

# IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

February & March 2021 Our Website → [www.Imperialgolfestates.org](http://www.Imperialgolfestates.org)

## BOARD OF DIRECTORS

### President

Gale Schwartz

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### Vice President

Tom Harruff

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### Treasurer

Pat McCabe

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### Secretary

John Mickelson

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### Directors

Dan Castaldini

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Deb Frost

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Jim Wilson

[jwilsonige@yahoo.com](mailto:jwilsonige@yahoo.com)

### Superintendent

Mark Thieme

[imperialmarkthieme@gmail.com](mailto:imperialmarkthieme@gmail.com)

## FEBRUARY & MARCH 2021 BOARD MEETING

The Board meet via teleconference on Monday March 1, 2021 at 3:00 PM and on March 29, 2021 at 10:00 AM. Notices of the meetings were posted on all community bulletin boards and on our website. HOA members could participate via conference call and all members who have provided us with a valid email address were also sent an email with details on how to join the teleconference.

The Board will meet next on April 26, 2021. Details on how to join the meeting will be posted and sent out via email.

## TAMPERING WITH OUR WEIRS

The Association built, owns, and operates the many weirs which are in our lakes. These weirs allow us to control lake water levels and allow for storm water drainage. We operate these weirs in accordance with the State of Florida water management system.

One of our weirs was recently tampered with, resulting in a massive dump of water into the canal system. Tampering with any weir will cause lake levels to drop or other areas to be flooded. Tampering can also cause flooding, and when property is damaged there are civil and criminal penalties attached to such action. It is a crime to tamper with a weir under Florida trespassing laws; along with the crime of damage to property from any water damage caused by the tampering. Your Board is reviewing security for the weirs and will increase our surveillance of them. If required, 24/7 video surveillance will be installed similar to what is in place at the back gate.

## **RUST STAINING ON OUR ROADS, GUTTERS, AND CURBS**

Many of you may have noticed brown and rust colored staining on our roadways, gutters, and curbs. These stains are not only unsightly, they decrease the esthetic value to our homes and community. Your Board is looking into methods to address this problem now, and into the future. It will be an ongoing effort due to the causes of the staining and how quickly stains return after cleaning.

Some of the stains are caused by organic material, (such as leaves or plant residue), mineral and rust stains, (caused primarily by mineralized well water and sprinkler systems), and just plain old dirt.

Your board has had a private vendor clean all our street gutters many years ago. Lately, our superintendent has been cleaning the gutters and curbs near HOA facilities, such as our parks. Each time we clean an area, there is a cost factor and the cleaning does not last long, because the causes of the staining remains. Most mineral and rust stains are from our own sprinkler systems; because they access water that has a high mineral content. To obtain water that has less mineral content, permits are needed to drill deeper to the lower aquifers.

Some residents may have seen brown or off colored water seepage due to high water levels during the summer months. This is not rust. This seepage happens when there is high ground water flow and a high water table. This phenomenon was recently seen near Empress Lake. The reason for the off colored water is the presence of “Tannins.” What are Tannins? Tannins are a natural organic material that can be the byproducts of nature’s fermentation process, created as water passes through peaty soil and decaying vegetation. This can cause water to have a faint yellow to tea-like color, and can cause yellow staining on fabrics, fixtures, china and laundry. Tannins may give a tangy or tart aftertaste to water. They may also cause water to have a musty or earthy odor. Tannins – also known as fulvic or humic acid – are more common in surface water supplies and shallow wells than in deep wells. Water in marshy, low-lying, or coastal areas is also more susceptible to tannins. What are the health effects of Tannins? Tannins are considered an aesthetic problem. While they may make water unappealing to drink and stain laundry, they present no health hazard.

In summary, cleaning our curbs and gutters is a never-ending job. **Your Board is asking you to try and maintain the gutters and curbs in front of your homes.** If residents assist in keeping the gutters and curbs cleaned, it will save all of us money in dues. If residents clean the gutters and curbs, your HOA dues will not be raised to continuously pay the many thousands of dollars it would cost for the HOA to hire a contractor to do what most of us can do ourselves. Your cooperation will be appreciated.

