



King's Lake

Newsletter ~ Spring 2018

PRESIDENT'S REPORT

Chuck Nuechterlein

Gerald Batten and Hilario Rodriguez-Olvera to Retire

After almost 35 years as the first and only Kings Lake Maintenance Supervisor, Gerald Batten will retire this late Spring. He is the master of our infrastructure, above ground and buried. Gerald knows our history, he can explain when and why things were done, what worked and what didn't. Gerald is the creator of our annual Holiday decorations, each year different and unique. We'll really miss his smiles and friendly banter. Hilario Rodriguez-Olvera has been Gerald's right hand man for 30 years, efficiently accomplishing all that needed to be done. The Board and community will honor them at a retirement buffet on the evening of Thursday, April 12 at St. Paul's Fellowship Hall. We invite all friends and admirers of Gerald and Hilario to join us in recognizing their service to Kings Lake. See your invitation on page 2 of this newsletter.



Gerald Batten (right) and Hilario Rodriguez-Olvera (left)

Changing Our Protective Covenants

Protective covenants are the primary tools used by our association to protect and enhance the value of your home in Kings Lake. These deed restrictions help to maintain the ambiance that attracted you and your neighbors to live in our beautiful lake community. Our present documents will be 39 years old this summer, and they haven't been updated since the developer turned them over to the Homeowners Association. The effects on our roofs by the winds of Irma highlight one necessary change; we need to have document language that would allow 21st century roofing materials that better withstand windstorms. Another useful change might be one that would allow single family home owners to vote on those issues that affect only them while

condominium owners vote on their issues and all vote on common questions. The process to change (update) these documents will require major community and Board involvement in the discussion of needs, covenant language and then an all owner vote. Please watch for further communications and do become part of the discussion that will lead to updated protective covenants.

Annual Meeting

The Owners' Annual Meeting was held on 13 February, at our usual location, the Fellowship Hall of St. Paul's Episcopal Church. Collier County Commissioner Donna Fiala gave a comprehensive update of all things new and planned for East Naples. Road improvements will include a fly-over at the intersection of CR 951 (Collier Blvd) and US 41, there will be new real estate developments to the east and south and many new restaurants for local dining pleasure. The business meeting followed where Directors were elected: Marsha Bergquist, Chuck Nuechterlein, Bill Oar, Gloria Seger and Bill Wolfenden. Regarding financial matters, 2017 surplus funds were carried over to 2018. Retiring Director Tom Mizwa was honored for his Board service. The updated list of directors is enclosed.



Chuck Nuechterlein (right) presents Tom Mizwa (left) with a certificate of appreciation, thanking him for his years of service on the Board of Directors.

We're looking forward to a quiet summer and wish safe travels for our seasonal residents.

LAKES

The paucity of rainfall this winter has caused our lake water level to drop sufficiently to make it practical to introduce Avast herbicide, which combats noxious weed proliferation, without fear that it will be immediately flushed away downstream.

We have had previous success in using this herbicide when it is applied by ECM, our lake maintenance contractor. Avast targets the undesirable weeds and allows beneficial plants to thrive, which help to filter unwanted nutrients from the water.

As always, we remind our lakefront residents to instruct their lawn maintenance providers to use only string trimmers near the lake edge and to avoid applying Roundup or fertilizers within 10' of the shoreline.



TENNIS COURT & PICKLEBALL RESERVATIONS

Our tennis court is located on Buckingham Lane in the King's Lake Preserve. If you would like to reserve the tennis court for tennis or pickleball, you may sign up on the reservation schedule, located inside the tennis court gate. The tennis court/pickleball court is open from dawn to dusk each day.



RETIREMENT GALA IN HONOR OF GERALD & HILARIO

Join us Thursday, April 12th to celebrate the retirement of Gerald Batten and Hilario Rodriguez-Olvera.

Festivities will start at 6:00 p.m. and will be held at St. Paul's Episcopal Church, 3901 Davis Blvd., Naples, Florida. Tickets are \$25.00 per person, and will include a barbeque buffet and drinks. For more information and purchasing of tickets, please contact one of the following individuals:

Mary LeGault	(239) 732-7927
Marsha Bergquist	(508) 941-9375
Gloria Seger	(847) 682-8919

You may also contact Southwest Property Management, (239) 261-3440, ext. 117, to inquire about gala tickets.

Checks or cash must be received no later than April 6, 2018 to secure your reservation.

LANDSCAPE COMMITTEE REPORT

A landscape architect has been hired and commissioned to re-draw the landscape plan for the upper lake path and the three dedicated access points in from Kings Lake Blvd. This is the beginning of the "tree-replenishment" project due to the losses from Hurricane Irma as well as the gradual removal of other trees because of disease. We have lost some 25 trees this past year and have lost many others due to disease and other damage prior to that.

Just prior to rainy season we will be replacing the dead sod in the common areas between the sidewalk and the BLVD. The condo associations will be asked to do so as well.



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 King's Lake Website at www.kingslake.org.

ARCHITECTURAL REVIEW COMMITTEE

It's been 6 months since Hurricane Irma hit our area. King's Lake has been in recovery mode and has seen much progress. Many homes have needed new roofs. Be reminded that King's Lake deed restrictions allow only the following materials: shake shingles, cement tile or timberline asphalt shingles, or its equivalent.

Any addition or renovation to your home must be submitted with a detail plan to King's Lake Homeowner Association for prior approval. If you have any questions you may contact Steve Williams at 239-261-3440, EXT. 117.

If you need a new post or light fixture for your street light they are now available. Please contact Gerald Batten at 239-775-4487. See the price list below. You may also purchase a standard black mailbox at your local home improvement store.

MAILBOX, POST, BRACKET & LIGHT INFORMATION

Please be advised that all mailboxes, posts, brackets and lights on single family lots must conform to the approved King's Lake specifications.

Below, is a list of prices of approved parts available for purchase:

- Light fixture – \$47.00
- Mailbox – \$20.00
- Post – \$70.00
- Bracket – \$125.00

Note: these prices reflect the cost of the materials. There is no mark-up on these parts.

Please contact Gerald Batten at (239) 775-4487 to arrange for purchase and pick-up of these parts. Gerald can also refer you to an installer if needed.

IMPORTANT PHONE NUMBERS

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



PLEASE NOTE THE FOLLOWING REGARDING PARKING WITHIN KING'S LAKE (PER COLLIER COUNTY CODE ENFORCEMENT):

PARKING IN PUBLIC RIGHT-OF-WAY

Parking or storing vehicles on a public right-of-way or vacant property is prohibited. This also applies, but is not limited to, boat trailers, campers and utility trailers.

PARKING IN GRASS (RESIDENTIAL ZONES)

Parking of cars is to be limited to a stabilized surface.

PARKING ON THE GRASS IS PROHIBITED

[Ord. 04-41, Section 4.05.03]



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 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 Steve Williams at swilliams@swpropmgt.com

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

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