



King's Lake

Newsletter

April 2011

President's Message

Chuck Nuechterlein

kwjudy@comcast.net

Your Board of Directors is making a concerted effort to spruce up our community. As you may have noticed, our 'front door' at Davis Blvd. has been renovated. The finishing touches will include lighting of the new palms and new sod all along our entranceway. (The yellow flowering Cassia trees were replanted in the Preserve.) Residents, our guests, and prospective new owners can enjoy a beautiful entry to our part of town. But as we continue our drive or walk, we notice a discontinuity. This beautiful community has many damaged or unsightly mailboxes and light poles! Our protective covenants state: "Mailboxes and their supporting structure shall be uniform and approved by the Association." The accompanying photo shows the approved mailbox and light pole. The uniform part requires an all black pole, mailbox, and enclosed King's Lake tree



silhouette. The poles should be vertical and the light on at night. **Please check your mailbox to see that it meets this approved standard. A new coat of good quality black paint will do wonders. All parts are available, at cost, from our Maintenance Supervisor, Gerald Batten, at 775-4487.** The Board's mailbox program started with an appeal at the Annual Meeting

in February and this newsletter notice. Next will be a community survey, followed by letters to the homes that have not fixed their mailbox/lights. Please help us by 'sprucing up' your mailbox and turning on the light at night, thereby saving you and the Association the troublesome letter.

Steve Williams of Southwest Property Management has been our property manager for a very long time. I'm sad to report that Steve lost his wife, Vicki, to cancer on February 12. Vicki was an active partner in running Southwest Property Management. Our thoughts and prayers go out to Steve and his family for their loss.

February Annual Meeting Highlights:

- Members present approved a rollover of 2010 budget surplus funds into 2011!
- Chris Hagan, Mary LeGault, Ray Monnot and Jim Richardson were each elected to a three-year term as Director.
- Jenn Baker from Collier County Code Enforcement spoke on the County's Blight Prevention Program. The program brings banks, community associations, and neighbors together to address foreclosure properties.
- Attorney Robert Murrell reviewed the Kings Lake HOA collection process, liens and foreclosures. As of January 31, 2011 there were 37 units in foreclosure and 2 units in bankruptcy.

Have a safe and seasonable summer.

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.

King's Lake Website

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@swpropmgt.com. Your information will be considered by the King's Lake Website Committee before posting on the website.

Lineal Park is Open



The new “Rich King Greenway” has been completed. The grand opening was in January. This greenway runs along the east side of King’s Lake in the FPL easement. It stretches from Radio Road (north) to Rattlesnake-Hammock Road (south).

Currently there is no access to the greenway from King’s Lake. Residents must access the greenway from Davis Blvd. There has been discussion on constructing an access point, which would be located on the common area on the east side of King’s Lake Blvd. There would be no vehicle parking at the access point. We are conducting a survey on the King’s Lake website. Please visit our website at www.kingslake.org to let us know your opinion on establishing the proposed access point.



King’s Lake Speeding Vehicles

Due to ongoing speeding vehicle issues, the Collier County Sheriff’s Department has now stepped up its traffic enforcement by establishing “speed traps” along King’s Lake Blvd.

The speed limit in King’s Lake is 25 m.p.h. Please obey the posted speed limit or expect to pay around \$250.00 for speeding.

If you see speeding vehicles, call 530-ZOOM.

Tennis Court



The King’s Lake tennis court is located on Buckingham Lane, adjacent to the King’s Lake Preserve.

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.

ARCHITECTURAL REVIEW COMMITTEE



The Architectural Review Committee reviews proposed changes to the exterior of single family homes in King’s Lake. Our covenants protect the value of our homes and maintain the aesthetics of the community. Any addition, modification or renovation to your home should be submitted to the King’s 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

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



DOG OWNERS

There has been a noticeable amount of dog droppings in our common areas and along our sidewalks. **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!



LANDSCAPE COMMITTEE

Earlier this year, we decided to remove the dead fronds from the Sabal Palms and the Saw Palmetto, which line the perimeter of King's Lake Blvd. This had not been done in quite some time. We also removed four sizeable dead trees from the walking/bike path around the lake. Currently under discussion is whether to replace them with flowering trees for color or with more shade trees.

We hired a landscape architect to design the center island in the entry and early this fall, the plantings were completed. We removed the three queen palms, which were judged to be unhealthy and prone to the deadly disease, Ganoderma, which would also put all our wonderful Royal Palms at risk. This summer, the City of Naples, also removed huge numbers of Queen Palms as well, as they recognized the risk of disease from them. We also replaced the yellow blooming Cassia trees in that island, as they were prone to falling over with each strong wind. We actually had one break in half. Oddly enough, the County also removed the Cassias from one very long median strip in North Naples for the same reason.

We had seven Silvestri Palms installed in the center of our entry island and we are in discussion about how to light them, as that center section is quite dark. We are hoping to have the replacement trees along the lake, as well as lighting in that entry island done before the rainy season.

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.**

MAINTENANCE FEE COLLECTIONS

As of February 28, 2011 there were 145 homeowners who have not yet paid their 2011 maintenance fees. These fees were due on January 2, 2011. There was \$86,858 in delinquent maintenance fees, irrigation fees, late fees and legal fees.

We currently have 30 bank foreclosures among our delinquent accounts.

Our attorney is pursuing the 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.



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!



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 Website at www.kingslake.org

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

FIRST CLASS POSTAGE

Return Postage Guaranteed