



# King's Lake

Newsletter ~ Fall 2021

## President's Report

*Chuck Nuechterlein, President*

This Newsletter is just packed with items of import to our owners. First and foremost, a Board Committee has been working for months with our attorney on a comprehensive rewrite of our community governing documents. Please see the article headlined "Document Revision" for all the details. It is very important for all to be aware of the changes, and we hope to get approval of these revised documents at our Annual Meeting in February 2022.

The proposed 2022 Budget is presented herein for your review. I don't have to tell you how the cost of nearly everything has risen. We plan on spending money on our lakes, on landscaping behind our main directional sign and painting and repairs to our Maintenance Shop and the Davis Blvd wall. We have set up a new Reserve Account for the Maintenance Shop and have increased reserve funding by almost \$10,000 over last year to reflect increasing costs of repairs and replacements. Our insurance has gone up over 11%. The proposed 2022 Maintenance Fee is \$380. The Irrigation Fees for condo owners remains the same while the single-family homes charge dropped slightly due to one home returning to the system. The Board will approve this budget at the November 15th Zoom meeting.

Please read Tina Miller's article on electronic receipt of community communications under the title "Manager's Report". We can save a lot of money if all would opt in for electronic rather than the U.S. Postal delivery of paper, and we will also save many trees.

Anthony Phillips resigned as Maintenance Manager in late August. We are very happy to have Gerald Batten back to cover the responsibilities until we hire a new person. Sadly, Gerald won't commit to a long-term arrangement.

Welcome back to all seasonal owners, particularly those from Canada who can again drive down this year.

Happy Thanksgiving, and have a wonderful, safe Holiday Season.

## MANAGER'S REPORT

*Tina Miller*

In an effort to reduce cost and keep maintenance dues down, the King's Lake HOA Board has decided to send all future newsletters, to those who opt in, by email blast and to post them on our website ([kingslake.today](http://kingslake.today)).

If you have not activated your Appfolio Portal with Southwest Property Management to receive email notifications, opt-in for electronic mail, and review/make payments online, then please contact customer service at 239-261-3440 x 0 for assistance ASAP. Those of you who have activated your portals, please update, and review your contact information to ensure we have your correct email address and telephone number. We will also utilize the electronic mail system to send out the Document Rewrite Packet to owners for review in the near future; therefore, we encourage all of you to opt-in for electronic mail. This will help speed up the communication process as well as be more cost effective.

Please reach out to me via email at [tmiller@swpropmgt.com](mailto:tmiller@swpropmgt.com) or call me at 239-261-3440 x 134 if you have any questions or concerns. Thank you for your cooperation.

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## Irrigation Committee

*Dick Weise, Chair*

Our community irrigation system continues to operate with minimum problems. These results show that regular maintenance and modernization prove to be of great value in controlling ongoing costs. Maintenance has been limited to minor leaks and adjustments which are to be expected in a system as extensive as ours. Of course, the major purpose of the system is the irrigation of the common areas; the irrigation system has been successful in that Kings Lake common areas are surely looking green.

It's a good time to remind homeowners and condo associations that areas under their responsibility should be monitored to also help keep all of Kings Lake looking good. Collier County issues water restrictions and those are available from the county. Those restrictions apply to all of us whether you are on county water, our Kings Lake System, or you have a well.

Several months ago, we asked homeowners to be aware of our members walking in the morning and to set the time of their irrigation so it would not be running when walkers were usually present. Cooperation was excellent and thanks to all for your consideration. Please keep up the great work.

## Landscape Committee

*Mary LeGault, Chair*

The Landscape Committee has begun preliminary work to re-design the area surrounding the “Directional Sign” at the end of Kings Way.

We will resume working with our Architect in late spring to replace the landscape/hardscape material and install new low voltage lighting. We hope to complete the project by fall 2022.

Four new trees were installed this summer on the bike/walk path. Two of them were disappointing and our landscaper has agreed to replace them. Recently, we have been offered special pricing on royal palms and plan to place three or four of them before year’s end.

The empty spaces in the viburnum hedge that borders Lakewood, along Kings Lake Blvd., has been filled in with new shrubs.

Fall annual color will be planted shortly after November 15<sup>th</sup>, in time to be enjoyed for Thanksgiving Holiday.



