7:30 p.m. in the Club Room. Enjoy a chance to win a

cash prize during this fun event.

BOOK CLUB

The Villagio Book Club will hold their next meeting on Monday, March 31 in the Club Room. This month's book is entitled "Orphan Train." There is no sign up required, just come to the meeting and enjoy the discussion. If you have not read the book, you are still invited to attend and listen to the discussion.

DOLLAR HOT DOGS

The next Dollar Hot Dog Night will take place on Monday, April 7 from 5 to 7 p.m. in the Club Room. Enjoy quarter pound hot dogs with all the trimmings for just a buck. Cole slaw, potato salad, chips and soda will be available for just 50¢ each.

CASINO TRIP

A trip to the Coconut Creek Casino in Hollywood, Florida is being planned for Tuesday, March 11. The bus will leave Miromar Outlets at 7:15 a.m. If you are interested in participating please contact the Villagio Property Management Office.

UPCOMING EVENTS

There will be an Easter Egg Hunt again this year. The date has not been set but a committee is busy working on the details. Easter this year is on April 20. The Easter Egg Hunt has proven over the years to be very popular with the youngsters.

Additional events will be posted later this month for April.

Small Pool Deck Work

(Continued from Page 1)

Once the deck is repaired the small pool area will again be open for use of the residents.

The cost for the deck replacement is approximately \$27,500. Funds for this work will come partially from the operating budget and from the deferred maintenance portion of the reserves.



**Rummikub
Tournament**
Monday, March 24th
7:00 PM
Clubroom
All Participants must sign up in the office in order to be in the tournament.



Villagio's Open Grill
Saturday, March 29th
5-7 PM
Clubroom Patio



Bring your favorites to grill! Baked Beans, Potato Salad, Soda & Water will be provided.



2014 Board of Directors

President

Tom Ferguson

Vice President

Bill Mengel

Secretary

Richard Lavacchi

Treasurer

John Butcher

Directors

Arleen Catamero

Bob Frank

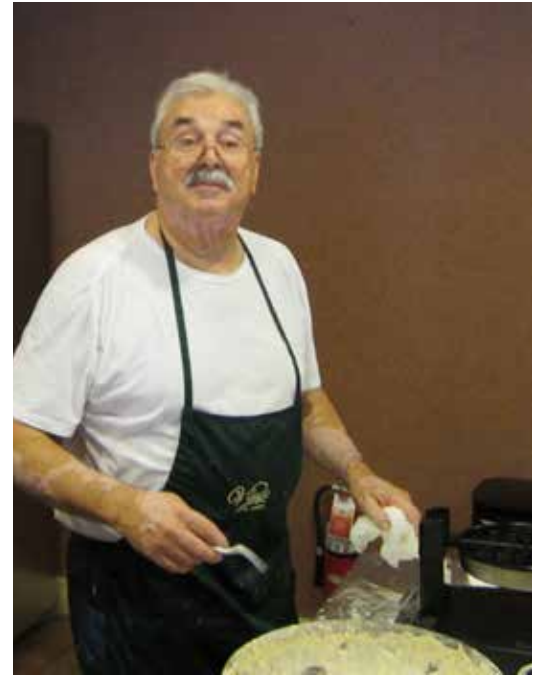
Henry Huang

Property Manager

Kathy Boss, CAM



Sally Cooper and Cathy Clevenger at the Omelet Station



"Boston" Bob Fobert Making Waffles

Sunday Brunch at Villagio Always Tasty

The Villagio Sunday Breakfast usually takes place once a month throughout the year offering some pretty tasty goodies for all to enjoy. The event doesn't just happen, it takes the ongoing commitment of volunteers like Bob Fobert, Mary Gualano, Sally Cooper, Cathy Clevenger and Chris Calabrese to name a few.

Mary does a great job with the egg bakes for the Sunday breakfast. Boston Bob takes over the operation of the waffle maker and produces some pretty tasty stuff. He also

cooks the ham, buys the fresh fruit, muffins and oversees the whole operation.

The omelet station was added a year or so ago with Jeff "the Chef" Trullinger serving as the first to cook made to order omelets. Sally, Cathy and Henry and Jenisa Huang have all done a stint making these very popular Sunday breakfast omelets.