There are many cleaning agents that work on concrete. Your Board is not endorsing one product over another, but please use something that is approved for concrete and do spot test cleaning first. Please ensure any product you use does not leave a stain that is worse than what we already have. Products and methods known to work include, power-washing, Zep brand calcium, lime, and rust remover, Rust Aid by Goof off, Iron Out, Wet and Forget, and Singerman Laboratories Rust Remover for Concrete. The Singerman Rust Remover works extremely well on concrete gutters and curbs for rust stains and Wet and Forget works great for dirt, grime, and mildew staining.

We are all responsible for the curb and gutters in front of our homes. Please do your part and keep our community looking good.

### **NOISE AND BEING A GOOD NEIGHBOR**



Your Board gets the occasional complaint about excessive noise coming from a residence. There are local codes/laws that limit noise/music to a specific volume level. The decible levels allowed change based upon the time of day. As an example, a lawn mower is usually within the volume levels allowed during the day. The same volume level would be illegal after 10:00 PM which is when most statutes, codes, or ordinances require much lower volume levels.

Please be respectful to your neighbors about noise being generated from your property. Here is a link to the Collier County Noise Laws for your review.

Click Here → [\*\*Link To Collier County Noise Laws\*\*](#)

Our By-Laws have a provision that allows for any excessive noise issues to be declared a nuisance. Please ensure any noise/music coming from your property is not a violation of a Collier County noise laws, as this would also make the noise/music a nuisance which would force the HOA to take corrective action.

## **HOW TO REGISTER TO VOTE ELECTRONICALLY**

### **Electronic Voting Registration Form**

Please click on the link below to take you to the electronic voting registration form, this form can be completed electronically and is required to complete the registration.

Click Here → [\*\*Link To Electronic Voting\*\*](#)

You can still vote via paper ballot if you sign up for electronic voting. You are encouraged to sign up for electronic voting as it gives you two options to participate.

## **COMCAST/INFRASTRUCTURE REPORTS BY TOM HARRUFF**

### Comcast Report

To: Homeowners not currently connected to new fiber optic to home system  
Subject: Fiber Optic Cable to the Home Installation

Recently the free installation period to install our new Comcast fiber optic cable system to our homes expired. Twenty addresses in IGEHOA were listed by Comcast as not having the new fiber optic cable network installed to your home. They are still receiving cable TV and internet (if you use Comcast) services through the older coaxial cable network. However, Comcast will in the future be taking down the old coaxial cable network. If these residents do not connect to the new fiber optic network before that time, they will lose both cable TV and internet services. These residents need to contact Comcast at 1-800-xfinity (1-800- 934-6489) soonest to schedule the Fiber to the Home installation. Tell the person answering that you live in Imperial Golf Estates and that the Association has a Bulk Cable TV and Bulk Internet contract. If they ask, our Account Number for our Association's Bulk Contract is 8535 10 021 0426917.

Someone must be home when the technician comes to your home for the installation. Vesta has the listing of the 20 addresses that are still not connected to the new fiber network and has sent letters to each household. If you are one of these 20 homes, please act now before you lose services.

Board member Tom Harruff has agreed to attempt to contact all homeowners who have not switched over to ensure they understand what happens to their cable service if they do not.

## **ENTRADA/BACK GATE ROAD WORK**

Your Board accepted a bid to repaint the road stripping on Entrada from the back gate towards Livingston Road. The project has been completed.

## **PETS - ON GOING ISSUES**

The Board wants to again remind pet owners to pick up after their pets. We still find bags of dog poop discarded along out sidewalks and roadways. Please pick up after your pets.

You are also reminded that pets must be on a leash at all times when out and about. Next month's Newsletter will cover animal control rules within IGE.



