



COMMUNITY FAQs

A general community overview and FAQs are included below. Please contact HOA for more additional assistance.



Trash & Recycling

Tuesdays - Trash & Recycling
Fridays - Trash

Trash, Green Lid / Recycling, Yellow Lid



ARC

The Architectural Review Committee (ARC) meets every two weeks. Please see the ARC Guidelines provided by TE HOA for more details on requests that need ARC review and approvals.



Golf Carts

Personal Golf Carts are permitted within the community, but not on the golf courses. Carts must be parked into your garage.



Mailboxes

Individual mailboxes are in all neighborhoods with the exception of Covent Gardens, Dundee & Kinross. These three neighborhoods have community mailbox units for all incoming and outgoing mail and smaller packages.



Speed Limit

The speed limit throughout the community is 25 miles per hour. Always be aware of your surrounding, for we have a large population of wildlife within the community.



Pets

Please ensure that pets are kept on leashes and that you are picking up after them.

TE HOA

239-529-5320

Diane.Jacob@fsresidential.com
Phil.Guzzone@fsresidential.com

11330 TwinEagles Blvd., Naples,
FL 34120

Gate Access



Homeowners are required to complete an application and can then have a barcode placed on their vehicles. Bar codes are installed at the Gatehouse, Monday through Friday, 1-3 p.m.



Visitor Management & Gate Access is through dwellingLIVE. There are three ways to get a guest/vendor registered:

- 1 - Download the App
- 2 - Website: <https://community.dwellinglive.com/>
- 3 - Call the Gatehouse at 239.304.0022



For assistance, questions, or dwellingLIVE login details, please contact Jim Overmyer, Gatehouse Manager.

- Email: twineaglesgatejo@gmail.com
- #: 239.304.0022

HOA



TwinEagles HOA

Oversees all common grounds, streets, lakes, community lighting/signage, gate access, and all Architectural Review Committee topics.

Billing: Calendar-year (one payment)



Neighborhood HOAs

Oversee neighborhood landscaping.

- Bramble Ct., Carradale Ct. / Bramble Point / KEB Management
- Covent Garden Ct. / Cambridge Management Dundee Ln. / KEB Management
- Heather Woods Ct. / Hollybrook / KEB Management
- Lockford Ln. / KEB Management
- Wicklow Ln. / Cardinal Management Group
- Wisteria Dr. / KEB Management

If your street/neighborhood is not listed above, you only have TE HOA & landscaping for your property is handled individually.

Billing: Quarterly (four payments)



TWINEAGLES HISTORY

April 1997

Developer Jim Colosimo announced plans to build a community in North Naples with two Jack Nicklaus golf courses, a full caddy program, no tee times required, a beach club on the gulf, and an equestrian center. The community was to consist of 175 homesites on land that was formerly a tomato farm. Each lot was on a 5-acre parcel due to rural zoning. The two courses were to be named the Talon and the Crest.

January 15, 1999

After constant battles with environmentalists during its design and construction, the Talon course opened for play, and in April, Jack Nicklaus and his son played the course. Jack narrated his design thoughts over a microphone as he played. There were 67 lots in what is now The Estates. Equity memberships sold for \$120,000. Later that year, environmentalist Nancy Peyton launched a campaign in the Naples Daily News, targeting TwinEagles as environmentally un-friendly, negatively impacting real estate sales. The developer finally had to declare bankruptcy in early 2000.

August 2000

Bonita Bay Group purchased TwinEagles out of bankruptcy for \$53 million, outbidding two other prospective buyers. The environmentalists continued battling the development.

2002

Bonita Bay Group realized the initial community plan was not sustainable and began reconfiguring the development to include rezoning of the portion north of the clubhouse to accommodate a wider variety of home options at various price points. Just prior to litigation, they reached a deal with the environmentalists which included paying for changes to Immokalee Road. The road now has a slight rise in it just west of the entrance, allowing wildlife to migrate under the road. (Cost: \$1.8M)

2003/2004

The community concept for "Grand Arbors" was introduced, including plans to build a second golf course. Bonita Bay chose to hire Gary Player instead of Arnold Palmer or the Nicklaus Group, a decision that was not well received by the existing membership. The first phase of the new section was to include much smaller homes and a limited number of multi-family coach homes.

2005

Prior to release, the demand in the Naples area was so great for property in a more affordable price range, Bonita Bay decided to hold a lottery to determine who would have the first choice of lots in the first phase of the Grand Arbors section. The lottery included the neighborhoods of Bramble Point, Covent Garden, Hedgestone, Hollybrook, and Wicklow. This marketing plan proved to be a success and shortly after the lottery was held in the summer of that year, some sections of the first phase were nearly sold out, creating additional demand for lots in the Estates section of the community. At that time, Immokalee Road was just a two-lane highway east of Collier Boulevard.

TWINEAGLES HISTORY

CONTINUED...

