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MERCHANT MARKETER JULY 2019

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Lehigh Municipal District Proceeds with Comprehensive Plan For Community's 22 Bridges

BY: MIKE WELCH



PHOTO: MIKE WELCH
LET US HEAR FROM YOU
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Did you know that the Lehigh Acres Municipal Services Improvement District owns and has jurisdiction over some 22 bridges throughout our community? Yes, it's the Lehigh Municipal District that owns them - not Lee County Government. When I bring this up to citizens, they are generally surprised to find out that the District owns the bridges and therefore is responsible for the maintenance, repair, renovation and if needed, replacement.

Over the years efforts by legislators who represented our community have brought up the idea that the County take over the bridges. Needless to say, Lee County Government is not interested. Giv-

en that reality our Board of Commissioners must look to the future and recognize that these bridges are getting older, they are in need of repair at times and that eventually some and in the end all of them will see their lifespan come to an end and therefore - replacement.

However, the District's maintenance teams do a great job maintaining our bridges. Of course, as our community continues to grow more stress is placed on them. Additionally, the District must be prepared in the event of a hurricane that it has the resources and a plan in case of damage and destruction.

Commissioner Katy Hoover of the District along with Carla Brantley offer an article on behalf of the District explaining our bridge assets.

Please give the District a call as I am sure they will be glad to address your questions and suggestions.

Office: 239-368-0044 | Email: cbrantley@la-msid.com

LEHIGH ACRES FIRE DISTRICT REFERENDUM

At this writing the voters of the Lehigh Acres Fire District were asked on the June 4th Special Election to approve a new methodology for collecting fees from property owners. After what seemed to be a contentious atmosphere on social media the following results: There are 51, 117 eligible voters.

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When It Comes To Your Credit, How Do You Score?

BY ELIZABETH PIERRE-PAUL

In today's economy, your credit score is the most important 3-digit number you possess. It plays a vital role when it comes to finances, lending, employment, and even housing approval. Your credit score is also used as a basis to determine insurance rates for your home and automobile.

According to Experian, one of the nation's credit reporting agencies, your score is divided into five categories: Excellent 800-850 (20%), Very Good 740-799 (25%), Average 670-739 (21%), Fair 580-669 (18%), and Poor 300- 579 (16%). Yet 29% don't know their credit score. Many consumers are living with bad credit, a bad credit score is anything below 620 which might cost you hundreds, if not thousands of dollars in interest charges but can also make getting approved challenging.

If you're affected by poor credit, all hope is not lost. You may attempt to repair your credit yourself which can seem time consuming and arduous, or you may employ the services of a qualified credit repair company. If you choose the latter, credit repair is legal and is the process of disputing erroneous, outdated, unverifiable information found on your credit report. Under the Fair Credit Reporting Act (FCRA), if the information is not 100% accurate, verified, and timely it must be removed.

The information reported to the credit bureaus is sometimes flawed. A study conducted by the Federal Trade Commission (FTC), a government entity put in place to protect consumers, discovered that 79% of consumers have errors on their credit report; that accounts for over 40 million people. If you are one of the 79% of consumers that may be affected by erroneous items on your credit, you may first start by obtaining your free credit report from the three credit bureaus by visiting annualcreditreport.com or myfico.com where you'll review your report and dispute the findings with the bureaus.

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All properties offered are subject to prior lease, sale or withdrawal from the market. All dimensions and measurements are approximate.