## **VETERAN'S MEMORIAL BOULEVARD/NEW HIGH SCHOOL** **BY CHARLIE LITOW – COMMITTEE CHAIR**

On January 18, 2021, the County started clear cutting the trees north of our fence to make room for a temporary road to the new high school. This road will be used for construction of the school. Since the clear cutting was completed, the county's vendors have moved forward with all sorts of construction. Suffice it to say, we do not need to tell you how disruptive the work has been to those impacted. Noise, vibration and dust have been the biggest and most recurring problems.

The permanent new road will dramatically impact our air quality, privacy, security, real estate values, and create plenty of noise. We hired an attorney who specializes in eminent domain issues and he in turn has recommended qualified consultants to work with us including those specializing in noise, traffic and appraisal of real estate.

As a result, we conducted our own noise study. Our noise study is now complete and the final draft is being put together for submission to the county. The conclusion reached by our study is the county will be building and funding a 14 foot high wall to the north of our community.

This conclusion is based on accepting the county's noise study and its assumptions, but only adding the number of noise receptors to their study. The county vendor only used 34 receptors or one for each home that lines the road expansion. The county vendor failed to include receptors for other homes that would be impacted. In all, our vendor added 76 other receptors and a few of those were in neighboring Secoya as they were included in the county's noise study. By adding these receptors and the impact therein, our community does indeed qualify for a noise attenuation wall. Incidentally, we have plenty of justification to challenge other aspects of the county's noise study. Additional challenges to the county's noise study would reach the same conclusion, the county must build and fund a wall.

Once the final report is written, it will be submitted to the county. We anticipate the county will come back and agree to build and fund the wall within 30 days. When they build it remains to be seen, but it will be built before the road opens. We should anticipate they will move it along rather quickly rather than delay as the cost will only rise with time. If the county pushes back, we are confident we are well armed to rebut any challenges and the outcome of our noise study will be the final result.

**FROM THE BOARD:** The Board thanks Charlie and all the committee members for their hard work and hopes the end result matches their positive outlook. We are not guaranteed a positive result, but we are very hopeful and fully support the committee's work and enthusiasm.

## **MAILBOXES & LANDSCAPING**

Please ensure your mailbox is well maintained. Several mailboxes are in need of repair or repainting. Our rule on mailboxes is posted on our web site for your review. Here is a link to our mailbox rule: Click Here → **Mailbox Regulations**

We also ask our residents to be mindful of our yards and landscaping. Those yards that do not maintain upkeep really “stick out.” Please don’t let your home be one of them.

## **FINANCIALS - BY TREASURER PAT MCCABE**

To: The President, Board and Members of the IGEHOA  
From: Pat McCabe - Treasurer

The link provided below will take you to the financial summary that was derived from Vesta’s monthly report to the HOA. The report indicates a financially stable HOA with funds available to meet our operating needs. Vesta will provide the monthly reports in this format henceforward. Financially yours, Pat McCabe, Treasurer

The Internet link below will take you to the Treasurer’s is report which is posted on our web site.

Click Here → **Treasurer’s February & March Report**

## **COMMITTEE REPORTS**

The Maintenance/Beautification Committee, Lake’s Committee, Infrastructure Committee did not meet in February or March.

## **PRESIDENT’S REPORT FEBRUARY & MARCH 2021 - BY GALE SCHWARTZ**

Items covered in the report include: Committees, mulching, plantings, tree bids, dog issues, paving, and the Zach’s Lake Aeration system.

The Internet link below will take you to this report which is posted on our web site.

Click Here → **President's February & March Report**

## **FEBRUARY & MARCH 2021 SUPERINTENDENT'S REPORT** **BY MARK E. THIEME**

Items covered in the report include: Zach's Lake Bubbler system which is now operational, sign repairs, Entrada Gate House, and Holiday decorations.

The Internet link below will take you to this report which is posted on our web site.

