



King's Lake

Newsletter ~ Fall 2018

PRESIDENT'S REPORT

Chuck Nuechterlein

Retirements, rust eating bacteria and a sinking pump house foundation. Barring hurricanes, the above may be the most significant difficulties our community has ever had to solve, and they all happened in the Spring and Summer of 2018.

By June we had lost, due to retirement, the only maintenance supervisor we ever had and his right-hand man. A total of 68 years of service and experience was honored on April 12th at St. Paul's Fellowship Hall. More than sixty owners, friends, and relatives gave a great retirement send-off for our maintenance workers, Gerald Batten and Hilario Rodriguez-Olvera. Great BBQ and wonderful Bluegrass music was enjoyed by all. These retirements triggered a search for a new Maintenance Supervisor. Southwest Property Management narrowed an online search to three candidates for interview. Anthony Phillips was the standout and accepted the Board's offer. (See bios and pictures of our workers on pages 1 and 2) The Board decided not to hire a replacement for Rodriguez-Olvera but to have more work done by our landscape contractor. This will have a net saving to the Association of almost \$24,000 per year.

Microscopic 'rust eating bacteria' metabolize rust and excrete a sticky paste-like material that adheres to our underwater irrigation pumps and eventually jams up the moving parts that pump the water, greatly reducing output and pressure. While addressing this issue it was determined that the 38-year-old irrigation pump house floor was sinking. An engineering firm was hired to identify the problem and recommend a solution. We have hired a contractor to stabilize the foundation. That in turn will allow us to replace the rusted pump wet well. This will eliminate the rust eating microbes source of food; therefore, our refurbished pumps can be returned to service. Meanwhile a rented diesel driven pump is providing irrigation water. (Please see the Irrigation report on page 3)

All of the above have an effect on our 2019 Budget, but it nets out to no change to our 2019 Maintenance Fee, which will stay at \$350. Irrigation users will see a few cents increase after last year's reduction. We expect to meet the extremely high costs of repairing the pump house facility with surplus 2018 funds (expenses will be less than budget),

with an expense line in the irrigation cost calculations and with Reserve Funds. The major changes in the 2019 budget are a lower payroll, more money allocated to continue our Landscape Plan, and a new Reserve Account for eventual replacement of the Pump House.

Welcome back to our seasonal residents and a very happy and joyous Holiday Season to all!

MEET OUR NEW HEAD OF GROUNDS & MAINTENANCE



Anthony Phillips is the new Head of Grounds and Maintenance for the King's Lake Association.

Born and raised in Naples, Anthony attended Palmetto Ridge High School, and then went on to attend and graduate from Iowa Community College, where he wrestled for two years. He attended Lorenzo Walker Technical Institute and graduated top in his class in marine mechanics. Previously, he worked in the irrigation field for five years and the maintenance field for over ten years. Anthony credits his father with developing his knowledge and expertise in the field of maintenance, as his father took him with him all the time as a child and taught him the field of "how to fix".

Anthony is a father, as he says, to two beautiful children, a boy, 3, and a girl, 6. He says, "I am happy to serve this wonderful community, and I am looking forward to answering all the questions and the concerns of the residents."

A LITTLE BIT ABOUT DANIEL...



Hi, my name is Daniel Chapa, and I am 55 years of age. I moved to Bonita Springs over 25 years ago, but before that, I lived in Brownsville, Texas, where I operated large tractors and farming equipment. I have a son, a daughter and 4 grandchildren that live in Florida.

I've done maintenance work for various companies as I enjoy outdoor work. I have worked in this wonderful community for over 2 years now and love it here. The people are very nice, so if you see me, wave and say 'Hi'.

LAKES

The lakes are a beautiful amenity to our community and we know that they function as retention ponds in the Southwest Florida Water Management District system. Our effort is to maintain the lakes, keep them healthy and preserve their useful life.

Since 2011 we have contracted with Ecological Control and Management, Inc. to chemically control noxious and invasive weeds and algae. Also, our King's Lake foreman, Anthony Phelps, and his assistant, Daniel Chapa Alfaro have used our homemade 20-foot tractor operated lake rake along the shoreline of Prince Lake. The harvested weeds and muck are deposited on the shore to dry and to help stabilize the lake bank. See the King's Lake website Photo Album for photos of this ingenious invention.

Any effort to minimize the flow of silt, nutrients (from lawn fertilizers, organic litter, pet waste, etc.) and hazardous

materials such as pesticides will help to prolong the life of our lakes.

