



King's Lake

Newsletter

April 2012

President's Message

Chuck Nuechterlein

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We are revitalized! 98.7% of the voting owners, (675 out of 685), favored continuing our homeowners association. The tally of members and proxies was finalized at our Annual Meeting. The Association is back on solid statutory grounds, allowing the Board to continue its work. Speaking of work, a lot of community volunteers helped the Board to get this revitalization done. The following leaders of King's Lake Condominium Associations helped to get out the vote: Dick Mariani – Bristol Square; Don Chickering – Courtyards & Courtyard Village; John McCauly – Greenfield Village; Tom Maroni – Greenwood Village; Kate Bird – Hamptons; Sue Witham – Kings Lake Villas; Arlene Goffredi & Gaelen Ausloos – Steepchase; Ed Bustamante – Tamarynd Place; Don Cokel – Windsor; and Dick Weise – Woodlands.

The Lakes of King's Lake were another highlight of the Annual Meeting. Chris Hagan presented an engineering survey of our lakes, the length, breadth, depth, and shoreline and water quality of all three. Dr. Bauer, Natural Resources Manager of the City of Naples, gave a presentation on various non-chemical methods to control algae and noxious weeds. The upshot is our lakes and shores will most certainly look different as various strategies are employed to improve water quality within expected Environmental Protection Agency mandates. The visible changes will be more natural plants on and in the water's edge to filter and absorb the nutrients that feed algae. (These natural areas also provide food and cover for various wildlife.) Expect to see floating islands with imbedded plants taking nourishment direct from the water.

Things are definitely better now in our community. I think we're over the worst of the bankruptcy/foreclosure mess and we were able to move surplus 2011 funds into 2012. Let's look forward to a wonderful summer and fine fall.

LAKES

Lately, there has been much ado about the polluted quality of the water being shed into Naples Bay and the Gulf of Mexico. New legislation is on the way, which will affect how we maintain our lakes since we also feed those bodies of



water. Hence, King's Lake will soon be utilizing some new, eco-friendly techniques to improve water quality and enhance the appearance of our lakes. Hopefully, we will become less dependent on expensive chemical applications to control algae and noxious weed proliferation. Gerald Batten and his maintenance team will soon deploy a 4' x 8' floating island of attractive and beneficial plants in the small middle lake. The submerged roots of these plants have the ability to remove the nutrients which feed undesirable vegetation. If successful results are noted, additional floating islands may follow.

You may notice two patches of sandy soil and tall grass at the shoreline by our recently refurbished pump house, which is located on the north end of the big lake. These patches represent an alternate method of filtering nutrients from water runoff and, if acceptable, more of these areas may be introduced to our shorelines.

Our recently constructed muck rake has been successful and photos are viewable on the King's Lake website.

Water Your Lawn!



One of the most noticeable aspects to your home is the landscape. With the annual spring drought now in effect, it is obvious some of our homeowners are not operating their irrigation systems.

The lawns are brown and weeds are taking over. This does not help our property values.

Please check your irrigation system and make sure it is operating within Collier County's Phase I Water Restrictions: **Odd Number Addresses** – irrigation is limited to 3 days/week – Monday, Wed., and Sat. between 12:01 a.m. – 8:00 a.m. **Even Number Addresses** - irrigation is limited to 3 days/week – Tues., Thurs. and Sunday. between 12:01 a.m. – 8:00 a.m. Thank you for keeping our property values at the highest level!

Document Revitalization Approved



As you know, our association documents expired and had to be revitalized, which required approval of a majority of all members. We are pleased to report the document revitalization was approved at our Annual Members' Meeting on February 8, 2012.

The revitalized documents have been recorded in the Collier County public records and are now effective. Please see enclosed information.

You may download a copy of the newly recorded documents from the King's Lake website at www.kingslake.org.

At your request, we will mail a "hard" copy to you. Please contact our office @ 239-261-3440 (ext. 117) or email swilliams@swpropmgt.com.

Thanks to our directors and member volunteers who worked tirelessly to gather the votes needed for approval.

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.



Landscape Improvements

We recently replaced the landscape around the pump house at the north end of the large lake (near Camelot and

Greenfield Village). Our crack maintenance crew, led by Gerald Batten, provided the labor for this project.

Future plans include landscape improvements near the directional sign located at King's Lake Blvd. and Buckingham Lane (east).

February Annual Meeting Highlights

- Members present approved a rollover of 2011 budget surplus funds into 2012!
- Chuck Nuechterlein, Jeff Page, Mark Cohn and Bill Oar were each elected to a three-year term as Director.
- The members approved the document revitalization.
- Chris Hagan from Hagan Engineering reviewed the results of the Lake Study commissioned by the Board of Directors.
- Dr. Michael Bauer, Naples Natural Resources Manager, spoke on the lake issues, including fertilization and chemical treatment and new eco friendly practices now being used to keep lake water clean.

MAILBOXES

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.**



Irrigation System Upgrades

During the past year we replaced the elevated steel floor in the pump house that supports our irrigation pumps with a new aluminum floor. The old floor was rusting and beginning to collapse. The building was also painted. We also will be installing a new jockey pump, which will eliminate frequent cycling of the pumps. This will reduce our electricity cost and reduce noise from the pump operation.



2011 Audit

The 2011 Audit of our financial records has been completed by our CPA, Wallace, Sizelove & Company. The CPA has rendered a positive opinion that our financial records meet the accounting principles generally accepted in the USA.

Please contact Southwest Property Management at 239-261-3440 or email swilliams@swpropmgt.com if you would like a copy of the 2011 audit mailed to you.

MAINTENANCE FEE COLLECTIONS

As of February 29, 2012 there were 134 homeowners who have not yet paid their 2012 maintenance fees. These fees were due on January 2, 2012. There was \$85,745.53 in delinquent maintenance fees, irrigation fees, late fees and legal fees.

We currently have 27 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.

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.

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.

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.**

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. 117) or send your questions to swilliams@swproprmt.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!

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@swproprmt.com or fax to 239-261-2013.



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

Rules & Regulations



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!

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. 117)
Fax (239) 261-2013 or email swilliams@swproprmt.com