



King's Lake

Newsletter

April 2010

President's Message

Chuck Nuechterlein

What brought you to King's Lake? A lovely house or condo in a beautiful, safe, quiet, location probably answers the question. Nothing is forever, so our protective covenants are in place to assure at least the beauty and quiet, and conditions leading to a safe neighborhood. These covenants, a binding agreement between all owners, define the very look and nature of our community.

Now beauty is in the eye of the beholder, but our deed restrictions define King's Lake beauty in many specific ways. The King's Lake Declaration, Article III, Paragraph 1.A. prohibits any structure, other than one single family dwelling, on a single family lot. The accompanying article "Don't Let This Happen to You" explains how the Board administrates this deed restriction. Article III, 2, deals with landscaping. It's been perhaps a historically cold winter so the Association's Landscape Committee will review all the common areas' flowers, shrubs, and trees to trim, redo, and replace as necessary. Probably you homeowners and condo associations are doing the same. As needed, the Board will give notice to homeowners whose home landscaping does not meet the requirements of #2. Another beauty covenant prohibits the parking of vehicles with "exterior advertising matter". The Board is consistent with enforcing this restriction, to the point that one violation has been turned over to our attorney for action.

One of the ways we can promote a safe neighborhood is to make it difficult for crooks to ply their trade. The vehicles in "Recent Criminal Activity" (next page) were all unlocked. The good news is the Sheriff's Dept. has arrested a couple from Oregon in connection with these burglaries. The article "Unlicensed Contractor Activity" shows why you never let an unknown individual into your home. An arrest was made in this case as well.

February Annual Meeting Highlights:

- Members present approved a rollover of 2009 budget surplus funds into 2010! Exempting the bad debt account, about 9% of 2009 operating funds were unspent, reflecting the Board's very conservative spending decisions throughout the year.
- Alan Cragg, Pat Crooks, and Ed Rooney were each elected to a three-year term as Director.
- Retiring Board members Dot Davis, Duncan Farnsworth, and Doug Gorham were honored for their many years of service to the community.
- Gerald Batten, our Maintenance Supervisor, was recognized for twenty-five years of service to King's Lake.
- Commissioner Donna Fiala; County Manager, Leo Ochs; Fire Chief Doug Dyer, and Community Development Chief Nick Casalanguida brought us up to date on County and East Naples issues.

Have a safe and seasonable summer.



President Chuck Nuechterlein presents Gerald Batten plaque of appreciation for his 25 years of service to the residents of King's Lake

Owner Information Updates

If you have changed your mailing address, telephone number or email address, please let us know. You may email your changes to enaples@swpropmgt.com or fax to 239-261-2013.



Unlicensed Contractor Activity

Please be advised there have recently been unlicensed contractors soliciting work in King's Lake. These people pose as contractors offering services at reduced prices. They usually have a sales pitch that they can do the work at a low price while they are in the neighborhood doing other work.

Once they get a job and get access into a home, they steal money, jewelry and other personal property.

If you are approached by a contractor, request a copy of his license and proof of insurance. If he does not produce a license, call the Collier County Sheriff Department at 774-4434 to report the unlicensed activity.

Recent Criminal Activity

According to the Collier County Sheriff's Department, there were eleven (11) vehicle Breaking & Entering events in King's Lake from March 12 through March 18 (1 week).



Keep your vehicle doors and home doors & windows locked and watch for strangers in the neighborhood. If you see anything suspicious, call 911.



SIDEWALKS REPAIRED!

Collier County Road and Maintenance Dept. has recently repaired many sections of the sidewalks throughout King's Lake. This can be attributed to the Board of Directors' request and the quick action by Commissioner Donna Fiala on this issue. As you may recall, there were quite a few segments of the sidewalk around King's Lake Blvd. that had cracked or settled. The Road & Paths Committee worked closely with the sidewalk repair supervisor to make sure all damaged sidewalks were replaced. Thanks again to the efforts of the Road & Paths Committee and Commissioner Fiala for their help in improving the condition of our sidewalks.



DOG OWNERS

Please remember that you are responsible for picking up after your pet. Please follow the Collier County "Leash Law" when walking your pet. Thank you for keeping King's Lake beautiful!



Publix is Staying!