LAMSID Board To Discuss Williams Street Bridge Maintenance

BY KATY HOOVER

PHOTOS: WILLIAMS STREET BRIDGE, LEHIGH ACRES MUNICIPAL DISTRICT



PHOTO: COMMISSIONER KATY HOOVER

Did you know that the Lehigh Acres Municipal Services Improvement District (LAMSID) owns, operates 22 bridges in Lehigh Acres? Yes, it is true. LAMSID's expansive infrastructure is a crucial element to protecting, serving, and bettering the Lehigh Acres community. Our water management system is crucial in moving water to meet varying conditions and needs is essential to sustaining the local environment. However, it is our complex network of culvert-crossings,



bridges, and roadways which work to make accessibility easier for residents within Lehigh Acres. Our stormwater treatment areas provide ideal recreation spots for residents and visitors alike, while providing necessary drainage and flood control. Perhaps the most notable bridge in the District's ownerships is at Williams Ave. crossing over Able Canal. This bridge was built by the District in 1992 to enhance the District's maintenance access and quickly became a popular route for residents, cutting commuting time. It is LAMSID, not Lee County who is charged with the maintenance of these 22 bridges.

The oldest bridge in our network was built in 1964, while the newest bridge was built in 1994. Connectivity for maintenance and as a community benefit is outlined in our enabling legislation (298.24 and 298.25). Population growth, time and budget constraints take a heavy toll on shared resources. Every state across America is faced with a growing need to replace aging infrastructure. Every four years, the American Society of Civil Engineers (ASCE) releases a report card on the state of America's infrastructure. In the latest released report (2016), Florida was issued a mediocre C grade based on a variety of infrastructure factors. Worse, this grade was lower than Florida's assessment four years earlier.

Florida is projected to become the third-most populous state in the nation, heightening the importance of investing in smart infrastructure solutions, so the ever-growing community of Lehigh Acres is not alone in the need to proactively plan to improve and replace aging infrastructure.

Every two years, the State of Florida inspects all bridges in the state and furnishes a report to each owner which provides an evaluation of each structure and states recommendations and required improvements for public safety. In addition, staff conducts in-house inspections of our infrastructure to ensure public safety.

LAMSID's Board of the Commissioners as a whole will be discussing this issue at upcoming meetings. "The District is focused on proactive planning for our community's future. Public safety is a top priority and ensuring an approved plan and finances are in place in the event of bridge damage by incident or accident is key," stated Hoover.



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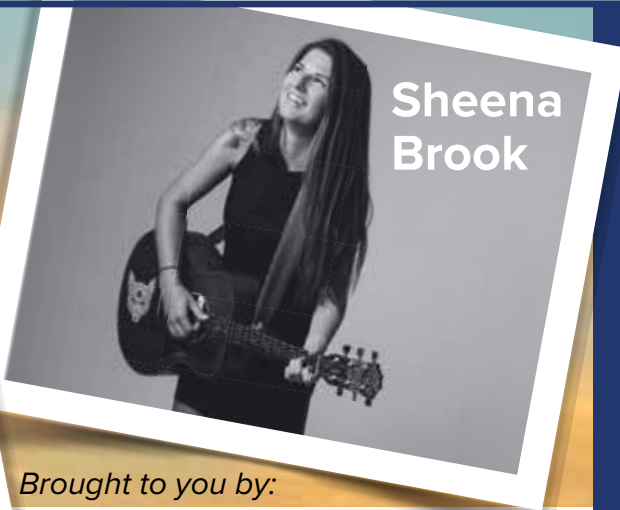
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WHAT IS OSTEOARTHRITIS (OA)?

