



Alva Inc. is dedicated to preserving the tranquility and beauty of Alva
 P O. Box 2022, Alva FL 33920
www.alvafl.org
 April 2011 Newsletter

North Olga Plan Opposed by North Olga Residents

Residents' Declaration Submitted to LPA

Dear LPA Member:

March 24 2011

Find below some resolutions by us four Western Alva Residents who have been annexed into a community calling itself North Olga. All of us are shocked that we no longer live in Alva and that our emphasis on rural life based on low density and natural landscapes could be compromised. We will discuss this with you and our neighbors further at the LPA meeting on Monday, March 28. Please be assured that contrary to what you may have been told there is considerable controversy on this annexation. We have been accustomed to a highly democratic process of decision making under Alva, Inc. for community involvement and have been rudely awakened by the autocratic structure of the North Olga Planning Panel as recently as the LAST meeting on March 17, 2011.

We Western Alva residents, who have been active in our community and in our community's planning efforts, make the following declarations concerning a proposal to split the Alva planning district into two separate parts:

1. We strongly prefer that Alva not be divided into a "North Olga" planning district and an Alva planning district. Alva has planned and continues to plan more than adequately for all the citizens of Alva from Hwy 31 to the Hendry County line. Any division weakens and confuses the attempt to keep the region relatively pristine as compared to the congestion and urbanization and suburbanization of much of Lee County.
2. We deny that Alva and Western Alva (AKA "North Olga") are two distinct communities. They are so similar that division only drives an artificial wedge between one community at the Caloosahatchee Regional park line. Instead of dividing this unified community, county staff and the Board of County Commissioners should be helping to foster connectivity for all of Alva through scenic status for Hwy 78, common walking trails, horse trails and bike paths, and facilitation of all Alva citizens in the planning process. This is best accomplished by utilizing the Alva Community Plan for the entire region in the 33920 zip code area.
3. If staff and the Board of County Commissioners insist on this artificial division due to political pressures from one group of individuals then every effort must be made to foster the common goals of the citizens of all Alva. Alva and the North Olga Planning Panel must work in unison on any development project that effects the so called Northeast Lee County region. Those goals would include the following points.
4. Both planning groups would have to include clear language that forbids density increases. Clustering is essential.
5. Both planning groups should allow residents and property owners in the area on their governing boards. Meetings must be democratic, transparent, and well communicated in advance. A spirit of inclusiveness and cooperation is essential. The real wishes of the majority of the people MUST always prevail. Minutes must be kept and Roberts Rules of Order observed.
6. Statements in the North Olga plan that exempt development of less than 100 acres from scrutiny must be abandoned. ALL development should be scrutinized.
7. Alva and "North Olga" would have to assign at least one officer to closely communicate all development plans with each other in advance. This would be a major RESPONSIBILITY of each group.

Respectfully submitted,

*John F. Hawkins
 *Denise Houck
 *William Redfern, Jr.
 *Michael Stottlemeyer

*These individuals all live in the Western Alva contested area referred to as "North Olga" and are current and active members of the Alva, Inc. planning group. They were all elected into their office by a majority of the members at various Alva, Inc. meetings. "North Olga" has long enjoyed heavy representation from the Western Alva region from the Caloosahatchee Regional Park west to Hwy. 31 and north of the Caloosahatchee River.



North Olga Residents Request to be Heard

At the March 28th Local Planning Agency meeting, approximately 30 residents of the North Olga area spoke out about the North Olga Planning Panel's lack of democratic process and the proposed plan's lack of protection against density increase. Dr. Van Roekel, North Olga Planning Panel President, the Panel's attorney and Panel's planner spoke for the plan and the process. Lee staff expressed their intention to schedule a formal LPA Hearing on the plan in April (25th) or May (23rd). In addition, dialogue continues between Alva Inc's. and North Olga Planning Panel's presidents and consultants in an attempt to arrive at a community planning consensus. Prior to the LPA hearing, residents are encouraged to express their opinions at the Alva Inc. and North Olga Planning Panel meetings (see community calendar below). **Your silence is your consent!** Communities included in the proposed North Olga Plan: North River Oaks, Duke Highway/Terrell Drive, Otterwater Way/Elmwood Drive, North River Estates, Telegraph Creek Estates, Riverwind Cove, Interlochen Dr./Traverse Lane/Franklin Locks Area, Serengeti, Taylor Road area, Lyndhurst Lane area, and Fichters Creek area.