There has been a rumor running around the community that Publix may leave the King's Lake Shopping Center. A telephone conversation with a representative of Publix found there is no merit to this and there are no plans at this time to move this store. This is consistent with what we heard from Publix back in December. It appears we will get to keep our Publix neighborhood supermarket. Please let the Publix manager and others know how much we like having them here.

DON'T LET THIS HAPPEN TO YOU



Recently two different structures had to be dismantled and removed from single-family lots within our community. This was at a significant expense to the homeowners. All this could have been avoided if the owners better understood our homeowner documents and restrictive covenants. Our covenants are there to protect the value of our homes and maintain the aesthetics of the community. In order to avoid this expense, any addition, modification or renovation to your home should be submitted to the Kings Lake Homeowner Association's Architectural Review Committee for review and comment. This requires two (2) sets of plans and a \$25 application fee. These reviews are turned around usually in less than two weeks. It is best to have the homeowner association sign off on any changes before you go through the time and expense of permitting with Collier County or beginning construction. The Architectural Review Committee will be happy to informally discuss any ideas or plans you have for your home and help you interpret the rules and regulations regarding what is allowed in the single-family portion of King's Lake. Please contact Steve Williams at 239-261-3440 (ext. 17) or send your questions to swilliams@swpropmgt.com

Important Phone Numbers



Emergencies.....911
Naples Police.....434-4844
Sheriff.....774-4434
Highway Patrol.....454-3133
Animal Control530-7387

Tennis Court News

The King's Lake tennis court located on Buckingham Lane was recently resurfaced. The tennis court is made of asphalt with an acrylic surface. Resurfacing is performed about every 5 years. The tennis net posts were also replaced.

The tennis court is for King's Lake residents and is accessible through a locked gate. You must have a tennis court key to access the tennis court. You may obtain a key by contacting Gerald Batten at 775-4487. Proof of King's Lake ownership or residency and a \$5.00 deposit are required.

MAINTENANCE FEE COLLECTIONS

As of March 25, 2010 there were 82 homeowners who have not yet paid their 2010 maintenance fees. These fees were due on January 2, 2010. There was \$58,825 in delinquent maintenance fees, irrigation fees, late fees and legal fees.

We currently have 30 bank foreclosures and 5 bankruptcies among our delinquent accounts.

Our attorney is pursuing the 52 delinquent owners who are not in foreclosure.

The Board of Directors has adopted a collection procedure to comply with Florida Statutes in the collection of maintenance fees. Under the collection procedure, delinquent owners will receive two late notices. If not paid, liens will be placed on the property. The Legal Committee will review each delinquent property prior to commencing foreclosure action.

Mailboxes & Post Lights

The maintenance and replacement of mailboxes and post lights is the homeowners' responsibility. There are a number of mailboxes and post lights that are in need of repair. The Association maintains an inventory of replacement parts and sells these parts to homeowners at cost. If you need replacements or parts, call Gerald Batten at (239) 775-4487.



RULES & REGULATIONS

REMINDER

Please be aware of the following covenants and rules for all residents of King's Lake:

► **Fences and satellite dish antennas** are permitted but must be approved by the Association **prior** to installation.

► **Trash cans, recycle bins, and landscape debris** should be placed at curbside no earlier than 6:00 p.m. the day before pickup. Please remove your cans and bins from the curb the same day as the pickup day. This is a Collier County ordinance. **Cans and bins must be stored in garages or places not visible from the street (other than pick-up days)**

► **All ADDITIONS and RENOVATIONS** to existing homes must be approved by the Association **prior** to commencement of work.

► **COMMERCIAL VEHICLES, BOATS, TRAILERS AND RECREATIONAL VEHICLES** (campers) may not be stored or parked within King's Lake except in an enclosed garage.

► **Please keep your garage door closed**, except when vehicles are entering or exiting.

These rules keep property values at their highest level!

LANDSCAPE COMMITTEE



The Landscape Committee has begun to assess the common areas to determine the status of many trees, shrubs and bushes that were damaged from recent cold temperatures. The committee will be removing dead or dying vegetation where necessary and begin replacing and sprucing up the common areas throughout the summer months for your enjoyment next season.

We urge you to do the same assessment of your property and make the necessary replacements. This will give us an appearance of continuity in King's Lake and reaffirm that our neighborhood is a very desirable place to call "home". Call Collier County Extension Service (University of Florida) at 353-4244 for all your landscape questions.

