



King's Lake

Newsletter ~ Fall 2020

PRESIDENT'S REPORT

Chuck Nuechterlein

In light of all the extraordinary events of this year, Kings Lake has continued to be a refuge for us all. Our uncrowded paths and sidewalks, our Preserve, our clean air and water have allowed us to safely get outside to exercise, to greet our neighbors (at a safe distance), perhaps to just decompress. This newsletter will bring you up to date with the Board's continuing efforts to improve Kings Lake.

- The March lockdown highlighted the need for better community communication platforms. The Website article explains our efforts to improve our website and email capabilities.

- The COVID 19 restrictions seriously impacted the Lakes Committee's ability to meet with water quality experts and potential contractors. However, a new plan is emerging; please see the Lakes report.

- The need for comprehensive document revision has been obvious to your Board for years. The logic of the revision and the timeline of events, including community participation, is explained in the Docs article.

- The Fall Newsletter always introduces the next year's Budget. The details are on the included pages, but absolute bottom line, our Maintenance Fees remain at \$350, and there is no change in water fees for our irrigation customers. We allocated more money for Office Expenses in anticipation of Document Revision costs. We will require less money for Landscape Replacements since the three-phase tree replacement plan has been completed. There is a modest increase for Lakes because anticipated large expenditures will be funded from Lake Reserves. Our employees will get a cost of living adjustment.

- The 2021 Budget will be considered and approved at the November 16 Board Meeting. At this point it is reasonable to expect this meeting to be on Zoom, as have all our meetings since May. The sign-in details will be on our new website, on our Agenda display boards normally posted around the Lake Path, and via an email blast to all who have provided us email addresses.

- To our seasonal residents, welcome back. Those of you out of country, find a way to sneak across the border.

- This Holiday Season will probably be like no other; find a way to celebrate with family and friends, please be safe.

NOMINATING COMMITTEE

Dave Dardi

Long term director Steve Kohn resigned from the HOA, but we were fortunate enough to have Nancy Payton ready and willing to assume his duties. Nancy is no stranger to the HOA since she has been an active member of the Lakes Committee since last spring. In the short time since she has been appointed she has contributed significantly, and we are fortunate to have her onboard.

The annual election for open seats on the King's Lake Homeowner's Board of Directors will be conducted at the Annual Meeting in February 2021. Six directors are up for reelection. David Dardi is Chairman of the Nominating Committee. Any homeowners interested in serving, please submit your name and personal information to Dave via email at ddardi@att.net or contact our property manager Joyce Sissum at jsissum@swpromgt.com or 239-261-3440.

ROADS & PATHS

Dave Dardi

The walking path which had just recently been repaired and seal coated sustained damage caused by heavy equipment used to install trees around King's Lake. All the damage has been repaired. The repaired sections will be seal coated in a few weeks to give the new pavement time to cure. The path will be back to normal by the time all our residents return for the season.

In this time of the COVID-19 pandemic, please exercise social distancing when walking or riding around the path, and the use of masks would be greatly appreciated. Walkers and runners join the path by moving clockwise; riders move counter-clockwise.



ARCHITECTURAL REVIEW COMMITTEE

Ed Rooney

Soon our Florida rainy season will end. The next few months will be the most opportune time to pressure wash the mold, grime, and bird droppings from our roofs, driveways and walkways. Many competent pressure wash professionals in our area are eager to offer their services.

It has happened in the past that two different structures had to be dismantled and removed from single family lots within our community. This was at significant expense to the home owners. This could have been avoided if the owners better understood the Kings Lake restrictive covenants and bylaws. So please, before you begin any addition, modification or renovation to your home contact our property manager Joyce Sissum at 239-261-3440 or jsissum@swpropmgt.com to determine if an application and ARC approval is required before you go through the time and expense of permitting with Collier County or beginning construction. The ARC will be happy to informally discuss any ideas or plans you have for your home and help you interpret the rules and regulations regarding what is allowed in the single-family lot portion of our Deed Restricted Kings Lake Community.



IRRIGATION REPORT

Dick Weise

The irrigation system supplying a number of homes and several condo associations around the lake has been working very satisfactorily. To residents keeping up with Kings Lake news, they will remember the substantial funds that were spent to overhaul the system a couple of years ago. More than \$75,000 was invested in maintenance and modernization. This renovation was needed and has proven to be a wise use of the community's funds. Since completion of the project, the system has run virtually problem free.

One complaint about irrigation has been frequently received from our many walkers and joggers. Typically, they exercise in the early morning hours between 7:00 AM and 9:00 AM and find that some homeowners have their irrigation systems running. This in many cases forces them to walk in the road to avoid getting wet. It's a busy time of day for vehicle traffic with people going to work and not the safest time for people to be walking. So, I would ask whether you are connected to the irrigation system, the county system, or have your own system

please help our residents in the pursuit of their health and avoid watering during the times they are using the walk ways. Irrigation during the early hours after midnight is a good time for effective use of water. There is less evaporation and more water will reach plant roots. Thanks for your cooperation.

