



King's Lake

Newsletter

April 2013

President's Message

Chuck Nuechterlein

kwjudy@comcast.net

We're getting a new Publix in the Kings Lake Shopping Center! Kite Realty, the owners of the shopping center, have a deal with Publix to completely tear down the existing store and rebuild it, adding 49,000 square feet of floor space that will include a liquor store. Destruction is to start in July 2013 and the reconstruction project should be finished by the first quarter of 2014. Publix has done this before and expects to finish in 214 days! The exact start date is dependent on Collier County approvals. Part of Kite's plan is to rebuild the parking lot, including new lights, to make for safer traffic patterns. This will require new landscaping that will entail removing old and unsightly trees, but new trees are promised. Kite was badly burned by the negative publicity that developed after they redid the Riverchase Shopping Center parking lot. They claim to now have a better "tree" plan. The Board, with the help of Collier County Commissioner Donna Fiala, will be monitoring the landscape plan. Please be aware that all the other shops and restaurants will be open during the Publix reconstruction; they will appreciate your continued patronage.

It's a given that deed restrictions are meant to enhance the living experience, beauty and attractiveness of the entire community. Our documents require landscaping and irrigation of our properties. As the days get longer and hotter, it is apparent that some lawns are way too dry to sustain landscaping and grass. Please give your yard a regular drink, as per the accompanying article on irrigation. The Board must bring it to your attention if you don't.

Have a great summer!



Hilario Rodriguez-Olvera Honored for 25 years of Service

The Board of Directors of Kings Lake recently honored Hilario Rodriguez-Olvera with a luncheon and plaque of appreciation for his 25 years of service to Kings Lake. Originally from San Luis Porti Si, Mexico, Hilario was 24 years old when he moved to San Antonio, Texas and worked in construction and manufacturing. He moved to Immokalee in 1982, working as a fruit picker. In 1988 he started working at Kings Lake. He became a U.S. citizen in 1988. In 1993 he and his family were chosen and worked to become an owner of a Habitat for Humanity house in Immokalee. Hilario is married to Maria and they have 3 children and 4 grandchildren. Congratulations Hilario!

Landscape Improvements



KLA has collaborated with King's Woods Villas on the removal and transplanting of five mature royal palms and one foxtail palm. The Villas had to remove the palms, as they were destroying the pavers in their driveway. We were fortunate to be able to purchase them at an advantageous price and successfully place them at the intersection of Kings Lake Blvd. and Buckingham Lane where they are now thriving.



February Annual Meeting Highlights

- Members present approved a rollover of 2012 budget surplus funds into 2013!
- Ed Rooney, Alan Cragg and Pat Crooks were each elected to a three-year term as Directors.
- Collier County Commissioner, Donna Fiala, spoke on the activities of the Collier County Commission, upcoming renovations of the Kings Lake Shopping Center, and new residential and commercial developments in East Naples.



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!

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.

LAKES

The ongoing variety of treatments utilized on our three lakes has been mostly successful. We enjoy excellent water clarity, stable lake banks, minimal weed and algae outbreaks, and our protective "habitat areas" are functioning well as mini eco-systems for young fish and fowl.

Our floating islands of plants known as "Beemats" are not thriving so well in the middle lake. So, further analysis is underway to determine if the fish, duck or turtle populations are feeding on the plants, or our own chemical applications are the problem.

The Kings Lake maintenance team continues to successfully deploy our homemade mechanical weed rake (see pictures on the Kings Lake website) to remove aquatic weeds and reinforce the shoreline. Again, we remind everyone not to fertilize lawns within 10 feet of our lakes per Collier County ordinance.

MAINTENANCE FEE COLLECTIONS

As of February 28, 2013 there were 96 homeowners who have not yet paid their 2013 maintenance fees. These fees were due on January 2, 2013. There was \$78,590.47 in delinquent maintenance fees, irrigation fees, late fees and legal fees.

We currently have 21 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.

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.**



2012 Audit



The 2012 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 2012 audit mailed to you.

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.



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.**

Important Phone Numbers

Emergencies.....	911
Naples Police.....	434-4844
Sheriff.....	774-4434
Highway Patrol.....	454-3133
Animal Control	530-7387



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@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!

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.

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
Email swilliams@swpropmgt.com



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!



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

FIRST CLASS POSTAGE

Return Postage Guaranteed