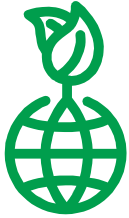
Suggestions, Questions & Problems

If you have any, please contact Steve Williams, Manager at:
Southwest Property Management Corp.
1044 Castello Drive, Suite 206
Naples, FL 34103-1900
Telephone (239) 261-3440 (ext. 17)
Fax (239) 261-2013
or email swilliams@swpropmgt.com



Welcome, New Homeowners!

If you are a new homeowner in King's Lake and did not receive a "New Homeowner" packet, please contact Southwest Property Management Corp. at (239) 261-3440. This packet includes the King's Lake Homeowners Association, Inc., documents, a copy of the Rules & Regulations, and other important information. You may also download this information from the Kings Lake Web Page (see below).



The Board of Directors of King's Lake is going Green!

This newsletter was sent via email to our members who have provided their email addresses. This saves our Association money and helps keep our assessments low. If you would like to receive communications electronically, please send your email address to enaples@swpropmgt.com.

King's Lake Web Page



The King's Lake web page is available for members of King's Lake.

Go to www.swpropmgt.com. Click on "Community Pages".

User Name: kings
Password: kiwis

There you will find information about King's Lake including minutes, financial reports, directors and committee lists, etc.

**King's Lake Homeowners Association, Inc.
1044 Castello Drive, Suite 206
Naples, FL 34103-1900**

FIRST CLASS POSTAGE

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King's Lake Homeowners Association, Inc.

2010/2011 Board of Directors

1,177 Units

Revised March 30, 2010

Code: 155 (KL)

<u>Name/Position/Term</u>	<u>Committees</u>	<u>Phone #</u>	<u>E-Mail</u>
Karl Nuechterlein, President (2012) 2432 Duchess Ct. Naples, FL 34112		793-6388 (Home)	kwjudy@comcast.net
Edward P. Rooney, Vice President (2013) 2420 King's Lake Blvd. Naples, FL 34112	Lakes (Chairman) Irrigation Nominating Preserve	417-8246 (Home)	bigedroo@comcast.net
Jeff Page, Secretary (2012) 2300 Queens Way Naples, FL 34112	Irrigation (Chairman) Audit Lakes Landscape	793-6197 (Home) 252-3760 (work)	Jpage20492@comcast.net
Raymond Monnot, Treasurer (2011) 2425 King's Lake Blvd. Naples, FL 34112	Audit (Chairman) Arch. Review (Chairman) Legal	775-8671 (Home) 597-2711 (Work) 591-8060 (Fax)	alumadude@gmail.com
Donald Chickering, Director (2012) 1733 Courtyard Way B-106 <u>Naples, FL 34112</u> 9 Reservoir Road Meredith, NH 03253	Legal (Chairman) Audit	530-0343 (Home) (603)279-4648 (North)	d.chickering@comcast.net
Alan Cragg (2013) 2286 Royal Lane Naples, FL 34112	Linear Park (Chairman) Preserve Roads & Paths	774-6576 (Home)	acragg8@comcast.net
Patricia Crooks (2013) 2421 King's Lake Blvd. Naples, FL 34112	Blood Drive (Chairman) Welcome (Chairman) Linear Park Nominating	417-0885	pcdc@embarqmail.com
Chris Hagan, Director (2011) 2286 Queens Way Naples, FL 34112	Newsletter Chairman WEB & Email (Chairman) Arch. Review Legal	825-9862	chagan@johnsoneng.com
Mary LeGault (2011) 2109 Tama Circle #101 Naples, FL 34112	Landscape (Chairman) Arch. Review Linear Park	732-7927 (Home)	marylegault@comcast.net
Bill Oar, Director (2012) 2839 Aintree Lane #202 Naples, FL 34112	Roads & Paths (Chairman) Nominating (Chairman) Lakes	732-6412 (Home) 293-7553 (cell) 315-482-2306 (North)	oar4647@earthlink.net
Jim Richardson (2011) 2314 Queens Way Naples, FL 34112	Preserve (Chairman) Irrigation Landscape Roads & Paths	775-2888 (home)	jimthetird@aol.com
Stephen E. Williams, Manager		261-3440, ext. 17	swilliams@swpropmgt.com
Gerald Batten, Maintenance Supt.		775-4487	usbattens@.att.net

Web Page

www.swpropmgt.com
Click on Community Pages
User Name: kings
Password: kiwis