



# King's Lake

## Newsletter ~ Fall 2019

### **PRESIDENT'S REPORT**

*Chuck Nuechterlein*

This summer has been one of quiet progress on several community improvement projects. The most significant of these are: document change and renewal, landscape renovation, walking path repair and resealing, lake water quality and clarity, and budget stability.

Because you, the owners, approved the way we vote on a change to our governing documents, the Board will ask you to update our roofing material requirements. This has been a problem for years as homeowners who wished to use modern materials were unable to do so because our documents were too restrictive and outdated. Please see the 'Architectural Review Committee' article on page (2)

The trees planted this spring around the lake path in phase 2 of our architect designed landscape renovation are healthy and thriving, see 'Landscape' on page (3)

The 'Roads & Paths' report on page (1) details our walking path rework project.

The lake water clarity and quality continue to improve, 'Lakes' on page (2)

The Board Proposed 2020 Budget is enclosed. There will be no change to the annual maintenance fees; they remain at \$350. Irrigation fees remain stable. We now expect to spend less in 2019 than the budget figure. That carryover and our Owners' Equity will allow us to increase spending in 2020 for 'Irrigation and Repair' as our Maintenance Supervisor, Anthony Phillips, is continually reworking and updating our underground pipe system. 'Landscape Maintenance and Replacements' accounts will be increased to continue our landscape plan. Reserve accounts 'Landscape Improvements' and 'Hurricane/Emergency' will be bumped up to help us deal with the unknown. We have also included a pay raise for our workers.

Our financial accounts for the year 2018 were audited by the CPA firm Wallace, Sizelove & Company. In their opinion, "The financial statements present fairly, in all material respects, the financial position of King's Lake Homeowners Association, Inc. as of December 31, 2018, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America."

**The 2020 Budget will be considered by the Board on November 18th, 4:00 p.m., at the local Greater Naples Fire Rescue District fire house on Davis Blvd.** Enter the left vehicle bay; the conference room is the last interior door on the left.

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

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### **NOMINATING COMMITTEE**

*Mary Ballard*

The annual election for open seats on the King's Lake Homeowners Board of Directors will be conducted at the Annual Meeting in early February 2020. Mary Ballard (Chair), Ed Rooney, and Dick Weise are the Nominating Committee. Any Homeowner interested in serving please submit your name and personal information to Mary at [mary@maryonthego.com](mailto:mary@maryonthego.com) or call our property manager, Tina Miller at (239) 261-3440 ext. 134.

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### **ROADS & PATHS**

*Bill Oar*

Due to continued root expansion adjacent to the walk/bike path around the large lake, the Board of Directors has contracted to repair the many cracks and eruptions to ensure everyone's safety.

This two-stage repair process is scheduled for January 13-17, 2020 (repair of cracks), and March 2-4, 2020 (final sealcoating). This allows the asphalt sufficient cure time prior to sealing. January and March are definitely not our time of choice to get this work done, but this is the earliest available from our contractor. This contract was finalized this past summer. Good paving companies are busy.



# ARCHITECTURAL REVIEW COMMITTEE

*Ed Rooney*

A change to the King's Lake Declaration of Protective Covenants, Restrictions and Amendments thereto will be proposed by your King's Lake Board of Directors at the next annual members' meeting in February 2020.

If enacted, the amendment change will permit additional types of roofing materials, including metal roofs, to be used on single family residences. An affirmative vote of 75% of members voting, either at the annual meeting or by proxy, is required to pass this amendment change.

Please remember that as a member of a deed restricted community, your plans for any property addition, alteration or renovation must be submitted to the King's Lake Homeowners' Association through our Property Manager, Tina Miller ([tmiller@swpropmgt.com](mailto:tmiller@swpropmgt.com)) for prior approval. There is a non-refundable \$25 application fee, plus a \$300 deposit which is refundable upon project completion.



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## IRRIGATION REPORT

*Dick Weise*

Presently, our community irrigation system serves two condo associations - Camelot and Windsor, 20 single-family homes, the common areas throughout the entire community, and is importantly, an integral part of King's Lake.

