

COMMUNITY ASSOCIATION UPDATE

Q2 2026 Water Bird Way-In

PUBLICATION DATE PERIOD
June 26, 2026 **Quarterly**

BOARD MESSAGE

Welcome to the new and improved edition of our Coach Homes III COA Newsletter. The Board is excited to launch this new communication tool as another step toward keeping our homeowners better informed and more connected. Our goal is simple: provide timely updates, helpful reminders, and important community information in one easy-to-read place. We've also launched the new Coach Homes III website at www.coachhomes3coa.org. It will provide links to your most used resources and links involving the COA. As with any new process, this updated edition is also a learning step. We will continue to improve the format, content, and delivery as we move forward. The intent is to make this newsletter a reliable quarterly resource for Board updates, maintenance notices, financial highlights, community reminders, and other information that matters to Coach Homes III residents. Thank you for your continued involvement, patience, and support as we work together to keep our community informed, organized, and moving in the right direction.

FEATURED STORY **COMMUNITY UPDATE**

New Board Members

Welcome to our new Board members

Welcome our new Board members. As I am sure many of you know we have been operating with just two Board members (Shelly and I) for a while. Because Shelly and I have a great working relationship, this wasn't really a problem. However, the State of Florida requires us to have at least three members, or we could be placed in receivership by the State. A big shout out and thank you to Deb Vanderweit, Dan Livingston, and Tom Fink for stepping up and "volunteering" to be part of the Board. We are now fully compliant with five Board members.

Community Updates

6 approved items

SAFETY

Hurricane Season: A Little Prep Now Beats a Big Scramble Later

Hurricane preparedness does not have to mean panic-buying every bottle of water in Lee and Charlotte County or turning the garage into a survival bunker. It simply means taking a few smart steps now, while the weather is calm, the shelves are stocked, and nobody is trying to remember where they put the flashlight.

The first thing to think about is your lanai, patio, and entry area. In high winds, ordinary outdoor items can become airborne troublemakers. Chairs, small tables, planters, decorations, storage bins, and anything lightweight should be brought inside or secured well before a storm arrives. If you would not want it hitting your window, your neighbor's car, or someone's front door, it probably needs a safer home.

Now is also a good time to check your hurricane supplies. You do not need to overdo it, but every household should have bottled water, nonperishable food, flashlights, batteries, medications, pet supplies, basic first aid items, phone chargers, and a battery backup if possible. Candles may feel old-school and cozy, but battery-powered lighting is much safer if there was ever an outage.

Do not forget the paperwork side of preparedness. Keep copies of insurance information, identification, medical information, emergency contacts, and important documents somewhere easy to grab. A sealed plastic folder or waterproof pouch works well; or keep them digitally in a secondary storage location like the cloud. Take a few photos or videos of your home and belongings too. That is one of those chores that feels unnecessary until suddenly it is very necessary.

Please keep walkways, stairs, entries, and shared areas clear, especially during storm season. Emergency access matters. So does making sure loose items are not left in places where they can block drainage, damage property, or become wind-driven hazards.

It is also worth having a quick plan with family, friends, or neighbors. Know where you would go in the unlikely need for an evacuation. We are known as a hurricane "resistant" neighborhood, but there's a lot who would knock on wood when that is spoken. Know who you would call. Know how you would

check in after the storm. And if you have neighbors who live alone, travel often, or may need extra help, a simple conversation before bad weather arrives can go a long way.

The goal is not to worry. The goal is to avoid the last-minute scramble. Hurricane season is part of life here, but being prepared makes it a lot less stressful.

So, before the tropics start acting spicy, take a walk around your home, make a short supply list, secure what needs securing, and talk through your plan. A little preparation now can protect your home, help your neighbors, and keep Coach Homes 3 ready for whatever summer decides to throw our way.