Photo by: Serge Wynan

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## LAKES COMMITTEE

*Nancy Payton, Chair*

The mission of the Lakes Committee is to continue to upgrade the health and enhance the beauty of the community’s four lakes.

### Littorals are Blooming

The new littoral plants around King Lake have been blooming all summer. As winter approaches the plants will bloom less and likely show some brown.

The white flowers are arrowhead, also called duck potato, and the beautiful blue/purple flowers are pickerelweed. The arrowhead flowers are visible from the walking path but seeing the pickerelweed flowers may require getting closer to the shore.

### Water Quality

With the hiring of the new lakes management company, quarterly water quality testing was initiated to develop a baseline for the health of the four lakes.

Good news! Early results show that the lakes are generally healthy and water quality is good. However, the September tests showed that the west end of King Lake had elevated levels of pollutants. This situation will be closely monitored in upcoming quarterly tests. It may be a one-time occurrence, or it may be an ongoing issue that should be addressed. This area of King Lake receives runoff from Davis Blvd, Collier County’s Utility yard, the Kings Lake Shopping Center, and three condo communities.

### Prince Lake Treatment

Prince Lake is scheduled for a bio-treatment this winter to help remove excess muck on the lake’s bottom. The treatment will take place over four months. The bacteria are naturally occurring in freshwater ponds. They will not harm humans, plants, pets, and wildlife. Application is by boat.

Mapping of the lake’s bottom, also by boat, will occur before and after treatment to determine the project’s success in removing the unwanted muck.

## Thank you, Dave

This summer, Lakes Committee Chair Dave Dardi resigned due to health challenges. Dave ably led the community through contentious lake issues, spearheaded the adoption of the comprehensive Lakes Management Plan, and oversaw the search for the new lakes management company. The Lakes Committee and Board of Directors appreciate his hard work and staunch dedication to the health of the lakes. Thank you, Dave. You are missed.



## Architectural Review Committee

*Ed Rooney, Chair*

The Architectural Review Committee (ARC) assists our Kings Lake Homeowners Association by helping single family homeowners comply with the deed restrictions imposed by the Kings Lake governing documents.

Although many home projects do not require an ARC application and approval, most will require a Collier County permit.

In general, a replacement roof, a fence installation, or a re-configured driveway will require a homeowner to contact our Kings Lake Property Manager, Tina Miller, at 239-261-3440 ext. 134 or at:

[tmiller@swpropmgt.com](mailto:tmiller@swpropmgt.com) for an ARC approval application. The form can be downloaded from our website [www.KingsLake.Today](http://www.KingsLake.Today). The username is KLowner and the password is kl2020. There is a non-refundable \$25 application fee and a \$300 deposit which is refundable upon project completion.

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## INFRASTRUCTURE COMMITTEE

*Bill Wendle, Chair*

Our primary focus has been improving the aesthetics of the wall at the community entrance. The columns have been repainted and we are now seeking bids for repainting the wall, the caps, and runners. Our second focus has been on obtaining pricing quotes for repainting the storage building and the pump house.

Kings Lake had some unexpected maintenance issues with the storage building/garage. The electrical service had deteriorated and needed emergency repairs. This has been completed and funded out of reserves. The tractor and walk behind mower were traded for a new John Deere tractor. The new equipment has hydraulics and power take off (PTO) allowing greater flexibility for its use in the future. The remaining balance for the new tractor was also funded out of the reserves.

## DOCUMENT REVISION COMMITTEE UPDATE

*Gloria Seger, Chair, Mary Ballard, Dick Weise*

The project revising our community documents continues and hopefully will be completed so that the results can be presented to Owners at the Annual Meeting in February. As previously stated, the documents required this attention since they date back to 1979 and were written by the original developers primarily to cover the community's early development. In the period since, many regulations and statutes have been enacted and require, by law, clarification in our documents.

**Our process has been simple. A committee was appointed to work out details in conjunction with an experienced HOA attorney so that appropriate changes could be made and presented to our community.**

The **first priority** of the committee was to come up with language expressing the practices and attitudes of our owners. Kings Lake is an established community and the culture that exists clearly defines our environment. Over the years owners have made their feelings and preferences well known.