In the last year, we have spent major funds upgrading the system to acceptable standards. As indicated in previous reports, the foundation of the pump house was sinking and had to be addressed. That small building is located on the north side of our community between the large lake and the foot path near Joe Stude Way. It is an important part of the system containing the water inlet, main pump, and all the controls to run the system. It was clear that the sinking platform would ultimately disrupt the operation of the entire system.

After extensive analysis, a plan was drawn up and implemented that raised the foundation and then locked it in place. We are comfortable that the technique used assures us that the problem is not only corrected, but will not happen again. I can report the system is working according to standards.

## LAKES

*Bill Wolfenden*

The lakes are always changing. I'm pleased to report that with Anthony and Daniel's help, along with the company Ecological Control, our lakes are in good shape. As always, the amount of rain, the wind, and the temperature all play into the appearance of the lakes.

The spike rush along the lakes' edges aid in preventing nutrients from entering the waterways. Lake front homeowners should consider littoral planting to also aid in this process. Homeowners should alert their lawn service company to leave an 18 to 24 inch buffer along the lake to help stop nutrient contamination.

The county is also going to start monitoring our lakes for the water that eventually ends up in the gulf. The changes will impact all of us. It is important that no individual or company discharge any chemical into our waters. The good condition of our lakes impacts all our home values.



Example of Lake Buffer

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## KING'S LAKE PRESERVE TENNIS & PICKLEBALL COURT RULES

- \*No sign-up is required for future dates.
- \*First come takes precedence to play.
- \*Play for an hour and continue if no one else wants to play.
- \*Be cordial with other residents who come to play, and discuss options for all participants.
- \*Ball machines are NOT allowed at any time.



# LANDSCAPE COMMITTEE

Mary LeGault

Phase II has been completed for replenishment of trees lost to hurricanes and disease. This past summer, we planted several royal palms, foxtails, a few bald cypress and three more canopy trees to provide shade for the walking path around the north lake.

We had previously, in 2018, installed several canopy trees, mainly, gumbo limbos and live oaks. Phase III will focus on the remaining royal palms and enhancements to the three dedicated walkways from the boulevard down to the water.

We experimented with a strip of clusia hedge on the east side of our boundary with the Rich King Memorial bike path. We have had success with this hedge and will begin to replace the 35-year-old viburnum hedge with clusia. This is a disease resistant and rapidly growing shrub, and is being widely used all over the city. The viburnum hedge along Kings Way, however, will remain for a while as it was replanted only ten years ago.

Recently, there have been plantings placed by the banks of the area between the walking path and Royal Lane. The Board of Directors, based on a legal and engineering analysis, has determined a need for additional plantings which serve as a deterrent to pedestrian traffic. The banks are sloping and unstable. There are three dedicated paved access points to the lake which are to be used to and from the lake. They are located between Windsor and Steeplechase, just south of Evergreen Lake Court. and at the end of Kings Way.



Newly Planted Royal Palms

# KLHOA 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 pick-up. Please remove your cans and bins from the curb the same day as pick-up. This is a Collier County Ordinance. **Cans and bins must be stored in the garages or places not visible from the street (other than pick-up days).**
- ▶ All additions and renovations made 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.
- ▶ Residents with pets **must** pick-up after their animals. All animals must be accompanied by their owners and must be on a leash when outside of the owner's property.
- ▶ Please **keep your garage door closed**, except when vehicles are entering or exiting.

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## IMPORTANT PHONE NUMBERS

Emergencies.....911  
Sheriff.....774-4434  
Highway Patrol.....454-3133  
Animal Control .....530-7387





## **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 Deanna Murphy at [Dmurphy@swpropmgt.com](mailto:Dmurphy@swpropmgt.com) or fax to (239) 261-2013.

## **Suggestions, Questions & Problems**

If you have any of the above, please contact Tina Miller, Manager at:

**Southwest Property Management**

**1044 Castello Drive, Suite 206**

**Naples, FL 34103-1900**

**Telephone (239) 261-3440 (ext. 134)**

**Fax (239) 261-2013**

or email Tina Miller at [Tmiller@swpropmgt.com](mailto:Tmiller@swpropmgt.com)

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