The next Villagio Sunday Breakfast will take place on March 29 in the Club Room beginning at 10 a.m. Belgian waffles, egg bakes, baked ham, assorted fruits a selection of pastries and muffins will be served. Made to order omelets will be created by Sally and Chris.

The cost for the Sunday breakfast is just \$5 per Villagio resident and \$7.50 for guests. Breakfast is served from 10 a.m. to noon. Advance sign up is not required to attend the Sunday breakfasts.

Royal Scoop
Life's short... Eat Dessert First!
Scoop
Homemade Ice Cream, Food & Fun, Royal Scoop is #1!

Enjoy 14
Delicious Flavors
\$1.00
per scoop
Available in the
Bar Amici Daily
from 11 a.m. to 9:30 p.m.



Mary Gualano does double duty as cashier and egg bake chef.

Rummikub
Wednesday, March 5th
Wednesday, March 19th
7:30 PM
Clubroom

Some Advice for Seasonal Residents on Keeping Bugs Away

Many seasonal residents of southwest Florida are in a state of shock when they return home after spending the summer up north only to find uninvited guests inhabiting their home while they were away.

With a few simple steps this can be avoided. When it comes to pests in southwest Florida, prevention is normally easier than fighting an infestation.

Did you know a small infestation of German roaches can grow to be an infestation of over 400,000 in one year?



German Roach

Pantry pests can have a party when you leave town. Make sure that these areas are not attracting pests by eliminating crumbs, such as those found in the toaster, microwave, and even under the stove. Make sure that these areas are cleaned thoroughly before leaving for the summer. If you use a home watch service ask them to spot check these areas to make sure that the bugs have not been making themselves at home.

Discard or take with you all food products including cereals, flour, oatmeal, rice, dried fruit, nuts chocolate and candles.

Villagio's Property Management Office will help you with these items if you would like to donate them to a local food pantry. They will call the food bank and have them come to the office to pick up your items.

Here are some things that you may not be aware of that might help eliminate these unwanted pests from make your home their home while you are away:

- Never leave cardboard boxes or paper bags inside your home or in your garage for long periods of time. These items make perfect nesting places for all types of bugs and roaches.
- Make sure your windows and doors are well sealed. It is important to keep windows and doors closed at all times to prevent these creepy crawlers from entering your home as uninvited guests.

* Report any bug sightings to your pest control company prior to leaving. Many times if you see one or two of these bugs, there are many more lurking behind your cupboards and in the dark areas of your pantry. By keeping a watchful eye out for these pests this will keep the population from growing while you are out of town. The Villagio at Estero Condominium Association has a contract with Bugs Or Us to assist in controlling pests inside your

home. The contract provides for spraying to prevent the spread of these pests. For more information call the Villagio Property Management Office for additional information.

The Association is also working to prevent bugs from getting into your home from the outside. Some of the steps being take include:

- Making sure tree branches are not touching the roof of the building. This is a pathway for rodents, roaches ants and more.
- Making sure bushes are well trimmed back from the home.
- The Association has an exterior spray done several times per year as a preventative measure to keep most pests out.

BED BUGS

Did you know that hotel rooms could have hidden guests in them? Remember, when returning to your home at Villagio never place your luggage on your bed in a hotel room. It is very easy for bed bugs in the room to hitch a ride with you as you head south for the winter by crawling inside of your luggage. Once in your home they head straight for your bed!



Bed bug

In the event you get bed bugs during your trip south, place all of your clothes in small quantities from your suitcase on high heat for sixty minutes in your clothes dryer.

Just like the German roach, the bed bug infestations grow very fast, a female bed bug can lay eggs up to five times daily!

If an infestation grows make sure to call your pest control company right away. Fighting it after an extended period can be very difficult and costly as well.

Remember if you have questions concerning bugs in your condominium take the time to call the Villagio Property Management Office to report the problem.

Chili Dog Night

Clubroom

Monday, April 7

5:30-7pm

\$1.00

“What you need to do to get a HD receiver and to get it activated”

by Bill Mengel

1. Determine if you want or need an HD Receiver.
2. If you need a HD Receiver, contact Comcast
3. Decide if you actually want to install it yourself or have it professionally installed
4. If you decide to install it yourself, connect the receiver to the cable and the television
5. Activate the HD Receiver

So much for the short version, now for the rest of the story.....