COMMUNITY UPDATE

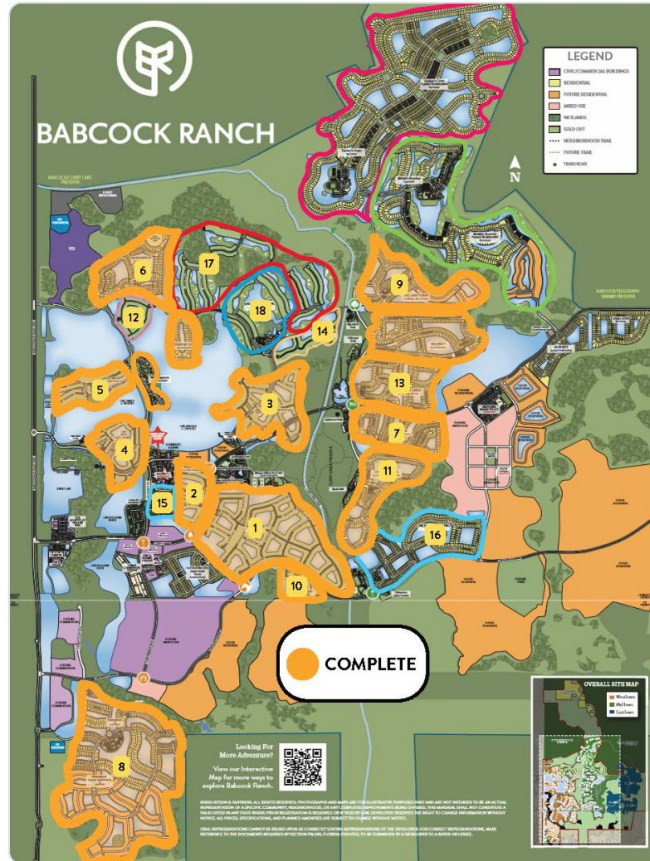
Sod in the verges

Update on sod in the verges

The latest update on the sod in the verges project is that, well, I do not really have an update. As many of you probably know, the Babcock National multi-family homes are among the last areas scheduled to be completed, so we are still patiently waiting our turn in the sod spotlight.

According to the last update sent out, we are in Section 17, and they have completed up through Section 14. That means we are getting closer, even if it sometimes feels like we are watching grass grow before the grass has actually been installed. Fingers crossed that our section is coming sooner

rather than later, and I will keep everyone posted if I hear anything new from Babcock Ranch.



COMMUNITY UPDATE

New Buttonwood Trees Planted

We have started to replace the oak trees in the verges with button wood trees

We have started replacing the sad-looking oak trees in the verges with new green buttonwood trees, and the difference is already noticeable. So far, 15 oaks have been removed and replaced, giving those areas a much cleaner, healthier, and more uniform appearance.

We will continue replacing the remaining trees as the budget allows, so this will be a gradual project

rather than an overnight miracle. Once completed, the entire block will have buttonwood trees in the verges, creating a consistent, attractive look along Water Bird Way. In other words, the verges are slowly but surely getting their curb appeal back, one buttonwood at a time.

**SAFETY**

AED At Satellite Pool

New AED installed at Satellite Pool

If you have not noticed yet, there is now a new AED installed at our satellite pool. An Automated External Defibrillator, or AED, is an incredible piece of medical equipment that has helped save countless lives, and the best part is that you do not need to be a medical professional to use it.

The AED is designed to talk you through the process with clear, step-by-step voice instructions, which is exactly what you want in a moment when everyone's nerves are already doing jumping jacks. That said, it is still a great idea to attend an AED/CPR class whenever you have the opportunity. Several classes are offered in our area, and Babcock National has sponsored some free sessions in the past,

so hopefully more will be offered in the future.

Most importantly, always remember that in any medical emergency, call 911 immediately. The address for our satellite pool is posted on the building, which will help emergency responders get to the right location as quickly as possible.

**FINANCIAL NOTE****PRIORITY**

Treasurer's Corner: Quarterly Fees Song and Dance

COA and HOA Fees are due not later than July 1st.

Every quarter, like clockwork, a few familiar things arrive: continued Florida sunshine, a gentle breeze, maybe a popup afternoon shower, another mystery lizard on the lanai, and, yes, our quarterly fees. While fees may not be anyone's favorite part of paradise living, they are one of the important pieces that keep our neighborhood looking good, functioning well, and feeling like the place we all chose to call home.

For Coach Homes III residents, that means staying current with our COA dues, the Babcock National HOA dues, and the Babcock Ranch HOA dues. In other words, it is a little like a financial three-part harmony. Not always exciting, but when everyone hits their note on time, the whole song sounds a lot better.

These dues help support the ongoing operation, maintenance, and care of our community. They help keep the lights on, the landscaping managed, the amenities available, the common areas maintained, and the neighborhood running smoothly. They are not just numbers on a statement. They are the behind-the-scenes fuel that keeps the Coach Homes III lifestyle from turning into a "bring your own mower and pool net" situation.



We understand that life gets busy. Mail gets buried. Emails vanish into the digital swamp. Payment dates sneak up like a beetle under a pool chair. But timely payments really do matter. When fees are paid on schedule, it helps the association plan responsibly, pay vendors on time, maintain reserves, and avoid unnecessary collection costs or administrative headaches.

So, consider this your friendly, lighthearted nudge from the Treasurer's corner: please take a moment to make sure your quarterly fees are paid or set up for automatic payment correctly, and stay current across the COA, National HOA, and Babcock Ranch HOA. Your future self, your neighbors, and your treasurer's blood pressure will all thank you.

As always, thank you for doing your part to keep our community beautiful, well-maintained, and running as smoothly as a golf cart headed to happy hour.

Community Association Newsletter

Prepared for homeowner distribution.