



# King's Lake

## Newsletter ~ Spring 2021

### **PRESIDENT'S REPORT**

*Chuck Nuechterlein, President*

We seem to be finally emerging from perhaps the most extraordinary year in all of our lives. Rather than getting into the major effects of COVID 19, I'll just try to show its impact on the Board's efforts to manage the affairs of Kings Lake. We have had no in person meetings since March 9, 2020. All Board and multi-person Committee meetings were conducted via Zoom. For the first time ever, we had an Annual Owners' Meeting, and nobody showed up! Of course, we had it on Zoom and many owners joined the Board to successfully complete our community business. At this 2021 meeting four candidates were elected to terms as Board Directors: Chuck Nuechterlein, Nancy Anne Payton, James Shumake, and Bill Wendle. A surplus of \$3100 of 2020 operating funds was rolled over to 2021, the great work of our volunteers and staff was acknowledged, and retiring Director, Bill Wolfenden, was thanked for his years of work on the Board.

Since our last Newsletter, two new Board Committees were added: 'Welcome' and 'Infrastructure': the first to welcome new residents and to provide them with Kings Lake community knowledge; the second to focus efforts on maintaining and renovating our walls and buildings.

There has been a lot of good work done since last fall; please read on for the committee reports. Have a very safe and vaccinated summer; I hope all of you can be back in person next fall.

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### **IRRIGATION COMMITTEE**

*Dick Weise, Chair*

Our community irrigation system continues to benefit from the major overhaul and updating done three years ago. We continue to operate with minimum problems as we serve the condo associations and homeowners who are on the system. 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, keeping them looking green in spite of the dry season we are experiencing. All homeowners and condo associations should also keep properties green and thereby keep all of Kings Lake looking good.

Collier County issues water restrictions and those specifics are available from the county. Those restrictions apply to all of us whether on county water, our Kings Lake System, or a private well.

Finally, several months ago our homeowners were asked to be aware of our community members walking in the morning and to set the timers of their irrigation systems so they 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.

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### **LANDSCAPE COMMITTEE**

*Mary LeGault, Chair*

The Landscape Committee continues to consider the proposed rejuvenation of the area surrounding the "directional sign" at the intersection of Kings Way and Kings Lake Blvd. The existing wall will be replaced with a more pleasing low stone wall. The queen palms will be replaced with more substantial palms. We hope to incorporate our two existing boulders into the new plantings and replace the worn sod along the sidewalk with Asiatic jasmine. We are also redesigning with low voltage lighting for the sign and wall and up lighting for the new palms.

We plan to remove the old and worn viburnum shrubs that separate us from Lakewood in the areas that are barely visible from the street. We will attempt to relocate the healthier shrubs and reinstall them where they are needed, leaving some open intervals. We may replace the shrubs on the corner of Evergreen

Lake Rd. and the BLVD, either with a few newer viburnum or perhaps begin the clusia hedge as we have done on the North east side.

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## **LAKES COMMITTEE**

*David Dardi, Chair*

The ongoing mission of the Lakes Committee is to continue to upgrade the health and enhance the appearance of the community's four lakes.

### **Lakes Management Plan Finalized**

In preparation for the search for a new lakes management company, EarthTech Environmental was contracted to test and evaluate the lakes, prepare a long-term Lakes Management Plan, and draft a Request for Quotes (RFQ).

**The initial lakes assessment, Lakes Management Plan, and RFQ can be viewed on the Lakes Committee page at [www.KingsLake.Today](http://www.KingsLake.Today).** The Lakes Management Plan lays out in detail the Lake Management Company's responsibilities, including monthly and quarterly duties. The plan also has a section containing landscaping recommendations for homeowners and condo associations.

### **Lakes Manager Hired**

Five companies submitted quotes for monthly maintenance. After careful consideration, based on references, interviews, and the competitive quote, the Lakes Committee recommended and the Board approved at the April Board meeting the hiring of Lake & Wetland Management as the new Lakes Manager. For background on Lake & Wetland Management, visit its website at [www.lakeandwetland.com](http://www.lakeandwetland.com). Lake & Wetland provides similar lake services to other communities in Southwest Florida including Marbella Lakes, Carlton Lakes, Twin Eagles, Forest Glen, Naples Heritage and many more.

