

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

December 2021 **Our Website → www.Imperialgolfstates.org**

BOARD OF DIRECTORS

Co-President

Gale Schwartz

gmschwartz@aol.com

Vice President

Tom Harruff

tomharruff@comcast.net

Co-President/Treasurer

Pat McCabe

patleomccabe@gmail.com

Co-President/Secretary

John Mickelson

Mickthecop@aol.com

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Deb Frost

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Jim Wilson

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Superintendent

Mark Thieme

imperialmarkthieme@gmail.com

NOVEMBER & DECEMBER 2021 MEETINGS

The Board meet in person and via teleconference on Monday November 15, 2021 at 6:00 PM, Tuesday November 23, 2021 at 10:00 am, and Tuesday December 14, 2021 at 10:00 am. Notice of the meetings were posted on all community bulletin boards and on our website. HOA members could participate in person or 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.

SPECIAL MEETING ON BIKE PATH

Our HOA is a member of the Greater Imperial Board. The GIB proposed a bike path along Imperial Golf Course Boulevard to our 4 way stop. The GIB rules required our HOA membership vote on this issue. This issue was discussed at a special meeting of all members on September 29, 2021. It was also addressed in the last two Newsletters.

Our membership voted electronically, or in person, with all votes tabulated on November 15, 2021. The results were:
78 votes to fund the walking path.
204 votes to not fund the walking path.

80 votes to grant an easement for the pathway.
203 votes to not grant the easement for the pathway.

Both the pathway funding and the easement for the pathway have failed.

Our GIB representative, President Gale Schwartz, notified the GIB of our results and casted all our allotted votes against the project at the appointed GIB Meeting.

GIB DISPUTE

The GIB has possession of a data base with the personal data of our residents. They have this data base which is maintained by our past property manager Sandcastle. The GIB obtained this data for their use in controlling access through the main gate off highway 41. Recently, the GIB used this data base to send an unsolicited email to every member of our community. Your Board objected to the GIB using any personal data of our residents for any purpose other than access to the front gate.

Your Board is united to ensure that the private data of our membership is never again used by the GIB for anything other than access through the front gate. The GIB has governing documents just like every other community group. Article IV B. of the GIB governing documents specifically states **“Except as provided in this agreement, the GIB SHALL NEVER exercise any powers on the territory of any member.”** For whatever reason., the GIB Board voted on Monday, December 13, 2021 to once again intrude into member communities with direct mailings to every member. Your board has authorized President Gale Schwartz to coordinate with our HOA attorney to take whatever legal action is required to stop the GIB from their use of our members personal data, (email or address). Your Board believes that any of your personal data that is in the GIB’s possession should not be used in any fashion without your specific permission to do so.

The GIB may attempt to use other mailing data bases to send unsolicited letters to you. Should you not want the GIB to do so, your Board is in the process of obtaining legal remedies. In addition to possible litigation, one such remedy may be a cease and desist notice to the GIB for each resident who does not want unsolicited materials from the GIB. We will keep you notified if that process will be required. If required, your Board will assist in the process of filing cease and desist notices to the GIB.

NEW HIGH SCHOOL UPDATE

The school district has continued with their construction of a new high school on our Northwest border. For those who live along the new Veterans Roadway and the new high school, the construction and noise has been terrible. Your Board is still negotiating with the County and the school district about options to maintain security within our community and to mitigate the noise that will result from completion of these two projects. Your Board will continue to keep you informed as negotiations progress.

Wink news did a special about the new school. Should you wish to watch the episode, here is a link to the broadcast.

Click Here To View Video → **Wink News Segment**

GOVERNING DOCUMENTS UPDATE

Your Board is attempting to remind the membership of the rules under which your Board must function and the rules that many of us often forget. Last month we reviewed “Holiday Work Rules.” This month we will focus on the Entrada (Back Gate) Rules.

We only allow our residents to use the Entrada back gate. No visitors or vendors are allowed to use the gate. This is because when the road and gate was built, we entered into an agreement with the other communities along Entrada. These communities consented to allow us to drive through their communities to reach Livingston Road. In exchange for this access, those communities requested us to limit access to the back gate to only our residents. This is the reason that only our residents can use the Entrada back gate; because our HOA signed a legally binding agreement at the time of the roadway construction agreeing to this restriction.

Please follow this rule and do not let others piggy-back behind you to enter or leave our community. We have cameras at the gate and record all violations. Our rules require a 30 day suspension of back gate violations for a single offense. Please do not put your entire family in a position to lose all back gate privileges for violating this rule. A violation by one vehicle will require the Board to invalidate all vehicles for the offending resident. No trailers, boats, campers, or any type of pulled vehicle may be brought through the back gate.

Click Here To View The Rule → **[Entrada Gate Rules](#)**

DONATION OF FLOWERS

Jose Pineada from Pineada Lawn Service has donated Poinsettias flowers to the community for our Christmas decorations. His donation helped enhance the flowers and decorations authorized by the Board. Thank you Jose Pineada for your generosity to our community.