The **second priority** has been to review these suggested changes with owners and consider suggestions that might be included. This process of incorporating suggestions has been going on now through several revisions. We are planning to widen this process and try to have even more people participating by completing the appropriate form in the [www.KingsLake.Today](http://www.KingsLake.Today) website.

As they now stand the latest revisions of these documents are now available on our Kings Lake website for your review. It should be clear that Kings Lake Documents are separate from the documents governing the condominium associations. Condo owners have their own documents which already address most of the issues. This committee will still hope to meet with condo owners to process their input. Single family homeowners may review the documents on the website.

In addition, individual meetings are being planned with the various condo associations at which a representative of the committee will be available to answer questions. Again, homeowners will be given the opportunity to review documents and submit their suggestions.

In the final analysis we must keep in mind what the purpose of this effort is. These new documents represent the expression of our Kings Lake community culture and are intended to clearly set forth the existing pattern to follow for all. A statement of our standards will help maintain the value of our properties and lend clarity to the issues within our community.

**The following proposed documents are respectfully presented for your consideration and comments:**

**Articles of Incorporation: By Laws: Declaration of Protective Covenants**

The proposed documents can be viewed at [www.KingsLake.Today](http://www.KingsLake.Today) on the Homepage Message Board and on the Documents Page. No Username or Password is needed.

## NATURE TRAIL ... PRESERVE...

## TENNIS & PICKLE BALL NEWS

*MARY BALLARD, CHAIR*

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

### TENNIS & PICKLE BALL RULES OF PLAY:

You may reserve the court 2 days in advance for an hour of play (Monday, you can reserve for Tuesday & Wednesday). If no one is signed up for the next hour and no one is waiting to play when you finish your hour of play, you may continue. BALL MACHINES ARE NOT ALLOWED. Sign Up sheets are on the court Bulletin Board.

Please remember the tennis/pickleball court is for Kings Lake Residents and their guest/s and is accessible through a locked gate. You must have a key to access the court.

You may obtain a key by contacting Gerald Batten at 775-4487. Proof of King's Lake ownership and a \$5.00 deposit is required.

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## NOMINATING COMMITTEE

*Jim Shumake*

We all miss Vice President, David Dardi, who had to resign from Board duties due to health issues. Gail Miers, past President of The Hamptons, accepted the Board's invitation to fulfil Mr. Dardi's remaining term.

Four Board Directors terms expire at our next Annual Meeting in February 2022. Jim Shumake is the Chair of the Nominating Committee. All owners interested in serving, please submit your name and personal information to Jim via email at [jdshumake@hotmail.com](mailto:jdshumake@hotmail.com) or contact our property manager Tina Miller at [tmiller@swpropmgt.com](mailto:tmiller@swpropmgt.com), phone 239 261-3440 x 134. We must have this information by our December Board meeting, Monday, Dec.13, 2021.

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## Web Site Update

*Nancy Payton, Chair*

The community website [www.KingsLake.Today](http://www.KingsLake.Today) contains up-to date information on the Board of Directors and its committees.

- Board of Directors monthly meeting agendas, usually posted the Thursday before the Monday meeting
- Board of Directors contact information and committee assignments
- **Form to sign up for email updates**
- Current list of the fourteen Community Associations' presidents
- Lakes Committee page that includes the Lakes Management Plan
- Tennis and Pickleball Court Rules along with information on how to secure a court key
- Latest Kings' Lake monthly financials
- Board of Directors' Meeting Minutes
- Community Rules and Regulations including parking restrictions
- Resource page on co-existing with wildlife including coyotes, cane toads, and alligators
- Kings Lake Documents (Bylaws, Articles of Incorporation, and Declaration of Protective Covenants)
- Email form to submit recommendations to the Document Revision Committee
- Email forms to contact the Board of Directors and Community Manager

**Minutes and Financial pages are protected and require a login.** The username is **KLowner** and the password is **kl2020**.

What's missing? Suggestions to improve and enhance the website are welcomed. Please email to [nancyannepayton@gmail.com](mailto:nancyannepayton@gmail.com).

## **Suggestions, Questions or 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)

## **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 Customer Service at [Csr@swpropmgt.com](mailto:Csr@swpropmgt.com) or fax to (239) 261-2013.

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

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