



King's Lake

Newsletter

October 2011

President's Report

Chuck Nuechterlein

Three years in a row with no increase in annual maintenance fees! Your Board is pleased to present a budget for 2012 that results in a stable annual fee of \$310. We're still working thru the difficulties caused by some of our residents' bankruptcies and foreclosures, but prudent spending in 2011 and a conservative approach to 2012 allows us to propose the enclosed budget with no increase in fees. Because of the previous accumulation of funds in our various reserve accounts, we were able to pay for the unbudgeted, but necessary, major repair of our irrigation intake pipe and the entranceway sod. Another example, the Lakes Committee found a better and cheaper lakes treatment provider, saving the association \$7,000. The Board of Directors will adopt the Budget at our annual budget meeting at St. Paul's Episcopal Church on November 16th at 7:00 p.m. As always, all homeowners are invited to attend.

Please note the picture that shows the crew using the new "lake littoral cleaning and shoreline restorer" system invented and developed by our Maintenance Supervisor, Gerald Batten. What a timely and cheap solution to our near-shore muck problems. See the Lakes Committee Report for the details. Great work, Mr. Batten!

Many of us are at an age where the idea of "revitalization" sounds pretty good, maybe terrific. For the same reason, age, the State of Florida says we need an organization "revitalization". The original King's Lake Homeowners Association covenants and deed restrictions are now over 30 years old so we must go through a rather cumbersome and expensive legal process. It will cost between \$12,000 and \$15,000 and when the document revitalization is completed, nothing will have changed except we are again in compliance with Florida Statutes. The document revitalization must be approved by 51% of the members. The Board of Directors is now working with our attorney to get all the required documents to you by the end of the year. The vote on the document revitalization will take place at our Annual Members Meeting in February. Your cooperation in completing the proxy will speed this revitalization and thereby assure protection of your property values.

King's Lake is a great place to live. We may not have the colorful leaves of fall, but do find time to enjoy our autumnal flowers, our great lake walkways, and The Preserve. November may be the best weather month of the year. Though the days are just too short.



BUDGET MEETING

The Board of Directors for King's Lake Homeowners Association, Inc. will meet on **Wednesday, November 16, 2011 at 7:00 p.m. at St. Paul's Episcopal Church located at 3901 Davis Blvd., Naples, Florida.**

The 2012 Budget will be considered and approved at this meeting.

Enclosed please find a copy of the proposed budget for 2012. The 2012 maintenance fees are proposed at \$310.00 per unit, per year.



Ladies' Luncheon

The first King's Lake Ladies' Luncheon was held at St. George and the Dragon on October 12th. Thirty-seven ladies attended the event. Neighbors met neighbors, and the buzz in the room indicated that everyone had a great time. It was agreed that another luncheon will be planned for February 2012. The King's Lake Board of Directors gave \$100 for seed money and Southwest Property Management donated \$100. The door prizes were won by Dot Davis, Judy Rooney and Connie Cunningham. We urge all that attend to bring a neighbor. We need to make this event grow so that we are no longer strangers that pass on the sidewalk. Anyone interested in attending the luncheon in February, please call Pat Crooks at 239-417-0885.

LAKES COMMITTEE

As you may recall, during the summer of 2010 most of the lakes in Southwest Florida, including the three in King's Lake, became unsightly due to an outbreak of a native aquatic plant called bladderwort. Failed attempts to eliminate this infestation prompted your Board of Directors to solicit bids for a new and more effective lake maintenance provider. Ecological Control and Management Inc. was selected at the beginning of 2011 to treat and maintain our lakes. This year's results have been gratifying and at a significant cost savings.

In order to assess the overall health of our lakes, and in anticipation of new EPA regulations, a comprehensive professional survey was conducted to measure the depth and thickness of the decaying organic material (muck) which has accumulated at the bottom of our lakes. The results of the survey indicate that it is still appropriate to chemically control weed proliferation and to add weed eating carp to the two larger lakes. However, the small and shallow middle lake needs extra attention. Estimated costs to vacuum dredge would cost of \$200,000. So our ingenious and inventive Maintenance Foreman, Gerald Batten, designed and had constructed a large, aluminum, tractor-operated weed and muck rake (see photo). It reaches out about 20 feet from the shoreline and scrapes the lake bed. It uproots weeds and pulls all of the detritus ashore to restore the lake bank. Kudos to Gerald for his invention and for significantly improving the appearance of the middle lake.



Kings Lake Blood Drive

**November 11, 2011
4:00 pm to 6:00 pm
King's Lake Plaza**

Special gift for successful donors. Sign-up: call Pat Crooks 417-0885 or visit www.givebloodcbc.org
Must have photo ID. Minimum age 16, with parent consent.

DOG OWNER'S ALERT



Please be aware of the rather large and poisonous Buffo Toads that have invaded our area. These toads are mainly nocturnal and have been seen along many of our sidewalks and lawns, late evening/early a.m.; keep your dogs away from them, as any contact with them can result in serious illness and death for your animal.

Irrigation Committee Report: It's all about the water . . .

As many of you are aware, our irrigation system for our subdivision is over 27 years old. We recently had to replace the rusted metal intake pipes that reach into the lake and supply our irrigation needs with high density PVC pipes. Also in the works is the replacement of the rusted out flooring in the pump house itself. After the flooring is replaced, the exterior of the pump house will receive new siding and the deteriorating roof will then be replaced.

The Board is also considering having a study done to analyze our existing system so that different variable speed pumps can be considered based on performance needs and efficiency.

Up until recently, users of the King's Lake irrigation system consisted of 5 condo associations, 20 single-family homes, and the King's Lake common areas around the North Lake. The demands have now changed due to the Courtyards installing their own well and going off the system. Understandably, this will result in an increase for those remaining users of the system.



**Save this Date
Wednesday
February 8, 2012**

**Greenwood Village Women present
"Simply Pleasures" Lunch and Fashion Show
at Royal Wood Country Club
Clothes by Draper's & Damon's**

**Information: Dot Davis, 775-8315
After January 1: Kathy Batista, 417-3542**

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.



WILDLIFE UPDATE

Our neighbors to the east on County Barn Rd. have notified us of a bear and her two cubs raiding the garbage cans daily. Since we have had reports of a bear around the front condo area in King's Lake in the past, be aware of your surroundings if out in the early a.m./late evening hours. A coyote has also been sighted in the early morning hours near the interior lake area of Queen's Way. Please keep your dog leashed to prevent any unwanted encounters with the wildlife.

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.

Important Phone Numbers

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



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.

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

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.



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

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

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