

McGregor Isles

"A Riverfront Community"

www.mcgregorisles.com

Oktoberfest !! October 23rd 4:30-???

McGregor Isles is planning a neighborhood gathering in the common area on October 23rd 2004 from 4:30 until everyone goes home. This will be a great opportunity to meet your neighbors! It has been a long time since we have planned one of these gatherings so we hope to see everyone there. McGregor Isles Association will provide Burgers, Dogs, Buns, Salads, Beans, Chips, and Soft drinks. Please bring a covered dish and BYOB. There will be live entertainment, croquet, horse-shoes, and whatever else we can come up with for fun. Door Prize drawings will be held for goods and services donated by our local businesses. Bring the kids and lets have some fun! Please RSVP Soon so we can get a count for food and drinks. You can RSVP via message at 267-9839, via www.mcgregorisles.com with a message to the administration, or fill out the RSVP on page 4 and give to your block captain.

Anyone who wishes to volunteer time, tables, chairs, large coolers, games, grills, etc., please contact your block captain or indicate on your RSVP. The folding awnings that are portable would also be nice to create some shade. Bring your own folding chair and your Party Hat! Right now we need volunteers for the following: Cooking, Entertainment (games), Decorating, and Landscape Clean Up. This event is weather permitting so let's all hope for sunshine and a cool breeze.

-The Board

The Front Entrance is looking better but needs to be cleaned up before the big event. There is a planned work party for Saturday October 16th at 9:00-12:00. Bring your weed eaters and gloves for some weed pulling. See you there!



What's New in McGregor Isles

- ⇒ Oktoberfest Neighborhood Party!!
- ⇒ Storm Delays Sign.
- ⇒ What's New in the Neighborhood?
- ⇒ You and Your Storm Debris.
- ⇒ Donations....

McGregor Isles Improvement Association, Inc. P.O. Box 6801 Fort Myers FL 33911

Front Entrance Sign Stalled

The entrance sign completion has been stalled by the storms. FPL has not yet resumed the normal operations and has yet to install their new service for burial of our supply line. The current supply runs overhead and was used to light the old sign and power the sprinklers in the entrance. We have opted to bury the service for the new sign for a more streamlined and modern look. We have contracted with an electrical company to complete the wiring of the sign and Matt Horton is working

on a plan to complete the elevation for the new landscaping. We plan to have the sign landscaped and completed with lighting as soon as FPL resumes their normal schedule. Let's keep our fingers crossed.

We're on the Web!!
www.mcgregorisles.com

The Calm After the Storm

We still have some storm debris in the neighborhood and a lot of dead grass spots where the debris sat on the ground after Charley. The largest concern was certainly the water and flooding for our neighborhood. Most of the homes in the neighborhood are at least 8 foot elevation. The elevation of your home can be found on the elevation certificate or survey that was done when your home was built or purchased. If you do not have an elevation certificate you can have one-

-done on your home for around \$75.00. The height of your seawall can also be an issue when the water starts to rise. There are some seawalls that were built at different elevations right next to each other. You may have noticed that the water was over some walls but not over others. The latest seawalls are made of Vinyl and provide for a long life solution to building or rebuilding a seawall. These new sea walls provide for a more flexible and longer lasting solution to seawall construction than the concrete version that many of us have. If you have seawall damage or are thinking of replacing your seawall you may want to give this new construction method a shot.



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Volunteers Needed

As always we are always looking for volunteers for maintaining the front entrance. If you are interested in helping out please contact your block captain or a board member. The entrance area is currently in need of some weeding and the islands inside the outer plant beds need to be rounded up. We are also currently looking for some

mulch to finish the beds in the entrance area. If you know of anyone who can provide free mulch or rough ground debris for the islands please contact one of us and let us know. We are planning on a front area gathering before the Oktoberfest on the Saturday Morning of the 16th. Hope to see you there!!!!

What's Happening In The Neighborhood?

