



King's Lake

Newsletter ~ Spring 2019

KING'S LAKE OWNERS HAVE SPOKEN!

Steve Kohn

Thank you, King's Lake Owners for voting for a change in our documents! King's Lake membership will now be able to make future changes to maintain the viability of our community and possibly enhance our investment. Over 75% of the 1,173 owners voted for this change. This was a MONUMENTAL task that your Board would not have been able to do without the great help from the community at large. We'd like to recognize some of the people that helped us collect all the proxies:

Bristol Square - Wilma Jones President, Nancy Payton
Camelot - Eileen Candito President
Courtyard - Tina Gurtner President, Loretta Chickering,
Diana Romberger
Courtyard Village - Tina Westervelt President, Sue & John Shipway
Greenfield Village - Dan Lynaugh President, Gayla Boss
Greenwood Village - Lynn Reese President
Hampton's - Lois Brisco President, Drew Jobin
King's Lake Villas - Mike Riccio President
Steeplechase - Toni Rosenbaum President, Galen Ausloos
Tamarynd - Larry Butler President, Joyce Malone
Windsor - Randy Sparrazza President, Judy Parisi
Single Family - Bill Wendel, Missy Bonello, Susan Driscoll, Jill Henderson

The adjournment of our membership meeting on April 8th ended with a random drawing of six proxies for \$25 gift certificates and one \$100 gift certificate to one of the people who collected a multiple of 5 proxies. The winners are as follows:

\$100 Lynn Reese
\$25 Antonio Maceo, John Shipway, Domenica Schnurr
\$25 Audrey Sargent, Dorothy Shorr, Ramia MacDonald

It's great to see a community come together to make a positive difference!

Thanks again to all that made it happen.



Lynn Reese, President of Greenwood Village, was the winner of the \$100 Gift Card. The raffle, held at the April 8th Board meeting, was for all volunteers who had collected more than 5 proxies; Lynn gathered more than 20!

PRESIDENT'S REPORT

Chuck Nuechterlein

2019 Annual Meeting

Extraordinary events occurred at our February 12th all owners Annual Meeting. For the first time in anyone's memory we had an election. A slate of eight owners volunteered to serve on the King's Lake Homeowners Board of Directors. There were six vacancies; the following were elected to two-year terms: Mary Ballard, Chris Hagan, Steve Kohn, Mary LeGault, Edward Rooney and Richard Weise.

Another unusual meeting item was the Board's presentation to begin the process to update our governing documents, which have not been changed since turn-over from the developer in the early 1980's. The proposed changes would require 75% of owners voting, in person or by proxy, to approve any document revision. The existing wording requires 75% of all owners (880) to approve. Since 541 owners and proxies were counted as present, the Annual Meeting was adjourned to reconvene on March 11, 2019. This would allow the Board and volunteers to continue to canvas the community to gather the required 880 "To Approve" proxies.

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As an incentive for owners to submit their proxies and for community volunteers to gather them, two raffles were held: one awarding six \$25 gift cards to randomly selected proxies, and one \$100 gift card to a name selected from among people who had collected 5 or more proxies. John Bailey, Melissa Menelo, Louis Mosurak, Gayle Rowe, Glen Ricoff and John Harris won a \$25 Publix card and Joyce Malone's name was drawn for the \$100 card.

Kamila Perez, a Senior Environmental Specialist for Collier County Pollution Control and an expert on lake management, gave a presentation on the whys and wherefores of best practices to assure healthy lakes. She narrowed her discussion to show pictures of our lakes to demonstrate these best practices at work. She was very complimentary of our lakes and of all the wildlife that live in and about our ponds.

Alan Cragg was honored for his years of service as a King's Lake Board Director. Allan was unable to attend, so, we have no picture. This will serve as historical notice of his dedication to our community. A motion to rollover surplus 2018 funds into 2019 was unanimously approved by owners. The full, unapproved minutes (they will be approved at the 2020 Annual Meeting) can be found on the King's Lake website: kingslake.org

LANDSCAPE COMMITTEE REPORT

The first phase of the tree replenishment project for lake #1 has been completed. There have been seventeen trees installed and staked. We have four new shady lady black olives, ten gumbo limbos, one live oak and two crape myrtles. Fifteen of them will offer shade and two will give us some colorful flowers.