This brief has been written (you will quickly realize that there is nothing brief about it) to bring everyone up to date about the new Comcast services that will be included as part of our bulk agreement, what to do if you want to take advantage of the new services and finally to walk you through the steps so you can decide for yourself if you want to attempt to “do it yourself.” Regarding any decision to attempting to “do it yourself,” if you had problems.....

If you had problems connecting and activating the DTAs that you currently contract have, had it professionally installed or feel that you are overwhelmed by this article, then I would highly recommend calling Comcast and pay for a professional installation.

Determine if you even need to contact Comcast....

You do not have to call Comcast if you prefer to wait for the Comcast on-site event. Although no concrete date has been set for the event, our Comcast Commercial Account executive has assured us that they are doing all they can to work with the East Coast Team for an event.

At the event, you should have the opportunity to obtain a HD receiver, return any equipment and sign up for any additional services.

If you currently do not have an HD television and are not interested in the On-Demand, Pay-Per-View or other programming services that the HD receiver may provide, then you don't need to call until you feel you would like those

services or get a HD television.

If you are already paying for HD service and already have an HD receiver (which is included with the service) you do not have to contact Comcast or do anything else.

As it was communicated during this month's board meeting, Comcast has indicated to us that the accounts are now coded and that our **residents who do not already have an HD receiver or HD digital video recorder can obtain a HD receiver in advance of a Comcast “on-site” event by calling Comcast at 239-432-9277.** Although the accounts have been coded so that you can get a HD receiver, the accounting side has not yet reflected the fact that the HD Digital Starter programming package is included in the bulk agreement. Until that is done (supposedly to be reflected in the April Comcast bill), **your March cable bill may reflect the cost for the adding the HD Digital Starter service along with a HD technology charge but that supposedly should be credited in the April bill.**

When calling the Comcast 239/432-9277 number, you will be greeted by an automated answering system. After listening to the Comcast welcome message, you will be in the main menu and be provided with a number of choices. You should select Xfinity television services (option #4) and in the next menu select change/add services (option #3). You will be forwarded to a Comcast representative who will process your request.

When you talk to the Comcast representative, you should indicate that you are a resident of Villagio Condominium Association and that the association has most recently entered into a new contract that adds the HD Digital Starter package as part of the associations new bundled service agreement and that you wish to make arrangements to obtain a HD receiver. You will be able to exercise one of the following options:

- 1). Have the equipment dropped shipped. The drop shipment fee is \$9.95 and time frame is 5-7 business days for arrival.

- 2). Have it available for pick up at the Comcast office located at 12641 Corporate Lakes Drive, Fort Myers. There is no charge associated with this.

- 3). Have it professionally installed. The cost for a professional installation is the service call, which is \$39.95 and \$20.00 per product installed.



12641 Corporate Lakes Drive, Fort Myers

Regarding exchanging equipment, if you are not going to be using the DTA (the little black Comcast decoder) that is being replaced with the new HD receiver, it should be returned otherwise you may potentially be charged for it. If you are electing to have a receiver shipped to you, ask for a return box at the same time you are requesting a drop shipment. If you opt to pick up a receiver, disconnect the DTA from your television, take it with you and exchange it at the counter for the HD receiver.

Once again, for those who already have an HD receiver and are paying for the service (which included the receiver) or those of you who already have two or three HD receivers and are paying for the service (which included the first receiver), you do not have to contact Comcast or do anything else. We have been told by our Comcast Commercial Account Executive that in April, you should expect to see a reduction in your bill for the HD Digital Starter service tier along with a credit for what was already paid in your March Comcast bill.

If you are subscribing to any additional tiers of service (i.e. digital preferred, a sports

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“What you need to do to get a HD receiver and to get it activated”

(Continued from Page 12)

package, HBO or whatever), those services are not included in the bulk agreement and you will continue to be responsible for paying for those services. If you have more than one HD receiver or if any of the receivers are digital video recorders, you will still be responsible for paying for the second and third receiver and whatever the fee is for the receiver(s) that has digital video recording capabilities.

Determine if you want to install this yourself....

If you have elected to pick up a HD receiver from Comcast or have chosen to have them ship one to you, after you have it, you will need to connect it and get it activated.

