



# King's Lake

## Newsletter ~ Spring 2020

### **PRESIDENT'S REPORT**

*Chuck Nuechterlein*

We do have good news here in King's Lake, and this Spring Newsletter is full of the good things happening in our community. Several very positive issues developed at our Annual Meeting on February 10th.

- King's Lake owners overwhelmingly voted in favor of the first change to our governing documents since turnover from the developer in the mid-1980s. This change allows modern roofing materials to be used in our community. (See the new wording in the Legal Committee article on page 3.) The Board plans to follow this with an extensive study of our documents with the goal to clean them up, clarify wording, address new issues, and bring them in compliance with state statutes.

- Our Treasurer reported a successful audit of our 2018 financial statements and an operating surplus of \$1300 in 2019. The owners present voted to roll that surplus over to the 2020 accounts.

- The following owners were elected to the Board of Directors for a two-year term: Marsha Bergquist, David Dardi, Chuck Nuechterlein, Gloria Segar, and Bill Wolfenden.

- Retiring Directors Bill Oar (20 years of service) and Chris Hagan (12 years) were honored for their long years of dedicated volunteer work serving our community.

- Deputies from the Sheriff's Department reported on County and community crime statistics, which is the good news, and identity theft, not so good news.



- There was an active discussion of the littoral plants that are allowed to grow on the lakes shoreline. The Lakes Committee, in consultation with lake water experts, will develop a comprehensive lake management plan for all of the storm water retention ponds in King's Lake. The details are on page 2.

- There's always good news from our Preserve, but the 2020 Annual Meeting showed an unusual twist to community involvement. The issue of equitable use of tennis/pickleball court time was solved when the issue, as a published agenda item, was discussed by the owners; a motion was made, amended and seconded, and passed with only two nay votes. Please see the Preserve column for the adapted court reservation rules.

- A final good news report that reflects on the quality of our lake waters and the good luck of one fisherman - How about the size of that snook in the fish picture!

We live in a great place. Look around, find and enjoy all the positives in your life.



Chris Hagen (left) & Bill Oar (right), honored for their years of service on the Board.

### **IRRIGATION COMMITTEE**

The extensive maintenance work that was done over a year ago on the irrigation system continues to show results. The system continues to work day to day on an effective basis. We expect this to continue and that we will meet the needs of homeowners and those condos on the system as required.

## LANDSCAPE COMMITTEE

The Landscape Committee has begun selecting potential trees and their locations around the walking path on lake #1. This will be Phase III of the “reforestation” project that began three years ago to replace diseased and fallen trees. Likely tree candidates are more royal palms, live oak, gumbo limbo and several bald Cypress.

The advantage of the Cypress is that they are planted in the water and their expansive root system serves to filter out pollutants in the lake. This will assist with our water quality maintenance.

1300 linear feet of viburnum hedge will be replaced in the next several weeks. With the exception of the hedge along King’s Way, the viburnum is 30-35 years old. We will begin planting in both directions. We are replacing with clusia, which is being widely used all over Collier County. It is very durable, disease resistant, and a rapid grower. The backsides of the homes along the BLVD will be somewhat exposed for a while so we ask for your help in keeping your yards free of dead or overgrown vegetation.

The Landscape Committee welcomes Gayla Boss, a current officer on the Greenfield Village Board of Directors. Kareena Lundgren, a resident of the Hamptons, has been an assisting member of the committee for the last three years and will continue to serve.



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## LAKES COMMITTEE

The Lakes Committee is pursuing a multi-year plan to keep our water quality high, protect the environment as well as our wildlife, yet also address the aesthetic appeal of the lake shorelines on all our lakes, as each is unique. On the advice of experts, having multiple species of littoral plants has been recommended to aid in this process. This requires using a balanced approach between spike rush, other littoral plants, as well as trees to accomplish this.

At the 9 March Board meeting, the following was proposed by the Lakes Committee and approved by Board of Directors:

- > Obtain drone photos of current shorelines and obtain concurrent water tests.

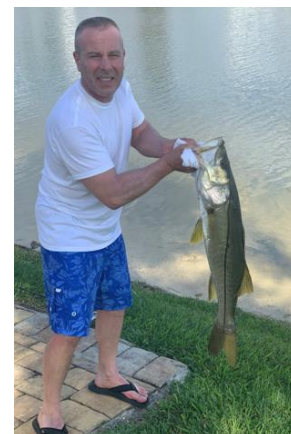
- > Interview and contract with littoral plant experts to determine step by step plans to maintain a healthy lake environment. This will include proper placement of marker delineation.
- > Test small patches to determine if specific littorals will thrive in areas where spike rush is limited or eliminated.
- > Develop 2 to 3-year plan and determine funding.