Fight Cancer! Join Relay for Life

The annual East Lee County Relay for Life will be held Friday May 20th at Riverdale High School. The event begins at 6:00pm with the celebration for our cancer survivors and runs through the night, ending at noon on Saturday May 21st. There will be lots of activities and fund raising for the American Cancer Society. For information to become involved, please go to www.relayforlife.org/eastleecounty/ Look for *All About A Cure* and consider joining. Don't worry—by joining the team you are not required to stay all night. If you would like to make a donation you can do so on the same web-site - look for Denise Houck. It is a great event and we would love to see

Members and non-members alike are welcome at all Alva Inc. meetings - Please come and share your thoughts!

Alva Area (33920) Real Estate Sales Jan - March 2011

Homes				Land							
Address	Price	Address	Price	Address	Price	Ac.	\$/Ac.	Address	Price	Ac.	\$/Ac.
15655 Angelica Dr	\$117,400	2123 Mcarthur Ave	\$62,000	3606 E 21st St	\$2,499	0.25	\$ 9,996	22101 N Persimmon Pt Dr	\$110,000	10.00	\$ 11,000
15702 Angelica Dr	\$136,900	16731 Oak Grove Ct	\$335,000	2118 Canton Ave	\$2,500	0.51	\$ 4,941	15800 River Creek Ct	\$185,000	2.00	\$ 92,500
20225 Buck Crest Ln	\$350,000	18226 Palm Beach Blvd	\$30,100	23008 Crookedwood	\$17,200	1.25	\$13,738	2220 Robert Ave	\$2,500	0.50	\$ 5,000
2210 Canton Ave	\$34,400	17901 Persimmon Ridge Rd	\$128,000	22951 Florida Rosemary Ln	\$15,000	1.23	\$12,165	2100 Scrub Olive Ct	\$15,000	1.09	\$ 13,812
20665 Casaly Dr	\$120,000	2200 Robert Ave	\$51,500	2317 hamilton	\$7,250	1.00	\$ 7,250	2023 Silk Bay Blvd	\$15,150	1.43	\$ 10,617
2560 charleston	\$15,100	2110 Scott Ave	\$55,000	2107 Louis Ave	\$2,500	0.50	\$ 5,000	2053 Silk Bay Blvd	\$9,600	1.12	\$ 8,541
15067 Citrus Tree Ct	\$200,000	17150 Scout Camp Rd	\$625,000	2113 Louis Ave	\$2,500	0.50	\$ 4,990	2200 Silk Bay Blvd	\$24,000	1.89	\$ 12,678
21901 Edwards Dr	\$115,000	2214 Summersweet Dr	\$99,000	2316 Louis Ave	\$2,500	0.50	\$ 5,000				
15004 Great Laurel Ct	\$240,000	2317 Summersweet Dr #1	\$108,000								
16001 Herons View Dr	\$440,000	18061 Traverse Dr	\$460,000								
2208 Lincoln Park Ave	\$29,900	18151 Traverse Dr	\$187,400								
22280 Luckey Lee Ln	\$110,000	2317 Truman Ave	\$34,000								
				Homes - Average: \$170,154				Median \$116,200			
				Raw Land - Average \$/ac: \$17,382 Off-River: \$10,481							
The statistical data provided is based on information compiled from the FLORIDA GULF COAST MLS, INC. for MLS sales during the period January 1 2011 through March 31 2010. Prepared by Jim Green Realty.											

April 11 (Monday) ALVA Inc. Meeting, 7PM, Alva Community Center
April 19 (Tuesday) ELCC, 6:30PM, Olga Community Center.
April 21 (Thursday) North Olga Planning Panel Meeting, 6 PM, Bayshore Fire Station, community planning.
April 25 (Monday) Local Planning Agency 8:30AM, BOCC Chambers, possibly: North Olga Plan Hearing
May 9 (Monday) Alva Inc. Membership Meeting, 7PM, Alva Community Center.

Next Regular Meeting: Monday April 11, 7PM, Alva Community Center

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Alva United Methodist Church

Sunday Worship Services

8:30 AM & 11:00 AM

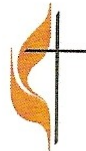
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