Besides having to connect the HD receivers to the television, cable feed and plugging it in, some effort will be required to get it to work. The receiver will need to be activated. The instructions supplied by Comcast leave a lot to be desired, so in order to help those who want to get started, I have put together some fairly detailed instructions that I hope proves to be helpful. These instructions will walk you through the steps and provide enough information so that you can make a decision in advance as to whether or not you want to do this yourself or have it done professionally.

1). Connect the HD Receiver to the Television....

Connect the coaxial cable television feed to the cable input of the HD receiver.

Connect the HD receiver to the television.

1. If the television has an HDMI input, use a HDMI cable. This digital connection only requires a single cable and it will provide the best video and audio performance.
2. If the TV does not have an HDMI input but has HD analog component inputs (i.e. Y, Pr, Pb) and baseband audio inputs (i.e. L+R) then utilize these five connections as the second best choice.
3. If the television does not have either HDMI or Component inputs then the analog “standard definition”



composite video (i.e. V) or S-Video input and baseband audio (L+R) inputs will be utilized and you will be limited to standard definition video performance.

Program the television and remote control....

Turn the television on and program the television to select the input that the HD receiver has been connected to. If you do not know how to do this, it might be a good time to consult the user manual for the television.

A programmable remote should also have been provided with the HD receiver. As far as being able to control the HD receiver, it is ready to go. However, if you only want to use one single remote to control both the television and the HD receiver, the remote will need to be programmed to work with the television. The instructions that accompany the remote are very thorough and provide all the information needed to program the remote. In a nutshell, the remote is programmed by pressing the device button once (i.e.TV), pressing and holding the setup button down until the device button flashes twice and then entering the correct five digit number that is in the instructions for programming the remote that corresponds to the brand of the instrument. The procedure will be similar for programming the remote to control other devices.

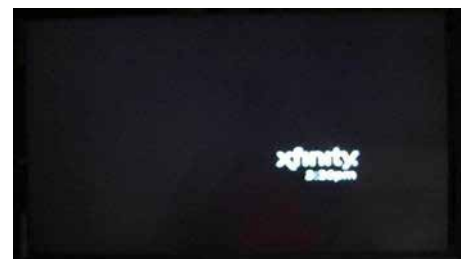
If you have returned a DTA and were able to keep the simple function remote control that was originally supplied with it (these remotes are essentially disposable), you might want to know that it is compatible with the new HD receiver. Although, it doesn't have all the bells, whistles and functionality that the programmable remote has, it is not as intimidating and

provides basic functionality.

Plug the HD Receiver into an A/C outlet (but don't turn it on yet!)....

Once the HD receiver has been connected to the television, plug the HD receiver into an AC outlet **but do not turn the box on at this time.** Comcast advises that after plugging it in, it will take about 15 minutes for the box to download some software and to be configured.

Once the HD receiver has received all of the required downloads, the HD receiver should turn on by itself. Assuming the television is already turned on and the correct television input has been selected, you will start to see some video from the HD receiver (either a Xfinity screen saver



logo floating across the screen or a “this box is not authorized...” message). At this point, the receiver is ready to be activated.

Activate the HD Receiver....

Although the HD receiver that has been supplied by Comcast is already associated with your account it will need to be activated before it is authorized to receive any programming.

To self-activate your box, you have two choices: It can be done via the internet at www.comcast.com/activate or according to the “cheat sheet” provided by Comcast via phone at 1-888-270-6445. If activating via phone, you will most likely need the serial number of the receiver.

For activation via the internet, there are four steps to complete the process.

The first step of the process is to access the Comcast activation site at www.comcast.com/activate.

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“What you need to do to get a HD receiver and to get it activated”

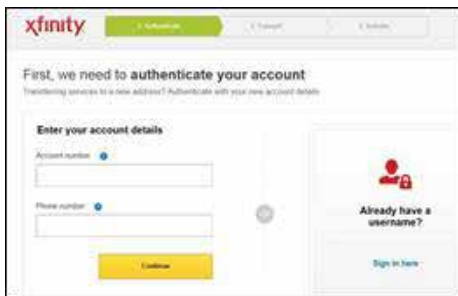
(Continued from Page 13)

Step 1 – Welcome to Self Activation

The second step will help determine



who you are in their system. The only information that will be needed at the second step is your account number and the telephone number that is associated with that account (note: I entered the complete 14 digits of the account shown on my bill and it would not work. I found that if I used only the first 13 numbers of the account, I was able to be recognized



and was then able to proceed to the next step)