Click Here → **[Superintendent's February & March Report](#)**

### **COMMITTEES**

Your homeowners association has a number of residents who have volunteered to help the Board by serving on committees. These committees are essential for the Board to get input from our membership. We want to thank those people who have stepped forward to serve others. We have the present following committees and membership:

#### **Lakes Committee:**

Board Chairs – Gale Schwartz Chair and Board member John Mickelson  
Caitlin Fortier – Representing Empress Lake residents  
Jerry Lowe – Representing Zach's Lake residents  
Mark Thieme – IGE Superintendent  
Carolyn Bradtmiller– Representing Countess Lake residents

#### **Infrastructure Committee:**

Board Chair – Tom Harruff  
John Mickelson - Member  
Jim Wilson – Member  
Dan Castaldini - Member  
Mark Thieme – IGE Superintendent

#### **Maintenance/Beautification Committee:**

Board Chair – Gale Schwartz  
Judith Perkins – Member  
Stephanie Hardy – Member  
Georgia McDowell – Member  
Pam Myers – Member  
Anne Harruff – Member  
Mark Thieme – Advisor



**Violations Committee:**

Board Chair – Tom Harruff

**New School Construction and Veteran’s Road Expansion Committee:**

Chair - Charlie Litow

Board member – Tom Harruff

Jim Beggan - Member

Greg Biada – Member

Dan Castalini – Member

Pam Falcigno – Member

P.J. Marinelli – Member

Gary West – Member

If anyone has an interest in serving on a committee, please contact Vesta and let us know what committee you are interested in serving on.

**Other Board Assignments are as follows:**

GIB Board Representative	Gale Schwartz
Entrada Gate Chair	Jim Wilson
Architectural Review Board Chair	Deb Frost
Comcast Representative	Tom Harruff
Newsletter Production	John Mickelson
Website Maintenance	Gale Schwartz & John Mickelson

**IMPORTANT NUMBERS TO KEEP HANDY**

Sheriff’s Office Non-Emergency Number	239-252-9300
Domestic Animal Control	239-252-7387
Humane Society Animal Shelter	239-643-1555
Garbage/Waste Pick Up	239-252-2508
Solid Waste Management	239-252-2508
Code Enforcement	239-252-2440
Comcast	800-934-6489
Naples Daily News Circulation Dept.	239-263-4839
Vesta Property Services	239-947-4552

**HOA COMMITTEES & DUTIES**

**ARCHITECTURAL REVIEW**

Deb Frost - Chair

**MAINTENANCE AND BEAUTIFICATION**

Gale Schwartz - Chair

**ENTRADA BACK GATE**

Jim Wilson - Chair

**GREATER IMPERIAL BOARD REPRESENTATIVE**

Gale Schwartz

**INFRASTRUCTURE**

Tom Harruff – Chair

**LAKES**

Gale Schwartz – Chair

John Mickelson –Assistant Chair

**VIOLATIONS**

Tom Harruff – Chair

**NEWSLETTER**

John Mickelson

**WEB MASTER LIAISON**

Gale Schwartz & John Mickelson

**HOA SUPERINTENDANT**

Mark Thieme

**HOA WEB PAGE**

Web Master – Mike Shields  
www.imperialgolfestates.org

**IMPORTANT DATES FOR MEETINGS AND ASSESSMENTS**

HOA First Quarter Fees - Due January First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Second Quarter Fees - Due April First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Third Quarter Fees - Due July First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Fourth Quarter Fees - Due October First Of Every Year \$598.39 for 2020. 2021 is lowered to \$562.50

HOA Board Meetings - The Board meets on the 4<sup>th</sup> Monday of the month. The time, location, and format of the meeting are pre-posted.

**IMPERIAL GOLF ESTATES HOME SALES**

As of March 31, 2021

- 4 Houses Active For sale
- 4 Pending With Contingency
- 2 Pending
- 17 Closed Sales 2021
- \$664,347 Average selling price

Average selling price per square foot - \$259.78

