



King's Lake

Newsletter

October 2015

President's Report

Chuck Nuechterlein

It took a frustrating six (6) months rather than six weeks for the construction phase, but you now see the wonderful results of the entranceway renovation. The committee, Mary LeGault, Ray Monnot, Tim Owen, and Ed Rooney, labored through a spring and summer of various and sundry delays, climaxed by the State of Florida tearing up the Davis / Kings Way intersection. (That road resurfacing, sign stanchions and crosswalk project should be finished in November.)

I wish to thank the committee members on behalf of all of King's Lake for their volunteer time and efforts in seeing this project to its beautiful completion. They will now try to 'tweak' visibility of the King's Lake letters by trying out a more contrasting color. Lighting of the backdrop magnolia trees and the palms in the King's Way island is also under consideration.

In an attempt to develop a comprehensive lake maintenance plan, the Board has invited experts on storm water retention pond management to our meetings. We expect the lake specialist from The Naples Botanical Garden at our November 9th meeting. The accompanying "Lakes" report details a chemical-free way to keep our lakes looking good.

The above lighting and lake issues are two of the expected increases in expenses in the attached 2016 budget. A full financial audit is required in 2016. We will need to replenish various Reserve accounts and our Payroll will rise by two (2) percent. Therefore, the Board will recommend a \$10 increase in annual maintenance fees – still a bargain at \$330!

Enjoy Thanksgiving, and have a Happy Holiday Season.

BUDGET MEETING



The Board of Directors for King's Lake Homeowners Association, Inc. will meet on **Monday, November 9, 2015 at 7:00 p.m. at East Naples Fire Station located at 4798 Davis Blvd., Naples, Florida.**

The 2016 Budget will be considered and approved at this meeting. A copy of the proposed budget is included with this newsletter. The 2016 maintenance fees are proposed at \$330.00 per unit.

NOMINATING COMMITTEE

Annual elections will be conducted at the Annual Meeting, scheduled for February 2, 2016 at 7:00PM at St. Paul's Episcopal Church.

Three (3) director positions are up to election in 2016. Tom Mizwa (Chairman), Bob DiPesa and Bill Oar 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 Tom Mizwa at (305) 395-2052 or email Tmizwa@andersoncorp.com 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 or fax to 239-261-2013.

Homeowner Alert

A few King's Lake home owners were startled to discover that there were open Collier County Construction Permits on their property. An open permit will prevent the sale or transfer of that property until a "Certificate of Completion" is obtained from the county.

You may check if there are open permits on your property by visiting the Collier County Building Review and Permitting office located at 2800 North Horseshoe Drive in Naples. The folks working there are friendly and very helpful.

LANDSCAPE UPDATE AND FRONT ENTRANCE

Mary LeGault

With the advent of the Fall season and cooler weather on the horizon, we will be selecting and installing new, colorful, annuals for the front entrance and other areas as well.

We will also continue to work on accenting the entrance monuments and adjacent walls with contrasting perennials. The "creeping fig" has begun to grow on the Davis Boulevard walls and will cover the fronts of the walls quite rapidly.

The four bowls on both the west and east entrance monuments will also be planted and for the holiday season will be showcased in a holiday theme.



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.



LAKES

Ed Rooney

For six days in early September we once again contracted with Florida Aquatic Lake Management Company to remove noxious weeds with their amazing floating harvester. For three days on Prince Lake and three days on Kings Lake the dredged material was deposited and spread along the shoreline. This process has the added benefit of restoring and stabilizing the lake banks. You can view photos of the harvester on the Kings Lake website.

It is planned that a chemical herbicide will be applied to all the lakes at the end of the rainy season and early in 2016 to further inhibit weed proliferation. Dye will also be added in an effort to reduce sunlight penetration and thereby slow weed development.

We are still seeking expert guidance in order to develop an acceptable eco-friendly water management plan.

COMMUNITY SECURITY

There have been reports of non-residents trespassing on King's Lake property. These people park their vehicles on common areas or private property along our streets. They have been observed fishing, picnicking and drinking near lake access points on King's Lake Blvd. and Royal Lane. Some are loud and abusive to our residents.

Lieutenant Mike Nelson of the Collier County Sheriff's Dept. met with the Board of Directors to discuss the proper procedure in eliminating trespassers from our property. He strongly recommended that any resident should call **774-4434** or **911** to report trespassers to the Sheriff's Dept. A deputy will respond, confront the trespassers and make them leave. If they show up again, they will be arrested. He said there has been an increase in home invasions and burglaries due to the economic slowdown. Any suspicious persons should be reported to the Sheriff's Dept. immediately.

New signs were recently installed at lake access points.

ALL EMERGENCIES: 9-1-1 (recorded)
Non-Emergency & Neighborhood Watch:
774-4434 (not recorded)

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!

Important Phone Numbers



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

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.

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.

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.

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.



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

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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