



King's Lake

Newsletter

October 2012

President's Report

Chuck Nuechterlein

Your Board of Directors is happy to once again propose a budget with no increase in maintenance fees. This will be the fourth year in a row at \$310.

We have several line items that show lower planned expenses for next year. Twelve of eighteen reserve accounts require lower funding, and with this budget, eleven of these reserve accounts will be fully funded. We expect lower accounting and legal fees, and thankfully we're done with the document revitalization expense forever. Insurance, lake maintenance and irrigation pumps and motors are expected to be higher in 2013. We still have to plan for the short term loss of revenue caused by the slightly over 3% of our owners who fail to pay their maintenance fee due to various financial difficulties, including foreclosures and bankruptcies. I call it short term because at the end of the legal road, we usually got most, if not all, of the delinquent fees. Our attorney is taking all appropriate action on all delinquent accounts. The Board will adopt a 2013 budget at its regular meeting on November 12th, 7:00 p.m. at the East Naples Firehouse on Davis Blvd. Owners are invited to attend.

New fall and winter flowers will have been planted by the time you get this newsletter, and a major rework of our western boundary hedge along Kings Lake Boulevard is underway. The hedge is 30 years old and showing it. The maintenance crew is trying to stimulate new growth with some severe cutbacks, but many of the plants will have to be replaced. The "Western Wall" will look a bit scruffy for a short while, full grow-in will take about a year.

Our wild Preserve on Buckingham Drive is showing more signs of recovery after our removal of exotic plants a few years ago. Native plants are flourishing, and a mother fox and her kits have been sighted by nearby residents. Take a walk thru our natural woods and look for a resident owl. Please protect your small pets from these wild creatures.

BUDGET MEETING



The Board of Directors for King's Lake Homeowners Association, Inc. will meet on **Monday, November 12, 2012 at 7:00 p.m. at East Naples Fire Station located at 4798 Davis Blvd., Naples, Florida**

The 2013 Budget will be considered and approved at this meeting.

Enclosed please find a copy of the proposed budget for 2013. The 2013 maintenance fees are proposed at \$310.00 per unit, per year (same as 2012).



Ladies' Luncheon

The second Kings Lake Ladies Luncheon was held on October 12, 2012 at St. George and the Dragon. What a huge success it was! We had seventy ladies in attendance. Thanks to all the ladies who spread the word, as this is the only way to expand. The next luncheon is being planned for November. I will be contacting those from the last luncheon, but anyone who wants to attend can call Pat Crooks at 239-417-0885 or email at pcrooks@embarqmail.net

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 and a \$5.00 deposit are required.



Pond Management

The Naples Botanical Gardens hosted a Stormwater Pond Management symposium this summer to address some of the concerns homeowners' groups are facing. The Naples Botanical Garden has a great facility and provided a good venue for the presentation and discussion. There were three presenters:

Dr. Mark Clark, University of Florida

Ponds were required by permit in the late 1970's. The ponds were to provide flood protection and water treatment. The objective was to get 80% treatment from the ponds. Studies found that this worked for suspended solids and many pollutants. However, nitrate and phosphate removal was not always 80%. The challenge is to modify existing ponds to better remove phosphates and nitrates.

A case study was done on a single project in Flagler County. Many of the lakes were retrofitted with either aeration, littoral plantings, sub-aqueous plantings or grass carp. A cost to benefit analysis was done to see the impact on nitrate and phosphate removal. The littoral plantings were found to be the most cost efficient. Aeration was found to be the least cost efficient.

Dr. Serge Thomas, Florida Gulf Coast University

This was a study of algae – good, bad and ugly. Good algae removes nutrients and keeps a healthy balance in the pond. Some good algae forms mats that can float to the surface. These mats are not always attractive (ugly). Bad algae tend to take over a pond. These bad algae can give off toxins and cause fish kills. The point of the lecture was to educate that all algae is not bad.

Dr. Herb Schuchman (DDS)

Dr. Schuchman believes aeration is the best pond maintenance solution. He has noted that his case study has several variables that were not isolated. Dissolved oxygen readings were only taken from the bottom of the ponds. The lakes are only 6 feet deep at Island Walk. Ponds have a 25 year life unless extreme measures are taken. Windstar has used aeration successfully. Aeration at Island Walk cost \$320,000 (about \$2,000/home) and 6 months to install. They have also restricted fertilizer use and increased littoral plantings. Water quality has improved and lake bank stabilization is the next issue.

Conclusions

The lake study done last year on the lakes in Kings Lake found there is minimal muck build up. The lake banks have some areas of erosion that may need stabilization in the future. The institution of voluntary fertilizer management along the lake banks should improve water quality.

Floating islands have been installed in an attempt to draw nutrients out of the lakes. The water quality will be monitored to determine if it is improved. Littoral plantings may be considered for water quality and lake bank erosion control in the future.

BEEMATs



In an effort to reduce the number of chemical applications required to control the noxious and invasive weeds and algae that grow in our lakes, we are employing some of the techniques we have learned about from attending recent seminars. In addition to physically cutting and raking the detritus, we have had floating islands of beneficial plants, called Beemats, installed in our smallest lake to absorb the water soluble nutrients which feed algae. As the Beemat plants mature, they will be harvested and replaced with young plants. The best of the harvested plants will be transplanted to shoreline areas to continue filtering nutrients from runoff. Pending satisfactory results, Beemats may be introduced to other lake areas.

It was decided to cease stocking our lakes with weed eating carp. Although they did feed upon weeds, their excreta only added to the excess nutrient problem.

Please ensure that no fertilizers are used within 10 feet of the lakeshore per Collier County ordinance.

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.



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@swpropmgt.com

Important Phone Numbers

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



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.



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!

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.



Nature Trail

If you are new to King's Lake, check out our nature trail, located in the nature preserve near our tennis court on Buckingham Lane. A woodchip trail winds through the woods in a pristine area full of birds and wildlife. The nature trail is open daily during daylight hours.

King's Lake Website

The 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