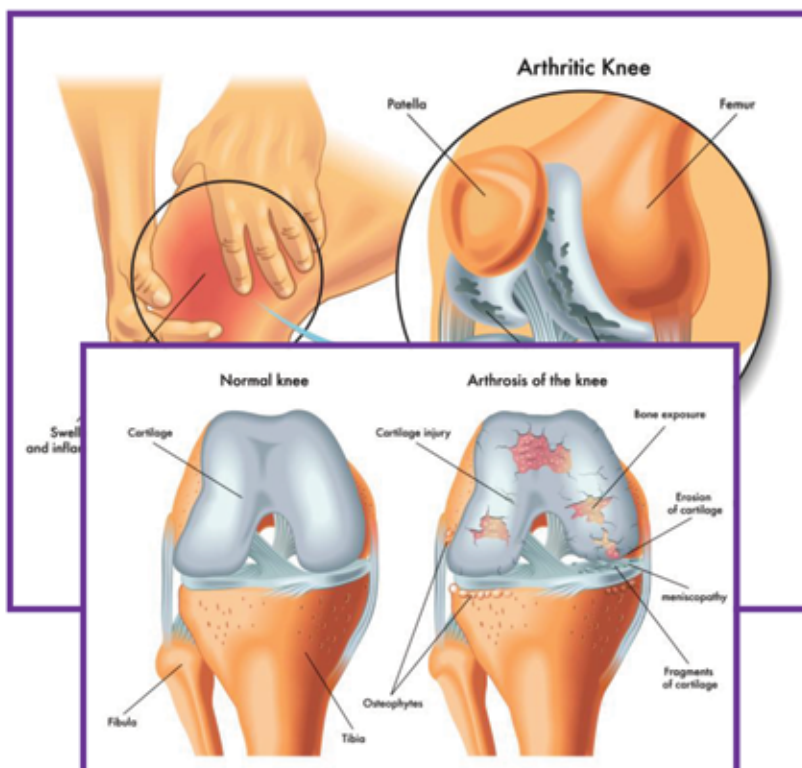
Osteoarthritis, also known as degenerative joint disease, is the most common type of arthritis. In Osteoarthritis, the surface layer of cartilage breaks down and wears away. This allows the bones under the cartilage to rub together resulting in pain, swelling, and loss of motion of the joint. Although in some people it progresses quickly, in most individuals joint damage develops gradually over years.

HOW DOES THIS TREATMENT WORK?

Advanced live motion sonography allows us to pinpoint problem areas with extreme accuracy. We prepare and introduce regenerative tissues into your knee (or other affected joint) and the healing process begins. Stem cells are the building blocks of nearly any tissue type, ie are multipotent, and support soft tissue supplementation and possible regrowth! This treatment also quickly reduces pain, inflammation, and swelling of the joint. Most patients describe the treatment as getting a shot at the doctor's office and report little pain or discomfort.

WHAT ACTUALLY IS A STEM CELL?

Stem cells (also called mesenchymal cells) have the exceptional ability to take on the behavior and characteristics of their surrounding cells. As such, following a stem cell knee repair procedure, the injected cells may become specialized for the knee and, over time, may help to regenerate the damaged cartilage and other tissue. Results will vary among patients, but many report experiencing pain relief in as little as one week. You have probably recently seen many professional athletes in the news using stem cells to regenerate their bodies following a sports injury (including Super Bowl champion Peyton Manning). Stem Cell Therapy for joint repair is used for acute and chronic injuries, knee meniscal tears, loss of knee joint cartilage, and to stop the progression of degenerative arthritis.



WHEN WILL I FEEL RESULTS?

Most people feel better as quickly as one week and can begin enjoying everyday activities within a few days following the treatment. Healing and regeneration continue for several months afterwards, further recovering more function in the joint and supporting tissues.

IS IT AFFORDABLE?

Yes. Our clinic has made stem cell treatments affordable and within reach of most people. Imagine eliminating the need to wear a knee brace or the dependency on anti-inflammatories or opioids.

WHO IS A GOOD CANDIDATE FOR THIS TREATMENT?

Do you wake up with knee pain? Does your knee pain keep you from certain activities? Have you been told you need a knee replacement? Are you active and sometimes suffer from sore knees? Do you take medications for knee pain? Do you have difficulty going up and down stairs due to knee pain? Are you considering surgery to alleviate knee pain? Have you tried everything to get rid of knee pain with no success? If you answered yes to any of these questions, you are ready to apply to see if you are an eligible patient candidate at Lifestyles Healthcare Group.

HOW DO I KNOW THAT THIS IS RIGHT FOR ME?

