



King's Lake

Newsletter

October 2010

President's Report

Chuck Nuechterlein

Front Entranceway Work Awaits Permit

The renovation of our entranceway at Davis Boulevard was halted pending a permit from Collier County. A permit is required for all work along county right-of-way. Our landscape contractor failed to apply for the permit, even though his contract with KLHA specified his obligation to obtain all required permits. We now expect completion by late October. Last spring the Board hired a landscape architect to design the first complete rework in 26 years. The plan intended to have the new plants in the ground during the wet season. The good news is we do have irrigation on the median, and the new palms carry the front design all the way to King's Lake Blvd.

Lakes Recover from Summer Bladderwort Infestation

Bladderwort weeds covered much of the surface of all three lakes by early July. An emergency application of slow release Sonar, an aquatic herbicide that costs over \$1800 per gallon, failed to control the stubborn weed that thrives in the warm summer water. A second treatment using liquid Sonar was effective. The Lakes Committee and the Board are looking at procedures and lake contractor practices that will assure future early detection and treatment for noxious lake weeds.

Lineal Park Construction Underway

After years of start and stop study and design, the County has started construction of the asphalt walkway under the Florida Power and Light transmission lines on the east side of King's Lake. Please see article on next page. For future consideration, should King's Lake residents have a restricted entranceway from our common property along the east section of King's Lake Blvd.?

Proposed Budget Holds Fees at \$310

The Board will recommend a 2011 budget that preserves this year's \$310 maintenance fee. See notice at upper right.

Preserve Growing into a Natural Forest

This spring more native trees and shrubs were added to complete the reforestation of the Preserve. Take a walk on the nature trail. The Preserve is located on Buckingham Drive adjacent to the tennis court.

With our winter friends returning, new landscape on our entranceway median, clear lakes, a great new walk opportunity along the FP&L trail, and no increase in maintenance fees, life is good in King's Lake!



BUDGET MEETING

The Board of Directors for King's Lake Homeowners Association, Inc. will meet on **Wednesday, November 10, 2010 at 7:00 p.m. at St. Paul's Episcopal Church located at 3901 Davis Blvd., Naples, Florida.**

The 2011 Budget will be considered and approved at this meeting.

Enclosed please find a copy of the proposed budget for 2011. The 2011 maintenance fees are proposed at \$310.00 per unit, per year.

King's Lake Website Launched

The new King's Lake website is up and running. Please check it out at www.kingslake.org.



If you have not already received log in instructions via email, please click on "Register" at the upper left corner of the home page. You can input as much information as you want for your neighbors to learn more about you. You will find this newsletter, documents, minutes and other information on the website.

If you have something to post on the website, please contact Steve Williams at swilliams@swpromgmt.com. Your information will be considered by the King's Lake Website Committee before posting on the website.

Ladies' Luncheon

We are in the beginning stage of planning a King's Lake Ladies Luncheon. If you are interested, please call Pat Crooks at 417-0885.



Kings Lake Blood Drive

King's Lake will be having a Blood Drive on November 12th at 11:00 – 12:30. The Blood Mobile will be in the King's Lake Square Shopping Center. If you wish to donate, please call either Pat Crooks at 417-0885 or the Community Blood Center at 436-5455.

The Greenway is Under Construction



As many of you may know, Collier County has been working on the development of a pedestrian path/linear park that will run from Radio Road to Rattlesnake-Hammock Road in the PFL easement that runs along the east side of King's Lake's subdivision. This project went through the public hearing process several years ago.

The pathway was proposed as a compromise to remove the potential of Collier County pushing the roadway through this corridor. The project was put on hold due to funding constraints until recently. The County has received some grant monies for the construction of the project and is moving forward. Construction commenced in early September and should be completed by Christmas.

This project consists of a meandering 12' wide asphalt pathway with associated drainage improvements. The pathway will provide a nice recreational area for walkers, runners, bicyclists and roller bladers. Collier County Parks and Recreation will own, operate and maintain the greenway.

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.

Tennis Court Keys



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.

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!



NEW FLOOD INSURANCE RATE MAPS

Collier County and FEMA are working out new flood insurance rate maps for all of Collier County. Workshops to review the new maps have been held. I met with County representatives to see the impact on the King's Lake neighborhood.

A review of the current map finds that the majority of King's Lake subdivision is in the AE-6 flood zone. There are some small zone XO areas. What this means is that the AE-6 requires that the minimum finished floor elevations be at elevation +6.0± within the community in order to maintain a lower flood insurance rate. The XO is an area where the existing ground is higher than the 100-year flood elevation and therefore, has less of a chance of flooding and therefore, a lower rate.