Drone contractors have visited King’s Lake, and we await proposals. We will use Current and Google Earth photos as tools.

The first step to find and engage with lake experts was the week after our Board meeting at a presentation on "Urban Lakes and Ponds Workshop Series: HOAs and CAMs", jointly sponsored by The Rookery Bay National Estuarine Research Reserve and the Naples Botanical Garden. Unfortunately, due to coronavirus, that event was cancelled, but the committee continues to search, contact, and evaluate various experts who deal in best lake management practices. They will recommend as soon as possible a path to a comprehensive lake management program, developed by knowledgeable professionals, to guide Board actions. Email and other comments from our owners will be part of the package of lake concerns that we expect to be answered by these experts.

The pandemic environment is complicating all our lives, but the Board has every intention of trying to assure quality water conditions with an attractive/environmentally friendly shoreline. We'll find a contractor to give us the advice we need to make good decisions. The Committee appreciates your patience/understanding in addressing these issues.

We have two new Lakes Committee members – Gail Miers ([gailwarning27@aol.com](mailto:gailwarning27@aol.com)), President of The Hampton's Board, and Nancy Payton, ([Nancyannepayton@gmail.com](mailto:Nancyannepayton@gmail.com)). Nancy recently retired as the Southwest Florida field representative for the Florida Wildlife Federation, state affiliate of The National Wildlife Federation. Nancy has served on the Board of Bristol Square.



A snook caught by Todd Acra on March 17, on Duchess Lake

## TENNIS & PICKLE BALL NEWS



**TENNIS AND PICKLE BALL RULES OF PLAY:** You may reserve the court 2 days in advance for 1 hour of play (eg. 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 Board.

We have looked into having the Pickle Ball court lines repainted Bright Yellow and were advised that when the court is a "dual use" court Light Blue lines are preferred by the tennis players.

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 775-4487. Proof of King's Lake ownership and a \$5.00 deposit are required.

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## ROADS & PATHS

The walking path around the upper King's Lake has been repaired and will be sealed this Spring when there are fewer walkers.

During this time of "stay at home but get some exercise", more of us than usual are using our lake path. For safety's sake, please follow the directional signs: Walkers and runners join the path by turning left, wheeled folks turn right.

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## NATURE TRAIL & PRESERVE

If you have not visited our Nature Trail and Preserve Area you should! It's located on Buckingham Lane, adjacent to the tennis court and open from Dawn until Dusk.



## LEGAL COMMITTEE

Last year King's Lake HOA membership voted to change archaic voting rules to now allow 75% of those attending a duly called membership meeting to approve future amendments.

This year the legal committee put forth before the membership an amendment to roofing materials allowed in King's Lake. The amendment was overwhelmingly approved at the annual meeting in February and was recorded on March 10, 2020 in O.R. Book 5737, Pages 2205 in the public records of Collier County Florida. Roofing changes still need to be approved by the Association, but metal roofs are now allowed. A copy of the amendment is shown below:

**New or replacement single family roofs shall be constructed of the following: (A) asphalt or shake shingle; (B) cement tile; or (C) metal roofing; or (D) such other roofing that has been approved by the Board of Directors.**

Many of you, when using the west entrance to our lake walking path, have observed an owner's explicit doll display and have been subjected to an extraordinarily vile 'music' track. The KLHA's attorney, citing the Nuisance clause of our documents, has notified the owner that we will seek a restraining order from the Circuit Court. Sheriff's deputies have been dispatched numerous times, summoned by neighbors. We're hoping for a quick resolution to this affront to our community standards.



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## ARCHITECTURAL REVIEW COMMITTEE

King's Lake is a deed restricted community. As such, all homeowners are obliged to abide by the Declaration of Protective Covenants, Conditions, Restrictions and Amendments thereto and the Rules and Regulations adopted by the Board of Directors.

Please submit your plans for any addition, alteration or renovation to the King's Lake Homeowner Association through the Property Manager, Laura DePamphilis ([LDePamphilis@swpropmgt.com](mailto:LDePamphilis@swpropmgt.com)), for prior approval. There is a non-refundable \$25 application fee plus a \$300 deposit which is refundable upon project completion.



## **Suggestions, Questions or Problems?**

If you have any of the above, please contact  
Laura DePamphilis, 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 Laura DePamphilis at**  
[Ldepamphilis@swpropmgt.com](mailto:Ldepamphilis@swpropmgt.com)

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

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## **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.