In many cases, regenerative medicine is a solution for knee pain. Our medical staff will give you an honest and fair evaluation of your particular knee pain. We are pleased to announce that we have opened up our schedule and we are now accepting new patients. Take the next step by learning more at a complimentary consultation.

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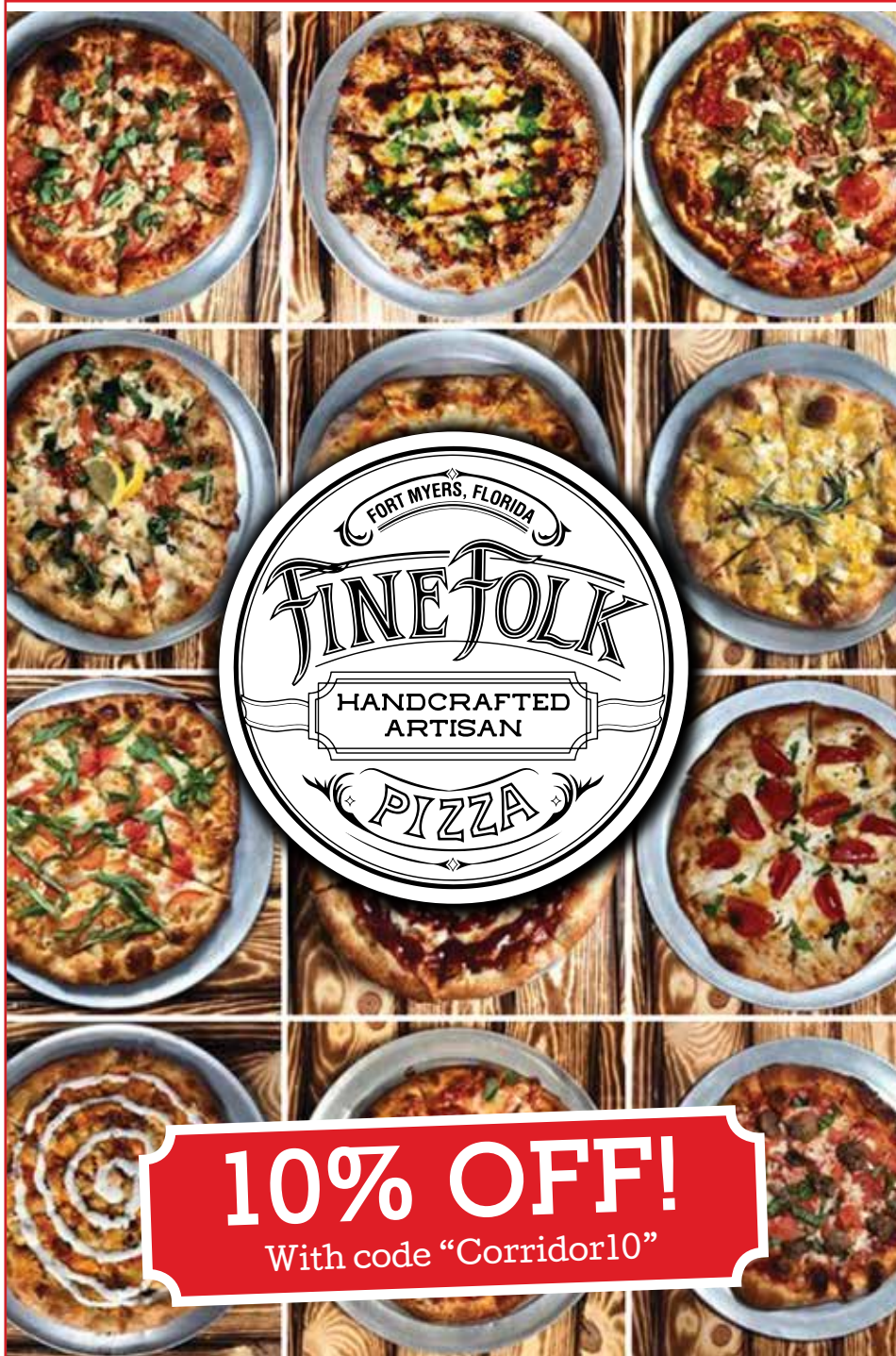
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2 Bedroom 2 Bath Pinewood Condo With Screened Lanai & Carport