The preliminary proposed maps of King's Lake subdivision show an AE-7 zone covering King's Lake. This means the flood insurance maps have been raised one foot for the whole subdivision. Marginal properties may fall below this new level. This leaves less of a margin of error for the homes in King's Lake. The average single-family home in King's Lake is at elevation 7.0 to 8.0 NAVD and should not be impacted. However, because the freeboard between the flood elevation and the finished floors is now less, there may be an insurance impact. This may get rolled into all the other increases in insurance being requested for hurricane protection and others.

Please keep this in mind, as you may want to review your flood elevation certificates and insurance for the upcoming year.

The new flood insurance rate maps are under consideration and have not yet been confirmed. Anyone can protest the proposed changes.

A **new FEMA flood map for King's Lake** is available in the Documents section of our new website @ www.kingslake.org.

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.



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!

SIGNS



Please be advised there is an official sign policy, approved by the Board of Directors (after consultation from local real estate agents) for real estate signs. If you wish to place a 'For Sale' sign on your property, the King's Lake Homeowners Association allows one (1) 12" x 18" single-faced sign to be placed in front of your home, not less than 15' behind the street curb. This is the same regulation as adopted by the City of Naples. No other signs are permitted.

'Open House' signs may be placed by the directional sign at the corner of King's Way and King's Lake Blvd. **No signs are allowed at the King's Lake entrance at Davis Blvd.**

'Garage Sale' signs are not to be taped or otherwise attached to our street signs, lamp posts, speed limit signs or directional signs.

Important Phone Numbers

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



COMMUNITY SECURITY



There have been reports of non-residents trespassing on King's Lake property. These people park their vehicles on common areas or private property along our streets. They have been observed fishing, picnicking and drinking near lake access points on King's Lake Blvd. and Royal Lane. Some are loud and abusive to our residents.

Lieutenant Mike Nelson of the Collier County Sheriff's Dept. met with the Board of Directors to discuss the proper procedure in eliminating trespassers from our property. He strongly recommended that any resident should call **774-4434 or 911** to report trespassers to the Sheriff's Dept. A deputy will respond, confront the trespassers and make them leave. If they show up again, they will be arrested. He said there has been an increase in home invasions and burglaries due to the economic slowdown. Any suspicious persons should be reported to the Sheriff's Dept. immediately.

New signs were recently installed at lake access points.

ALL EMERGENCIES: 9-1-1 (recorded)

Non-Emergency & Neighborhood Watch:
774-4434 (not recorded)

When you are going to be away from home for a while inform your neighbors, giving dates and contacts; have them call the Sheriff of any suspicious activities.

STOP NEWSPAPER DELIVERIES AND FORWARD YOUR MAIL.

We have had **very few crimes** in King's Lake. Most incidents have occurred in areas of insufficient lighting, condo parking lots, etc. Garage doors and glass sliding doors should be closed and locked when not in use. **Strangers are walking in, NOT breaking in.** It is your duty to protect your property. **Please make sure your post light is on at night.**

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



COYOTE SIGHTINGS

Recent construction and road expansions in southern Collier County have disturbed many species of wildlife, specifically, the coyote. Several King's Lake residents have had coyote sightings, and in a couple of instances, the coyote may have been to blame for the death of small pets.

An animal specialist at the Conservancy in Naples reminds us that this whole area of southwest Florida is their natural habitat. Coyotes in urban areas become accustomed to humans if there is a food source in the neighborhood, and coyotes, in particular, look for easy meals. These clever creatures get into pet food and unsecured garbage cans. All such attractants should be removed from the yard, as should other food sources such as unleashed pets. If threatened by a coyote,

1. Act big and loud. This alone will most likely scare off a lone coyote. Wave arms and make loud noises while walking deliberately on your way.
2. Try not to run, as this results in the coyote attempting to chase you.
3. Try not to drop down to protect your small animal. Creating a smaller image may prompt the coyote to approach you and your pet. If possible, pick up a small pet and make loud noises while continuing on your path to safety.

“Carry a flashlight, noisemaker and a stick or golf club when walking small animals,” Florida Wildlife Commission nuisance wildlife biologist, Tiffany Snow, said. “That will help scare away wildlife looking for food.”

If a coyote is seen, contact the Florida Fish and Wildlife Commission at its Wildlife Alert hotline at 888-404-3922. They may ask you to describe the animal that you saw. This will make them aware and able to track any future sightings in our area. This animal is not considered a nuisance unless it is determined that it has found a consistent food source. This can only be determined by your calls to the proper authority.

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

FIRST CLASS POSTAGE

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