



# King's Lake

Newsletter

October 2014

## President's Report

Chuck Nuechterlein

The enclosed 2015 budget tells a story in numbers about our community. Let me give you the highlights in words. First and foremost, we're in good financial shape. Due to careful spending, we will have a surplus for this year that will carry forward into next year's plan. Many of our Reserve Accounts are fully funded, but we will need to restore those that have recently been used for improvements such as "Roads and Paths" – lake pathway was resurfaced; "Irrigation and Pumps & Motors" – pump house and equipment renovated; "Truck" – 10 year old pick up truck replaced. Most of the difficulties of the foreclosures and bankruptcies of the past five years seem to be behind us so we expect to spend less on Legal, Bad Debt, and Neglected Lot Maintenance. Our financial health allows the Board to consider some much needed improvements such as a variable speed motor controller for our irrigation pumps that will provide a constant pressure with a much lower use of electricity. The biggest and most required project is our "Front door", the entranceway sign monuments and wall at Kings Way and Davis Boulevard. (See the "Front Entrance Renovation" article.)

The Board presents this budget with a \$10 increase in annual maintenance fees; the first increase since 2009. (You know how everything except TVs have gone up in price since then!)

As you drive (I know you don't exceed 25 mph), ride, or walk through our community, you'll see how great it really is. Check the new landscaping at the northwest corner adjacent to the County's storage lot. (Northwest Corner Improvements article) The Kings Lake Shopping Center renovation is almost complete. Real estate values are up; everything offered for sale is selling.

Thanks to all who responded to our request to fix up and paint light poles and mailboxes. They look uniformly good and the light creates a wonderful ambiance at night.

The next time you see Gerald Batten, congratulate him on his 30 years here at Kings Lake as our maintenance supervisor.

Happy Holidays and hope to see you at the Annual Meeting in February.

## BUDGET MEETING



The Board of Directors for King's Lake Homeowners Association, Inc. will meet on **Monday, November 10, 2014 at 7:00 p.m. at East Naples Fire Station located at 4798 Davis Blvd., Naples, Florida**

**The 2015 Budget will be considered and approved at this meeting.**

Enclosed please find a copy of the proposed budget for 2015. The 2015 maintenance fees are proposed at \$320.00 per unit.

## NOMINATING COMMITTEE

Annual elections will be conducted at the Annual Meeting in February. Four (4) director positions are up to election in 2015. Pat Crooks (Chairman), Alan Craig and Mary LeGault have been appointed to serve on the Nominating Committee. Any homeowner may submit his or her name to the Nominating Committee. Condominium Association Presidents are encouraged to also submit candidate names from their Associations to serve on the King's Lake Board of Directors. **Please contact Pat Crooks at (239) 417-0885 to submit your name and personal information.**

## 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](mailto:enaples@swpropmgt.com) or fax to 239-261-2013.

## Ladies' Luncheon



The new date for the luncheon is Tuesday, March 17, 2015. We may have to choose a new location, as Eurasia is not open for lunch anymore. Anyone who wishes to join us, please call Pat Crooks at 239-417-0885. We would welcome suggestions for a new location, and please remember that the luncheon continues to grow with neighbor telling neighbor about our luncheon. If anyone wishes to talk on a hobby or any interesting topic, please call Pat.

## Landscape Improvements at the Northwest Corner of Kings Lake

When driving by, take a look at the northwest corner of the Kings Lake property. Our neighbor, the Collier County Road Department, has trimmed the overgrown trees on their side of the fence and planted a beautiful hedge that masks the fence and the vehicles behind it.



Also new are the plantings around the telephone relay station in the same area. They have been replaced by Gerald Batten and his crew. As seen in the pictures, it is a large visual improvement.

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## LAKES

For years we have tried to maintain our lakes in an eye pleasing bucolic fashion with our grass lawns leading right up to the water's edge. Our efforts have required the skills of several water management experts and lots of expensive chemicals. This approach to lake maintenance has been challenged by scientists and politicians. It is expected they will soon impose restructure legislation.

Best management practices now stress the importance of creating buffer zones of native vegetation around retention ponds (lakes) and adding littoral plant shelves in the water to further filter out pollutants such as surface debris, leaves, heavy metals, oils and fertilizers. The littoral shelf also prevents lake bank erosion and provides a rich habitat for wildlife.

Your Lake Committee and the Board of Directors are committed to developing the best and most attractive habitat that also preserves the beauty and charm of King's Lake.

As always, please instruct your lawn maintenance personnel to not fertilize your lawn within 10 feet of the lake and to use string trimmers only near the water's edge. Any fish caught in our waters is probably unfit for human consumption.

## Front Entrance Renovation

Mary LeGault

It has been more than twenty years since the original entrance was done and it has begun to show its age. In November 2013 the Board of Directors appointed Mary LeGault to head up the Entrance Renovation Committee to investigate and recommend improvements to the entrance of Kings Lake at Davis Blvd. The committee members are Ray Monnot, Tim Owens, Jeff Page and Ed Rooney. The committee has been hard at work, conferring with landscape architects, engineers and contractors. We have been soliciting bids from various vendors to ensure the very best value for each part of the project. Shown here is the drawing of the "concept plan" created for the hardscape and landscape. If this project is approved, the basic monument structures will remain, but the contours will be updated. The monuments will be faced with a granite material. Our metal "fencing" will be repaired, powder coated and reinstalled. The wall painting along Davis Blvd. will commence on October 29, 2014. Final cost for these improvements will be presented to the Board at the November Board Meeting. If approved by the Board, the permits for the alterations to the monuments will be submitted to the County shortly after that. Once we have approval from the County, we can begin the actual construction. The structural work will not begin until after the holiday decorations are taken down. We hope that you share our excitement about the fresh new look for our community.



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## Mailboxes & Post Lights

Thanks to our owners who have recently upgraded their mailboxes and post lights. The maintenance and replacement of mailboxes and post lights is the homeowners' responsibility. There are still a few mailboxes and post lights that need 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.



## 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!**

### 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.



### 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!

### Important Phone Numbers

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



## 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.

### King's Lake Website

The King's Lake website is up and running. Please check it out at [www.kingslake.org](http://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](mailto:swilliams@swpropmgt.com). Your information will be considered by the King's Lake Website Committee before posting on the website.

### SIGN UP TO WIN A \$50 PUBLIX GIFT CARD

Members who register on the Kings Lake website between now and the Annual Meeting will be entered into a drawing for a Publix \$50 gift card. The drawing will be held at the Annual Meeting in February. You do not have to be present to win. Go to [www.KingsLake.org](http://www.KingsLake.org) to register.



## *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.

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### **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](mailto:swilliams@swpropmgt.com)



### **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](http://www.kingslake.org)

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

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