The latest sales in the neighborhood demonstrate that there is significant demand in waterfront property in Southwest Florida. Here are the three most recent waterfront sales in the neighborhood: 545 Prather Drive, a 2151 sq. ft. 4 bedroom 3 bath sold for \$540,000.00, 397 Norwood Court, a 2305 sq. ft. 3 bedroom 2 bath home @ \$440,000.00, and 365 Prather Drive, a 1400 sq.ft. 3 bedroom 2 bath listed and sold for almost \$400,000.00 in just three days!!! The last property, 365 Prather Drive is currently re-listed at \$615,000.00 with a \$15,000.00 remodel allowance per www.sunshinemls.com. Some if not all will look at that listing price question it, however that price is still priced well below the average Town and River home. One of the most recent listings in the Town and River subdivision at 9860 Cypress Lake Drive, a 3 bedroom / 2 bath / 2800 sq. ft. / canal front home built in 1979 is priced at \$975,000.00.

These are the latest prices as indicated www.sunshinemls.com and the local MLS system.

Oktoberfest 2004 !!!
see you all there !!



McGregor Isles

Mcgregorisles.Com

Mcgregorisles.Com is up and running strong! Several people have taken the time to check out the web site and have added some comments to the active discussion boards. The web site has a one time sign in and registration that will allow you to read your emails and post on the message board. The first time you log in your username will be your last name and the password will be "default". There is a discussion board, photo gallery, list of members, sponsor advertising board, and even a place to read the newsletters online. If you haven't done it yet, check it out! Many special thanks to Bryan Lich for his volunteered time and use of his server for hosting Mcgregorisles.Com. Thanks again Bryan!!!

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Oktoberfest RSVP

If you would like to Volunteer for any of the following please indicate so before returning your RSVP. Thanks!;

Food and Beverage

Decorations

Entertainment

Landscaping / Cleanup

Please indicate your Family Name and how many will be attending.

Name: _____

Number Attending: _____

You can call your RSVP message in at 267-9839 or www.mcgregorisles.com

Thanks and See you there on the 23rd at 4:30!!!

Announcements and Advertising

PRESIDENT

John Lopez 437-3512
jmlrct@aol.com

VICE PRESIDENT

Matt Horton 267-5810
Matthorton@wilsonmiller.com

SECRETARY

Bryan Drew 410-8171
atbgdrew@earthlink.net

DIRECTOR

Robert Shearman 482-4536
Robert.shearman@henlaw.com

COMMON AREA COMMITTEE

The Sumners 267-5852
Bill Enslin 481-0682
Matt Horton 267-5810

CANAL COMMITTEE

Jim Gorrell 433-4512
Jim Forbes 454-8125
Steve Morando 415-3976

We Are Looking For A Social Chairperson To Organize Neighborhood Gatherings! Interested? Contact A Board Member!

If you are interested in serving on one of the Mcgregor Isles Committees please contact a current member and express which position you are interested in.

BLOCK CAPTAINS

SNOW DRIVE

June Stanley 481-7163

PARKWAY

Darlene Sumner 267-5852

NORWOOD COURT

Jim Forbes 454-8125

PRATHER

Michelle Digiacomio 466-8975

ADELE AND BAKER

John Lopez 437-3512

KEENAN COURT

Dave Diamond 332-5822

KEENAN AVENUE

Dr. Lura Jones 267-5810
Robert Shearman 482-4536

EVERY MORTGAGE NEED!

*PURCHASE

*REFINANCE

*100% / 0% DOWN



BRYAN DREW
239-267-8570

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AVON

Bev Huffer

Your Independent Avon Rep

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STOKES MARINE

19091 S TAMIAMI TRAIL
FORT MYERS FL 33908
239-633-9571

* DOCKS

* BOAT LIFTS

* VINYL SEA WALLS

YOUR ADVERTISEMENT HERE

Contact: Bryan Drew
410.8171

atbgdrew@earthlink.net

**Proceeds go to McGregor Isles
voluntary association fee