Popular Pinewood Condominium- 2 bedroom 2 bath with carport, screened lanai and small fenced covered patio excellent for small pets, double driveway with parking for 3 cars, nicely landscaped yard, plenty of privacy in rear with open courtyard area with plenty of open space, new impact resistant windows in 2016, new central heat and air in 2014, beautifully remodeled interior with wood plank tile floors in main living area and hallways, ceramic tile in newly remodeled kitchen with subway tile backsplash, newer stainless steel appliance package including built in microwave and dishwasher, eat in kitchen with built in breakfast bar, extra pantry, newly remodeled baths with new commodes, sinks, fixtures, tile floors, new bathroom doors, decorative wainscoting throughout, screen door on the front, walk in closet, mirrored closet doors, new electrical panel box in 2018, 55+ community, pets OK and walking distance to stores, all furnishings including flat screen TV's can be purchased separately or removed prior to closing.

Offered At \$79,900
Charlie Bonacolta 239-994-1062 charlisold@gmail.com



Beautifully Updated 3 Bedroom & Den Overlooking Peaceful Canal In Gated Town Lakes

Beautifully upgraded 3 bedroom 2 bath home with 2 dens. Peaceful backyard overlooking the canal, located in the extremely secure community of Town Lakes with a guarded gate. 2,035 sq ft of living area with cathedral ceilings and updated high end vinyl plank floors throughout. The updated kitchen includes a breakfast bar, pantry, new stainless steel appliance package, and large built in storage cabinets that act as a huge pantry. This home also comes with a whole house water filtration system that eliminates the bad taste you sometimes get with city water. The master bedroom is very spacious with two walk in closets. The master bath has been upgraded with new vanities and a completely retiled walk in shower with granite ledges for sitting. Both front and back lanais were rescreened in 2018. The back lanai is 20' x 35' and overlooks the canal that gives you complete privacy from any neighbors. The guest bathroom has been upgraded as well with a new vanity and retiled shower-tub combo. Large indoor laundry room with Samsung washer and dryer. AC was upgraded to a highly efficient Lennox system in 2012. SELLER WILL PAY FOR NEW BUYERS ONE TIME \$1,000 CAPITAL ASSESSMENT TO TOWN LAKES.

Offered At \$215,000
Nick Bonacolta 239-887-0468 nbonacolta@gmail.com



3 Bedroom 2 Bath Plus Den In West Lehigh

Almost 1700 square feet of living area in this 3 bedroom 2 bath with French doors to the den that can easily be 4th bedroom, fenced backyard, cathedral ceilings plant shelves, ceramic tile floors throughout the entire home, breakfast bar, walk in pantry with all appliances in kitchen, built in desk area in between guest bedrooms, master bedroom with walk in closet and private bathroom with dual sinks, indoor laundry room, covered front porch plus 30 X 10 screened lanai overlooks the fenced backyard with canal in rear for plenty of privacy, quiet low traffic dead end street in West Lehigh, just minutes to I-75 and Ft Myers.

Offered At \$185,000
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3 Bedroom 2 Bath Overlooks Bear Lake

Over 2000 square feet of living area in this 3 bedroom, 2 bath home overlooking Bear Lake, quiet low traffic street in well established neighborhood with central water and sewer, new dimensional shingle roof in 2014, new water heater in 2014, oversized double garage with plenty of storage, pantry, lazy susan and all appliances in kitchen with water views, oversized formal living and dining room plus family room, newer central heat and air, master bedroom with private bath, large walk in closet, sliding doors to the covered lanai, pocket sliding doors lead to 10 X 31 covered lanai extends to 11 X 31 open lanai with large shade tree, excellent fishing and views of the wildlife surrounding the lake.