2007

The Aerie course opened and Gary Player was there to play the course along with most of the membership, but it was widely criticized for playability issues. Although it provided a vastly different golf experience from the Talon, the membership never embraced it. After one season, Bonita Bay agreed to make some design modifications the following year. Real estate sales began to slow.

2008

Throughout 2008, Bonita Bay spent less money to maintain and grow the development. As the economy began to tank, they announced in November that they would no longer be able to honor their promise of a “full equity refund on 30-days’ notice”. This was true not only for their TwinEagles property, but throughout all the Bonita Bay Group properties. At the time, they also included Mediterra, Bonita Bay, Shadow Wood, and Verandah. This marked the beginning of the end for Bonita Bay and they essentially walked away from TwinEagles leaving the membership of about 170 to fend for themselves.

2009

Because most of the members owned real estate in the community, they were determined to sustain the club and community. They formed a Focus Group to work through issues with Bonita Bay, sought legal advice, and eventually identified two developers who were interested in taking over the club and community. The Aerie course was left unattended and fell into disrepair.

2010

A group of non-resident members filed a law suit against Bonita Bay Group just as the remaining membership identified The Ronto Group (backed by Angelo Gordon) as the best option to negotiate for purchase of the community. The purchase was finalized for approximately \$11M and included a separate 550-acre parcel directly across Immokalee Road, which was later rezoned and sold for \$35M in 2013. It is now known as Valencia Trails.

2011

The Ronto Group began revitalizing the community and was advised by membership representatives that the Aerie course was not worth saving. Steve Smyers was hired to redesign the course using similar hole locations but with the goal of a complete overhaul, to attract buyers for the remaining 450 lots in the development.

2012

The new Eagle course opened and in its first year, played host to the final LPGA event of the season, the CME Globe. When it opened, it was rated with the 5th highest slope rating in North America from the back tees. GOLF Magazine named it the “Best New Private Course in America.”



TWINEAGLES HISTORY

CONTINUED...

2013-2018

The Ronto Group continued to add amenities including the fitness center, the Tiki Bar, and a resort pool. Although lot sales were slow until 2014, the community was nearly sold out when Ronto turned the community over to the membership at the end of 2018.

2018

The membership elected its first official Board of Directors just prior to the turnover of ownership from the developer. The Board then wrote formal bylaws which were approved by a vote of the membership and will continue to serve as governing documents for the club. The community HOA is a separate entity, which clearly defines The TwinEagles Club as a private club as opposed to a bundled community. The HOA established its own board of directors and manages its own assets including extensive real estate acreage which is not a part of the The TwinEagles Club. This property includes the community gates and entrances, the guard house, most of the ponds, the old sales center building adjacent to the guard house, all the common property and preserves, and the main road, TwinEagles Blvd.

2020

The TwinEagles membership, then nearly at capacity, voted overwhelmingly to renovate its most prized asset, the Talon golf course. The original Talon course had hosted the Florida State Amateur and had also been the site of the the PGA Champions Tour Ace Classic and Chubb Classic tournaments numerous times. The Nicklaus Group was selected to perform the design work, and the course was closed from April through December. The Talon renovation was completed on-time and on-budget, and the course was opened at the end of the year, receiving unanimous praise from the membership. In addition, the approved Phase One plan included extensive renovation and expansion of the clubhouse, dining areas, and other facilities, all aimed at maximizing amenities for our growing membership.

2021

Demand for TwinEagles skyrocketed, as nearly every lot in the community was sold. Many residents upgraded to larger homes and the energy shifted dramatically toward supporting further club expansion and additional amenities. Future upgrades were likely to include additional tennis and pickle ball facilities as well as expansion of the existing fitness center.

2022

In the first three months of TwinEagles 23rd year, the final remaining lots in the estate section were sold. The renovation of the clubhouse is in full gear and is expected to be completed in the first months of 2023. The new golf practice facilities are open, the new Talon has been rated, and is playing host to its first full tournament schedule. Club initiation fees have been raised and record demand for any available houses has sent property values even higher than anticipated, making TwinEagles one of the most sought-after communities in Southwest Florida.





NAPLES & COLLIER COUNTY INFORMATION

L
O
C
A
L

C
O
N
T
A
C
T
S

Emergency (medical & fire) – 911

Non-Emergency Collier County – 239.252.9300

Collier County Recycling – 239.252.2380, www.colliercountyfl.gov

Collier County Sheriff's Office – 239.774.4434, www.colliersheriff.org

Collier County Utilities (water & sewer) – 239.252.2380, www.colliergov.net

Florida Fish & Wildlife – 800.404.3922, www.myfcw.com

Florida Power & Light (electricity) – 800.226.3545 or 239.262.1322, www.fpl.com

Resource Conservation System (irrigation water) – 239.495.5805

Waste Management (trash & recycling) – 239.649.2212

COLLIER COUNTY HOSPITALS

Naples Community Hospital (NCH) Emergency Room

15420 Collier Blvd., Naples, FL 34120, 239.624.8700

Physicians Regional Medical Center

8300 Collier Blvd. (Highway 951), 239.348.4000, www.PhysiciansRegional.com

Physicians Regional Medical Center

6101 Pine Ridge Rd., 239.354.6000, www.PhysiciansRegional.com

Naples Community Hospital (NCH)