Phase two will feature several new palm trees, many royals, foxtail and coconut palms. Hopefully, we can install some of these this summer during rainy season.

There will also be a replacement of one large magnolia tree behind the east monument.

Also, very recently, many of the bald cypress trees which stand in the water along the lake edge are beginning to leaf out. These amazing trees continue to filter and cleanse the lake water.

LAKES COMMITTEE

Our lakes are ever-changing. The time of the year, rainfall, aquatic growth, etc. creates different environments. The Lake Committee, along with Anthony Phillips and Dean Crivellaro/Ecological Control, met in March to review our

lake conditions. The lakes are in healthy shape and are being well-maintained. The Spike Rush on the lakes' borders aid in nutrient containment and help to make a cleaner lake.

As a reminder, homeowners living on the lake should consider leaving an 18 to 24-inch buffer; this buffer left unmowed along the water's edge aids in preventing fertilizer/nutrients from entering the lakes.



A Shady Lady beautifies an area around the lake

ARCHITECTURAL REVIEW COMMITTEE

Many residents forget that King's Lake is a "Deed Restricted" community. All properties are subject to the Covenants, Rules and Bylaws in effect. Every homeowner should have received these documents when they purchased their home. Additional copies are available through the Property Manager, Tina Miller (tmiller@swpropmgt.com).

Plans for any addition, alteration, or renovation must be submitted to the King's Lake Homeowner Association through the Property Manager, Tina Miller (tmiller@swpropmgt.com) for prior approval. There is a non-refundable \$25 application fee plus a \$300 deposit which is refundable upon project completion.



BUFO TOAD POISONING

The Bufo Toad is highly toxic to the heart and nervous system, causing rapid onset of hyper salivation, disorientation, collapse, muscle tremors, dark gum color, cardiac arrhythmias, and seizures.

Most toad encounters occur between sundown and sunrise, especially after or during rains. If you suspect your dog is intrigued by small critters, it is wise to minimize night walks after a rain shower. Keep your pet on a short leash and walk in areas with good visibility, and carry a flashlight to help spot toads before your dog can get to one.

If your pet does bite a toad, immediately rinse your pet's mouth with water to remove as much poison as possible. Then, seek veterinary care ASAP!

Excerpt from 'Bufo Toad Poisoning' article
Author: Dr. Erik Madison



IRRIGATION COMMITTEE REPORT

Our irrigation system is an important part of the infrastructure of our community. It helps us maintain the grounds, plants and trees in our common areas as well as supplying water at an economical cost to several condo associations and a few homes that were set up when the system was first built. The concept is simple. Draw water out of our lake and pump it through a system of pipes to the users. The application, however, is a little more complicated. Water must be taken from the large lake without sand and foreign objects and then pumped at a sufficient pressure and volume to supply the system. There are many parts to the system to manage that balance. And those parts require ongoing maintenance.

If you have kept up with the past events over the last six months regarding the irrigation system, you are aware that we have spent almost \$75,000 on major repairs over that period. And this was required in spite of continuous maintenance on the system. Without going into the details of what was required for the major overhaul, since it has been covered in previous articles, we can assure you that the system is in very good condition. We now have almost two months of operation checking, monitoring, and adjusting; we are confident of the results of the overhaul. Regular maintenance will be conducted and prove to be a wise investment for the community.

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.

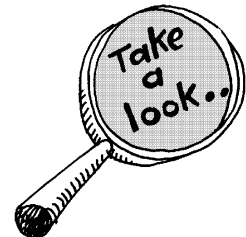
► Commercial vehicles, boats, trailers and recreational vehicles (campers) may **not** be stored or parked within King's Lake, except in an enclosed garage.

► 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.

LOST & FOUND ITEMS

Recently, a member of the community misplaced his transitional, prescription glasses. They have a thin strap on them. If you have any information or if you have found them, please contact Don Varno at (239) 231-3434. Thank you.



IMPORTANT PHONE NUMBERS

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



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 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

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

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