Offered At \$185,000
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3 Bedroom 2 Bath Pool Home In Amberwood Estates

Affordable Pool home in Amberwood Estates(No HOA fees), central water and sewer, wide streets and curbs, beautifully landscaped oversized lot with landscape curbing, 10 x 36 covered area overlooks the 35 X 36 screened area with heated in ground heated pool with spa overflowing into pool, auto vacuum, privacy screening around pool area, irrigation on well with auto sprinkler system, the interior of the home features cathedral ceilings, plant shelves, wood plank tile floors along with other ceramic tile floors, formal living and dining room plus family room open to the kitchen area with breakfast bar, newer LG appliance package, pantry, new sink and fixtures, master bedroom with private bath and walk in closet, indoor laundry room with newer washer and dryer included, bathrooms have been updated with newer commodes, sinks, faucets and fixtures, new tile in shower, dimensional shingle roof new in 2010, new water heater 2013, quiet well established neighborhood.

Offered At \$214,900
Charlie Bonacolta 239-994-1062 charlisold@gmail.com



3 Bedroom 2 Bath Pool Home In Country Club Estates

Over 1700 square feet of living area in this 3 bedroom 2 bath pool home in Country Club Estates, central water and sewer, well for irrigation, large patio area by the pool, excellent for entertaining, auto vacuum for pool, pool bath access, roll down storm shutters, nicely landscaped yard with Myers Lemon and Avocado tree, screened front entryway, cathedral ceilings, newer wood laminate and ceramic tile floors, formal living and dining plus family room, newly remodeled kitchen in 2015 with new cabinets, countertops, glass tile backsplash, all appliances, crown molding with halogen lighting, pantry, pass through to pool and patio area, master bedroom with walk in closet and private bath with walk in shower, indoor laundry room with washer and dryer, new water heater in 2014, pocket sliding door to pool area with outdoor shower and plenty of privacy in the backyard.

Offered At \$219,900
Charlie Bonacolta 239-994-1062 charlisold@gmail.com



4 Bedroom 2 Bath In Gated Varsity Lakes Community

Over 2300 sq. ft. of living area in this 4 bedroom 2 bath on a quiet low traffic cul de sac in the gated Varsity Lakes community with central water and sewer, nicely landscaped yard with plenty of privacy, open patio with pavers and covered gazebo sitting area, glass enclosed lanai with central heat and air vented in, new dimensional shingle roof in 2017, new water heater in 2019, 4 ton "Trane" central heat and air system new in 2009, Kinetic water treatment system with reverse osmosis system, covered front porch, formal living/dining area with cathedral ceilings and plant shelves, spacious open kitchen with granite countertops, new cabinet doors and handles, pantry, wine closet, tile backsplash, one year new LG appliance package, breakfast bar and island counter all open to large family room, wood laminate and ceramic tile floors throughout, private master bedroom with access to enclosed lanai, walk in closet, private bath with dual sinks, granite tops, garden tub and walk in shower with new tile, oversized guest bedrooms, indoor laundry room, guest bath with glass block accents and new tile in shower, door to exterior for future pool bath access, minutes to Ft Myers and I-75.