11190 Healthpark Blvd. and 350 7th Avenue N., 239.642.5000, www.NCHmd.org



LOCAL NEWS

Naples Daily News

Florida Weekly

Wink News Channel

Fox4 News Chanel

PERMITS, LICENSE & REGISTRATION

Beach Permits – 239.252.4000,

www.collierparks.com/collier_park/beach-parking-information/

Residents pay for beach permits in their property taxes and may pick up a beach sticker at any community center at a Collier County Park.

Driver's License – 239.434.4600, www.flhsmv.gov/locations/collier/

Fishing & Hunting License – 239.252.8176,

www.colliertaxcollector.com/hunting-fishing/

Homestead Exemption:

All property owners who declare Collier County as their primary residence will be eligible for the Homestead Exemption.

Homestead – 239.252.8141, www.collierappraiser.com

Property Taxes – 239.252.8172, www.colliertaxcollector.com

Voter Registration – 239.774.8450, www.colliervotes.gov

AIRPORTS

Southwest Florida International Airport (RSW)

Fort Lauderdale Airport (FLL)

Miami International (MIA)

Naples Airport (APF – private airport)



SOUTHWEST FLORIDA

SHOP | EXPLORE | ENTERTAIN | EAT

GROCERY

PUBLIX

5265 Collier BLVD. (Pebblebrooke Center)

PUBLIX

13550 Immokalee Road (Shops at Orangetree)

ALDI

8660 Addison Place Drive

WINN DIXIE

7550 Mission Hills Drive

SPROUTS

2224 Logan BLVD. (Logan Landing)

SEED TO TABLE

4835 Immokalee Road



SHOP

WATERSIDE SHOPS

5415 Tamiami Trail N, Naples, FL 34108

COASTLAND MALL

1900 Tamiami Trail North, Naples, FL 34102

5TH AVE SOUTH

649 Fifth Avenue South, Naples, Florida 34102

COCONUT POINT MALL

8021 Cinema Way, Estero, FL 33928

MIROMAR OUTLETS

10801 Corkscrew Rd, Estero, FL 33928

GULF COAST TOWN CENTER

10028 Gulf Center Dr, Fort Myers, FL 33913



ENTERTAINMENT

MERCATO

Dining, nightlife, upscale shops, movie theater and more!
9132 Strada Place, Suite 215 Naples, FL 34108

CELEBRATION PARK

Food trucks and outside bar on the water!
2880 Becca Ave, Naples, FL 34112

SEED TO TABLE

Visit Naples' newest grocery market with a twist. Dining,
drinks & experiences.

4835 Immokalee Rd, Naples, FL 34110

TOP GOLF

2021 Topgolf Way, Fort Myers, FL 33913, 239.933.2035

POPSTROKE

5531 Six Mile Commercial Ct., Fort Myers, FL 33912,
239.323.4653



E
A
T

TWINEAGLES DINING

Visit the full calendar at
www.thetwineaglesclub.com

FOUNDER'S SQUARE

(SE Corner of Immokalee Rd. & Collier Blvd.)
Outback Steakhouse, Tacos & Tequila, Skilletts,
South Street, Fuji Sushi, I Heart Mac & Cheese,
Crisp & Greens and more!

ADDITIONAL NEARBY DINING

The Warehouse, New York Pizza & Pasta, Tropical
Smoothie, Rusty's Grill, Oak & Stone

EXPLORE



BEACHES

www.collierparks.com

NAPLES ZOO

1590 Goodlette-Frank Rd, Naples, Florida, 34102, 239.262.5409

BIG CORKSCREW ISLAND REGIONAL PARK

810 39TH Ave. NE, Naples, FL 34120

GOLISANO CHILDREN'S MUSEUM

15080 Livingston Road, Naples, FL 34109, 239.514.0084

SUN N FUN LAGOON WATER PARK

15000 Livingston Road, Naples, FL 34109, 239.514.0084

NAPLES BOTANICAL GARDENS

4820 Bayshore Drive, Naples, FL 34112, 239.643.7275

ALL WATER EXCURSIONS

Kayaking, paddle boarding, jet ski rentals, boat tours/rentals & more!

12345 Tamiami Trail N. Naples, FL 34110, 239.594.0213

NAPLES PRINCESS SUNSET CRUISE

550 Port O' Call Way, Naples, FL 34102, 239.649.2275

NATURE TRAILS

CREW ROOKERY SWAMP TRAIL,
THE GREENWAY, CORKSCREW SANCTUARY