ZACH’S LAKE AERATION SYSTEM

An aeration system was installed in Zach’s Lake to improve the lake’s water quality and ensure a proper depth. The compressors for the system needs to be moved near the Entrada back gate due to the noise it has created for the homeowners near the compressors. Bids were solicited and the Board awarded the contract to relocate the compressors.

PETITION PRESENTED TO THE BOARD

A petition was presented to the Board requesting that Board members not be allowed to serve beyond 6 years. This provision would mean any board member who has served 6 years may never again serve on the Board. The HOA attorney is reviewing the petition to determine if a lifetime ban on Board members is allowed under Florida State law. The Board accepted the petition and will keep the community updated.

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.

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.

GUTTERS, CURBS, AND DRIVEWAYS - ON GOING ISSUES

Your Board reminds residents that the gutters and curbs in front of your homes need to be maintain and cleaned. This can be accomplished with power washing or chemical sprays. Please ensure you do your part to keep our community well maintained.

Those with painted driveways are reminded that most paints get slippery when wet. Please remember to use paints that offer adhesion when repainting. This will help avoid unnecessary accidents of people being injured on wet painted surfaces,

FLORIDA SNOW IS A WEED

Florida snow is a weed that grows this time of year and it should be mitigated. If not controlled, it will spread. Please ensure your yard is free of this fast growing weed.



Click Here To Learn About This Weed → [**Link To Plant Information**](#)

A LETTER FROM THE GIB

The GIB has requested we share the following information with our membership.

Dear Imperial Residents,

In an effort to reduce the line at the guardhouse, homeowners may now purchase gate stickers for Homewatch and home health aides. Vendors such as pool companies and landscapers may also purchase gate stickers directly at the gatehouse at the times below. These stickers will be active for 1 year. Please see the attached form. Feel free to give a copy to your frequent vendors.

Gate access transponders (stickers and remotes) are available to purchase at the Imperial Guardhouse on Tuesdays and Thursdays from 9:30am – 12:30pm. Stickers are \$40, and remotes

are \$80, payable by check or credit card. **Gate passes will not be available on the 23rd, 28th or 30 due to holiday schedule.**

If you would like to **add a visitor to your list**, there are 3 simple ways that can be done.

1. Call the Guardhouse at **(239) 597-2005** from the phone number you registered in the gate access system and leave a voice message.
2. You may email imperialgolf@ssei.com with your visitor's name and date/ time they are arriving.
3. You may download the mobile app **Checkpoint Resident** to your iPhone or Android. This requires a mobile activation code. You may acquire your code by emailing imperialdevice@sandcastlecm.com. Your login info and code will be emailed to you shortly after. The email may end up in you spam, so be sure to check after a reasonable amount of time. If you are using the website on a computer, you will need to use Google Chrome.

The upgrade to Premium Messaging to receive a text alert when your visitors arrive is complete.

Residents can now send an **SMS Express Pass** from the website and the mobile app. The notification settings are the same except the Carrier Field is not needed anymore and is no longer present on the interfaces. Any website or mobile app user that report the carrier is still present should close out and log back in to apply the changes.

Any other questions or issues you may be having can be addressed by emailing imperialdevice@sandcastlecm.com, with the exception of adding visitors to your list. That can only be done by one of the ways listed above.

Thank you,

On behalf of the Greater Imperial Board,
Nyree Ryan, CAM

2022 DUES PACKET HAS BEEN MAILED

You should have received your 2022 payment booklet for HOA dues. The booklet has 4 payment coupons and envelopes should you wish to pay on a quarterly basis of 575.77 per payment. Should you wish to pay your dues with a one-time payment, just return all 4 coupons with a payment of \$2,303.08.

The payment booklet also includes information about setting up automatic payments.

If you did not receive your payment booklet, please contact our property manager Vesta to get one mailed to you.

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 Report**

COMMITTEE REPORTS

The Maintenance/Beautification Committee, Lake's Committee, Infrastructure Committee did not meet.

PRESIDENT'S REPORT - BY GALE SCHWARTZ

Items covered in the report include: Walking Path, Bubbler relocation, GIB, petition, and ARB.

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

Click Here → **President's Report**

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 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 Chair – 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

Karen Vincent – Representing Busamark Lake

Infrastructure Committee:

Board Chair – Tom Harruff

John Mickelson - Member

Jim Wilson – Member

Dan Castaldini - Member

Mark Thieme – IGE Superintendent

Maintenance/Beautification Committee:

Board Chair – Tom Harruff

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

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	John Mickelson
Architectural Review Board Chair	Tom Harruff
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 4th Monday of the month. The time, location, and format of the meeting are pre-posted.

IMPERIAL GOLF ESTATES HOME SALES

As of December 1, 2021

3	Houses Active For sale
0	Pending With Contingency
0	Pending
50	Closed Sales 2021
\$812,9497	Average selling price

Average selling price per square foot - \$209.61