### **Littoral Planting Project**

Earlier this year winter spike rush intruding into King Lake was harvested and invasive torpedo grass along the shore was eradicated. The white stakes in King Lake are boundary markers. The new Lakes Manager is to keep the spike rush from growing beyond the stakes. The plan is to allow the spike rush to grow back to the shoreline and at the same time to reduce the extent of growth toward the center of the lakes; the white stakes should effectively move closer toward the

shoreline. In areas where this is not possible, suitable littoral plants will be grown to cover the bare littoral zone. Suitable littorals will be determined by test plots. The Lakes Committee has identified two sections along Kings Lake for test plots of native littoral plants in the area where the torpedo grass was removed. Thank you to Steeplechase and Bristol Square homeowners for supporting these test areas. Pending a number of factors, the test areas may be expanded to two additional areas in different locations. The plots are anticipated to be planted by summer.

Littoral refers to the shallow shelf of a lake where light is capable of reaching the bottom of the lake and growth can occur. Littoral plants help clean the water going into the lake by removing unwanted nutrients, nitrates and phosphates, returning dissolved oxygen to the water, stabilizing the shoreline from erosion, and adding to the aesthetics of the lake. For more information on littoral zones and native plants, see Collier County's Lakes Evaluation Report at the Lakes Committee webpage.

### **Keep the Lakes Healthy**

- Do NOT use a fertilizer with phosphorus without a soil test showing a need.
- Do NOT over irrigate and adjust irrigation heads to prevent over spraying on driveways, roads, and sidewalks. This will prevent pollution runoff going into the lakes.
- Do not allow grass clippings or any other cuttings to enter the lakes or street storm gutters.
- Do not feed the wildlife.
- Wash vehicles on grass rather than the driveway to avoid pollution runoff going into the lakes.
- Maintain a 10' buffer zone along the lake. Eliminate fertilizer, pesticides and other chemicals. Do NOT mow the plants in the buffer zone. The buffer zone helps to cleanse water going into the lakes.
- Pick up and properly dispose of pet waste.
- For information on the above and more, see the Lakes Committee webpage



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## **ARCHITECTURAL REVIEW COMMITTEE**

*Ed Rooney, Chair*

Are you thinking about installing a fence in your yard? Maybe you are contemplating expanding the pool deck or a driveway. How about a new roof? These are among the many projects which require approval from the King's Lake Homeowner's Association.

Before you start your project, please contact our property manager Tina Miller at 239-261-3440 ext. 134 or [tmiller@swpropmgt.com](mailto:tmiller@swpropmgt.com), to determine if an application and ARC approval are required. There is a non-refundable \$25 application fee plus a \$300 deposit which is refundable upon project completion.

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## **INFRASTRUCTURE COMMITTEE**

*Bill Wendle, Chair*

The committee has met with three bidders for refurbishing the "Kings Lake" signs that are on Davis Blvd. Both the east and west signs are in need of repair and painting. The stucco needs some work and cracks need mending. Painting, stucco, and crack repair will be approximately \$10,000 and will be paid for out of the reserve account. A contract will be awarded soon. Plans also include cleaning the granite portion (reflective from the road) to maintain its appearance.

We have awarded a contract for replacement of the overhead garage door on our storage barn in the conservancy area. The costs would have been more to repair the door than to replace it. The committee also looked at the storage bin, a semi-trailer bin, to determine if it should be replaced. No decision was made at this time.

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## **WEB SITE UPDATE**

*Nancy Payton, Chair*

The information available on [www.KingsLake.Today](http://www.KingsLake.Today) continues to expand. Several web pages contain community-sensitive materials and are therefore

protected. The username is **KLowner** and the password is **kl2020**.

Please visit the web site for the following information.

- Board of Directors' monthly meeting agendas usually posted the Friday before the meeting
- Board of Directors' contact information and committee assignments
- Current list of Community Associations' presidents
- Lakes Committee' page that includes 2021 Lakes Management Plan
- Tennis and Pickleball Court Rules
- Useful 24/7 phone numbers including Collier County Sheriff's nonemergency number for reporting speeders and the Alligator Hotline
- Latest Kings Lake financials
- Minutes of Board of Directors' meetings
- Rules and Regulations
- Email form to submit recommendations to the Document Revision Committee
- Email forms to contact the Board of Directors and Community Manager

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

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### **A rare bird spotting on Kings Lake Limpkin with chick photo by Len Hook**



## **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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