So, lakefront residents please instruct your lawn maintenance providers to use only string trimmers near the lake edge and to avoid applying Roundup or fertilizer within 10 feet of the shoreline.

LANDSCAPE COMMITTEE REPORT

The installation of the trees around the upper lake path has been delayed due to work on the pump house. We had hoped to have them planted prior to rainy season. The trees are being stored and cared for in their containers by our Landscape Contractor. After we are certain that we have the pump house totally functional, he will install our new trees. Our new head maintenance supervisor, Anthony Phillips, has been working most diligently on our common areas. We have received many compliments on his work from our residents. We have signed a maintenance contract with Molter Landscape to mow the common areas and generally pick up some of the landscaping work done when we employed three men. We are now employing only two. Mr. Phillips is also supervising the Molter crew. He was also instrumental in determining the cause of some the pump house issues. He actually put on his aqua lung to survey the situation).

NOMINATING COMMITTEE

The annual election for open seats on the King's Lake Homeowner's Board of Directors will be conducted at the Annual Meeting in early February 2019. Six director positions will be filled. Gloria Seger (Chair), Marsha Bergquist and Dick Weise are the Nominating Committee. Any Homeowners interesting in serving, please submit your name and personal information to Gloria via email at segergf@aol.com, or at (847) 682-8919.

BUDGET MEETING

The Budget Meeting is on **November 12, 2018 at 7:00 pm, at our local Fire House**, enter via the left (East) garage bay, the far left inside door.

The 2019 Budget will be considered and approved at this meeting. A copy of the proposed budget is enclosed with this newsletter.



ARCHITECTURAL REVIEW COMMITTEE

Please be aware that residents who are considering doing outdoor projects require an Architectural Review. Homeowners need to contact Southwest Property Management to request an Architectural Review form prior to starting jobs, such as fencing, roofs, driveways etc.

The form is to insure proper compliance with King's Lake Home Owners Association guidelines. There is a \$300.00 construction deposit required that is refundable upon satisfactory completion of the job. There is also a non-refundable review fee of \$25.00.

By adhering to our King's Lake Homeowners rules and regulations, we will be able to maintain the high standards of our neighborhood and also keep up our property values.

Thank you for your help in doing so.

Please contact: Southwest Property Management
Mark Williams, (239) 261-3440, ext. 140
Mwilliams@swpropmgt.com

IRRIGATION REPORT

Each year, a report on the Irrigation System is provided to the residents, since the system is so vital to our community. The system provides irrigation drawing water out of the lake and pumping to our common areas, some of the condos, and a number of homes. Normally, this report is routine to just update on normal maintenance conducted. However, this year is, unfortunately, different because of major work required to keep the system operations.

During a regular cleaning of the pumps, it was discovered that the platform the building and pumps rest on had settled. After analysis, it was assumed that underground erosion was responsible. This condition set in motion an engineering study to determine the damage, corrective action, and the most cost-effective process to correct the problem.

A brief outline of the required steps and a general estimate of the cost is listed below. This information provides residents with a picture of the magnitude of this program.

1. Remove the roof on the building to provide access and to allow removal of the pumps and connecting lines.
2. Remove all pump equipment and store.
3. Raise, level, and stabilize the floor.

4. Reline the 18" inlet source pipes between the pumps and lake water
5. Rebuild the pumps and association equipment as required.
6. Reinstall the pumps and pump equipment.
7. Reinstall the roof.
8. During this work, which is expected to take three months or more to complete, a temporary pump has to be rented to maintain the operation of the irrigation system. The total cost is projected to be \$72,000.

Every effort has been made to expedite the completion of this program. Each step requires engineer review, adoption of a method or process, bidding and review for acceptance and completion of the work and inspection.

IMPORTANT PHONE NUMBERS

Emergencies.....911
Sheriff.....774-4434
Highway Patrol..... 454-3133
Animal Control530-7387



KLHA RULES TO LIVE BY...

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 pickup 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!



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 Leila Stefan at lstefan@swpropmgt.com or fax to (239) 261-2013.

Suggestions, Questions & Problems

If you have any, please contact Mark Williams, Manager at:

Southwest Property Management Corp.
1044 Castello Drive, Suite 206
Naples, FL 34103-1900
Telephone (239) 261-3440 (ext. 140)
Fax (239) 261-2013
or email Mark Williams at
Mwilliams@swpropmgt.com

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