



King's Lake

Newsletter

April 2015

President's Report

Chuck Nuechterlein

We have contracts, we have permits, and we start construction on our "front door" on Davis on the 6th of April. This renovation of our entranceway monuments and adjacent landscaping is the product of almost 18 months of work by a Board committee chaired by Mary LeGault. Board members Ray Monnot, Jeff Page, Ed Rooney, and former Board member, Tim Owens, worked with designers, engineers, landscape architects, and contractors to create a beautiful new and updated look. Not since the installation of the front wall, has a Board committee put in so many long and arduous hours of volunteer work for the benefit of Kings Lake. When you have the opportunity, please thank them for their dedication and thoughtful efforts.

We had a fine turnout of owners at our Annual Meeting on February 3rd. Business conducted included rolling over 2014 budget surplus funds into 2015, electing one new Director, Tom Mizwa, and re-electing Bob DiPesa, Bill Oar and Chuck Nuechterlein. Resigned Director, Jeff Page, was honored for his years of service to Kings Lake. Jeff has gone on to become Chairman of the Board of Commissioners of the Greater Naples Fire Rescue District. (picture below) Board Committee Chairs reported on their various activities. Collier County Commissioner, Donna Fiala gave a wonderful review of new things happening in East Naples, even including some restaurant reviews!



LAKES

Mr. Dennis Vassey, Chairman of the Collier County Soil and Water Conservation District and an expert authority concerning proper management of retention ponds, was invited to look over our lakes and offer comments and suggestions concerning our lake management practices. He was favorably impressed during his inspection and at the March meeting of the Board of Directors, he spoke of the value of using buffers and littorals to reduce the effects of harmful nutrients. Buffers are shoreline plantings which filter water runoff and littorals are immersed aquatic plants which also absorb nutrients. We are continuing to explore effective methods to ensure the beauty and health of our lakes in an environmentally sound manner.

Our maintenance foreman, Gerald Batten, reports that repairs and improvements have been made to our shoreline power rake and that debris harvesting will soon be resumed.

IRRIGATION COMMITTEE



Our irrigation system was set up during the early days of the community. It provides service to a limited number of homes, several condo associations, and the Kings Lake common areas by drawing water out of the lake and directing it to those properties. At about 30 years of age, the system needs constant attention to maintain its effectiveness. Recently in order to reduce maintenance breakdowns and improve serviceability, a new variable computer controlled pump and other improvements were begun. Since the work was involved and was going to take two weeks, a temporary pump was hooked up. To lower noise level of the temporary pump, sound barriers were installed around the pump. As a result of meticulous planning and attention to detail, we should realize improved service and less maintenance costs in the long run. The new installation was accomplished with very little inconvenience to our community.

Entrance Improvement Project

By the time you have received this newsletter, the renovation of the Kings Lake entryway monuments will have begun. The permitting has been approved by Collier County and our general contractor, Pete Emidy of EECON, will have begun the demolition and construction phase of the project. It is estimated that the “hardscape” (anything structural, electrical or mechanical) will be finished in four to six weeks, which would make completion of this phase by approximately May 20th.

Gator Landscaping will begin their work within seven days after completion of the “hardscape”. That work should be finished by June 11th, just in time for rainy season.

The new monuments will feature granite slabs and tiles. The letters will be backlit with LED lighting. A backdrop of magnolias will be planted behind the monuments and the existing aluminum fencing will be removed, repaired and receive a fresh powder coat paint surface.

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@swpromgt.com

Mailboxes & Post Lights

According to the Kings Lake Declaration, 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 Board of Directors has identified the poor condition of many of the mailboxes to be negatively affecting property values in Kings Lake. **The Board will be pursuing compliance from the homeowners in violation of the mailbox covenant.** The approved mailbox and post light is pictured above. Please take a look at your mailbox and if repairs are needed, please bring your mailbox up to community standards as soon as possible. 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.



Important Phone Numbers



Emergencies.....	911
Sheriff.....	252-9300
Highway Patrol.....	454-3133
Animal Control	530-7387
Florida Power & Light	262-1322
Comcast	793-3577
Collier County Utilities	252-2380
Southwest Property Management.....	261-3440 ext. 117

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!



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!



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.

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.

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.



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 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.

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



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

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