LAKES

Bill Wolfenden

Collier County released its Stormwater Lake Evaluation and Recommendations for Kings Lake report in early October. The Lakes Committee is reviewing the detailed report and is in ongoing discussions with the report's author, Kamila Perez, on implementing the recommendations.

The report will be available **on Kings Lake website, or a copy will be emailed upon request to the Lake Committee Chair, Bill Wolfenden** (Billwolfenden1@gmail.com).

Kings Lake stormwater flows into the community's four lakes and eventually to Haldeman Creek, Naples Bay, and Gulf of Mexico. Haldeman Creek and Naples Bay do not meet minimum state water quality standards. Based on testing done by the Association's professional ecological consultant, only one of the community lakes, King Lake/Lake #1, has passable water quality. The other three lakes have very poor water quality.

The report stated that "Kings Lake community can improve water quality in their lakes and downstream waterbodies with proper landscape and lake management." To this end, the Lakes Committee and the Board of Directors have taken immediate steps to improve water quality and lake aesthetics.

- At the recommendation of the Lakes Committee, the Board of Directors allocated \$10,000 for mechanically removing unwanted vegetation and sediment in Prince Lake/Lake #2. Prince Lake has the lowest water quality of the four lakes.
- Exotic torpedo grass is being removed and the spike rush pruned in King Lake/Lake #1.
- The report noted that "30% total cover of each lake should be made up of aquatic plants" including shoreline plantings. The Committee members are discussing the report's suggested plant list and the proposed planting areas along the four lakes.
- There is an ongoing education program encouraging Lakeside homeowners to not mow vegetation along the shoreline and to properly apply fertilizers. Nutrient pollution results from grass clippings, horticultural debris, and fertilizer entering the lakes.

- Stickers are being placed on all inlets (storm drains) in Kings Lake. It is important to remember that everything that goes down the storm drain flows through underground pipes into the lakes.

The water quality brochure specifically designed for Kings Lake residents is being finalized, will be posted on the website when available, and will be available upon request for distribution in the community. Condo associations are encouraged to place this brochure on bulletin boards, include in newsletters, and post on websites.

The Lakes Committee’s goal is to implement a comprehensive, long-term management plan for the four lakes. Collier County’s recent report provides an excellent framework to achieve that goal. All community members are encouraged to request and read the report.

In anticipation of hurricane season, there was a hard prune of live oaks along the Blvd, hardwoods around the lake and removal of dead fronds of at least 100 sabal palms.

We have begun to explore a renovation of the landscape and low planter wall at the end of Kings Way where it meets Kings Lake Blvd. (adjacent to the ‘directional sign’). Fall annual color will be installed prior to Thanksgiving.



KING’S LAKE PRESERVE TENNIS & PICKLEBALL COURT RULES

TENNIS AND PICKLE BALL RULES OF PLAY:

You may reserve the court 2 days in advance for 1 hour of play (e.g. Monday, you can reserve for Tuesday, and Wednesday). If no one is waiting to use the court, play may continue for more than an hour. Sign-up sheets are on the court Bulletin Boards.

PLEASE remember the tennis/pickleball court is for King’s Lake Residents and their guests and is accessible through a locked gate. You must have a key to access the court. You may obtain a key by contacting Anthony Phillips at 239-775-4487. Proof of King’s Lake ownership and a \$5.00 deposit are required.



DOCUMENT REVIEW

Gloria Seger

We are in the process of reviewing and updating our documents for Kings Lake HOA. This revision will not make any changes to the existing documents of individual Condo Associations. Kings Lake HOA documents were established in 1979, and with little exception, have not been revised.

There are three general reasons for document rewrites: to remove developer language, to update them to current State of Florida statutes, and to address issues that did not exist at the time the original documents were written. For example, in 1979 we did not have today’s cell phone technology, internet usage, PC’s and iPad’s, email, cable TV, streaming services, electric cars requiring charging stations, solar panels and energy efficient building materials, SUVs, etc., just to name a few.

Please watch for informational meetings in the next few months and updates on our website as we proceed in this process. We welcome your input and suggestions.

LANDSCAPE COMMITTEE

Mary LeGault

The third and final state of reforestation of Lake #1 was completed this summer: Thirteen (13) cypress have been installed in the lake for the purpose of cleansing pollutants from the water. Eighteen (18) new canopy trees offer variety with shady lady black olive, gumbo limbo, red maple, and palms. A White crape myrtle and orange royal Poinciana will add color.

Three hundred twenty-five (325) Clusia shrubs have been planted along Kings Lake Blvd. to replace the aging Viburnum hedge. The Clusia are thriving and already

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 or fax to (239) 261-2013.

Suggestions, Questions & Problems

If you have any of the above, please contact Joyce Sissum, Manager at:

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

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

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