Offered At \$249,900
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5 Bedroom 3.5 Bath Pool Home On 1 Acre Lot

Almost 3000 square feet of living area in this 5 bedroom 3 1/2 bath two story pool home on a fenced and cleared one acre lot, nicely landscaped with palm and fruit trees etc, new dimensional shingle roof in 2016, new 5 ton Rheem central heat and air in 2019, new submersible pump in 2018, screened double garage, ceramic tile floors, large master bedroom with sliders to pool area, walk in closet, private bath with dual sinks, garden tub, walk in shower, glass block accents, formal living and dining room plus family room open to kitchen and nook area, island counter in kitchen with brand new corian countertops, breakfast bar, two pantries, all appliances including Samsung French door refrigerator etc, all new corian countertops in kitchen and guest bathroom, plant shelves, indoor laundry room with washer, dryer and laundry tub, second master suite on second floor with plenty of privacy, walk in closet, oversized room with private bath, built in desk and Murphy bed in guest bedroom, screen enclosed in ground pool with auto vacuum and shower, quiet low traffic dead end street.

Offered At \$325,000
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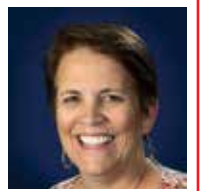
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1428 Archer St	3/2 +Pool	1983	\$185,000	Country Club Paradise
1841 Lindsay St	3/2 +Pool	1993	\$220,000	Wonderful Retreat

Lots For Your Dream Home

Address	Size	Price	Address	Size	Price
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906 Milwaukee Blvd	.25 Acres	\$4,800	1240 Bernar St	.23 Acres	\$15,000
711 Clemwood Ave S	.25 Acres	\$4,900	1242 Bernar St	.24 Acres	\$15,000
727 Joponica Ave S	.24 Acres	\$5,250	111 Pearson St	.23 Acres	\$15,000
1054 Citrus Ave S	.24 Acres	\$5,500	110 Paxton St	.23 Acres	\$15,000
5402 6th St. W	.24 Acres	\$8,500	184 Pembroke St	.23 Acres	\$15,000
5313 Beauty St	.24 Acres	\$15,000	1015 Apple Ave	.23 Acres	\$15,900
108 Paxton St	.22 Acres	\$15,000	903 Albert Ave	.25 Acres	\$16,000
103 Paxton St	.32 Acres	\$15,000	620 Locust Ave S	.25 Acres	\$5,200
1112 Bayliss St. E	.25 Acres	\$5,300	707 Peacock Ave	.25 Acres	\$5,500
828 Vance St. E	.25 Acres	\$5,500	3507 70th St W	.25 acres	\$6,500
5436 Benton St	.25 Acres	\$11,500	5413 Belrose St	.25 Acres	\$12,000
3202 20th St SW	.25 Acres	\$12,000	3300 26th St W	.25 Acres	\$15,000

Oversized 1/4 Acre

Address	Size	Price	Address	Size	Price
827 Gillian Ave	.33 Acres	\$5,900	1910 Crawford Ave N	.30 Acres	\$11,000
837 Glencoe St E	.31 Acres	\$6,500	2561 Sunniland Blvd	.28 Acres	\$11,000
1844 Maybrook Ct	.27 Acres	\$7,000			
1846 Maybrook Ct	.29 Acres	\$7,000			
3809 22nd St. W	.34 Acres	\$11,000			
1922 Crawford Ave N	.30 Acres	\$11,000			
2901 Denira Ave S	.26 Acres	\$15,000			
396 Palora Ave	.48 Acres	\$18,000			
3909 20th St W	.31 Acres	\$12,000			

1/2 Acre

620 Jackson Ave	.50 Acres	\$18,000
1717 Williams Ave	.50 Acres	\$18,000
704 North Ave	.50 Acres	\$18,000
514 Lincoln Ave	.50 Acres	\$18,000
507 Calvin Ave	.50 Acres	\$22,000

Here Comes the 4th of July!

Kevin and Nancy are proud Americans and enjoy the celebration of our nation's "birth". We appreciate the opportunity to live in a country that allows freedom of speech, religion and beliefs, has everything available to all, excels in education and respects the rights of its citizens. The entire office of Realty World C Bagans First hopes all enjoy the festivities and flags as they wave that day. Enjoy fried chicken, baseball and apple pie on a picnic or spend the day at the beach.



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