Step 2 – Authenticate Your Account

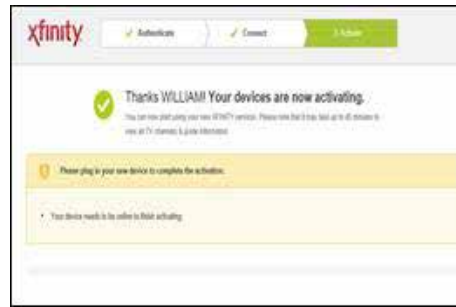
During the third step, their system will be



looking throughout their cable plant for the HD receiver you have connected to.

Step 3 – Found Receiver

Once the receiver has been “discovered” as being “on-line”, the system will be able to start sending activation commands to the receiver.



Step 4 – Confirmation Screen

The amount of traffic is on their network will affect how soon the receiver will actually be activated.

Test to see if it works and what to do if it doesn't...

Utilizing the HD receiver's remote control, tune the HD receiver so that it receives channel 2 (the “standard definition” NBC channel) and then tune the HD receiver so that it receives channel 432 (the “high definition” NBC channel) and confirm that there is picture and sound on both channels. Next, tune the HD receiver to receive channel 415 (the “high definition” HGTV channel). If the HD receiver does not receive any channels or if it only receives the standard definition (SD) channel(s) and/or indicates a “not authorized” message, then the box has not been properly provisioned and you will need to call Comcast at 239-432-9277 to get this resolved.

When discussing the issue with the Comcast representative, you should indicate that you are a resident of Villagio Condominium Association and that the association has most recently entered into a new contract that adds the HD Digital Starter package as part of the associations new bundled service agreement. You should also explain that you have self-installed the receiver and then explain what your problem is.

Assuming the HD receiver has been hooked up properly and has been activated either via the internet or by phone, the most common problem will most likely be not being able to receive the HD channels that are included in the “HD Starter” package.

In the case of setting up new services, “rate card” information which establishes

what tiers of programming services are authorized for that specific account must be incorporated correctly into the activation stream. In a nutshell, information provided by the Comcast “accounts” department is incorporated into the provisioning data that effectively authorizes the receiver(s) tied to the account to receive the HD channels.

When you call Comcast and talk to the “level one” representative about a “not authorized” issue, I have found that they typically assume that all the account service authorization information in their system is current and correct. They simply send an activation command to the receiver. If the account information is correct, the service is authorized and everyone lives happily ever after. If it is not, then the receiver will never be able to be authorized to receive the service.

If you happen to experience a similar problem and the person on the phone from Comcast is having some difficulty authorizing the HD receiver to receive those channels, then you might want to suggest to the representative you are talking to that they might want to confirm that the rate card has been updated for the account to be authorized to receive HD service.

Villagio Farmers Market Cancelled

The popular Villagio Farmers Market was discontinued by the vendor due to a lack of sales at other condominium communities. The venture was intended to bring fresh fruit and vegetables to the various communities in the area. While the idea was well received at Villagio it was not the case at other communities.

The Association is continuing to look for another vendor who would be willing to bring fresh produce to the community on a regular schedule.

It appears that the popularity of the Farmers Market was strong with Villagio residents so it would be a good opportunity for someone to pickup where the last vendor left off. If you know of someone who might be interested please contact the Villagio Property Management Office.

Villaggio

CAFE VERONA MENU



\$ 250

With your choice of
potato salad or chips,
cole slaw and pickle

Soda or water available for 50¢

- **TACO SALAD/TACOS**
- **CHEESEBURGER**
- **PANINI SANDWICH**
Roast Beef, Pastrami
or Turkey
- **CHICKEN SALAD**
- **TUNA SALAD**
- **PULLED PORK**
- **RUBEN SANDWICH**
- **GRILLED CHEESE**
- **BLT SANDWICH**
- **PHILLY STEAK**



Hearty Chili or **\$1.50**
Chicken Soup **BOWL**

Bring your friends and enjoy a sandwich on the patio, or get an order to go and head for the pool. (Remember food and beverages must be kept 4 feet from the edge of the pool)

***SERVING DAILY FROM
7 A.M. TO 9 P.M.***

Coffee - Always 50¢ a cup. Bring your favorite cup and help the environment