

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

September - October 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

Directors

Dan Castaldini

dancast1@comcast.net

Deb Frost

debfroste@outlook.com

Jim Wilson

jwilsonige@yahoo.com

Superintendent

Mark Thieme

imperialmarkthieme@gmail.com

SEPTEMBER 2021 BOARD MEETING

The Board meet on Tuesday September 14, 2021 and October 5, 2021 at 10:00 AM. Notice 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.

INVASIVE WEED SPRAYING IN OUR LAKES

Your Board has an ongoing contract to keep invasive vegetation out of our lakes and along the shoreline. The spraying is done periodically. Several complaints were received about unwanted growth in Bismark Lake. Your Board had our contractor spray the lake in early September and again on September 23rd. We are spraying again the week of October 18. We will evaluate the success of this mitigation at the end of October. It generally takes 2 weeks for the impact of spraying to be noticeable for underwater plants.



VETERAN'S MEMORIAL BOULEVARD & NEW HIGH SCHOOL

We are aware that our membership wants up to date information about the Veteran's Road expansion and new school construction. We try to keep our members informed as quickly as we learn details. Here is the latest summary.

The County is expanding Veteran's Memorial Boulevard adjacent to our community. The school district is constructing a new high school South of Veteran's Memorial Boulevard and to the west of our community. These projects are started and will happen. We have no legal right to stop them or challenge them. We do have a right to mitigate the noise the new road will have on our community.

The County did a noise study that indicates they do not need to build a noise wall along our property line and the new road. Their study, if it stands, indicates that only a fence and vegetation would be installed at County expense to separate the roadway from the homes within Imperial that are along the roadway.

Your Board hired an attorney specializing in this type of issue. Your Board then commissioned our own noise study. Our noise study differs from the County study and indicates we are entitled to a noise wall at County expense.

Given the differing noise study results, our attorney, and your Board, are still pursuing this matter with the hoped for end result being that a noise wall is constructed at County expense. This hoped for end result is on-going.

The new school construction impacts the homes within Imperial on our northwest border. The school district will not be building a wall between our property and the new school. They have no legal obligation to do so. The school plans to build a fence with material and vegetation being the barrier. We may have the ability to negotiate with the school district about other barrier options. We have yet to finalize options for the school and negotiations are on-going. We can live with the fence the school will construct, or we can add vegetation along that fence line in an attempt to lessen the noise impact, or we can ask our membership to vote on a special assessment to build our own wall along the border. This has yet to be determined and we will keep everyone informed as negotiations continue.

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 need 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. We will ask the vendor to complete this project as soon as possible.

SPECIAL MEETING ON GIB WALKING PATH

The GIB, (Greater Imperial Board), is proposing to build a walking path from the main gate to the four way stop. We have addressed this project in several previous Newsletters. We held an informational meeting with our members regarding this issue on September 29, 2021.

The projected cost of the project is \$320,000.00 but that is not a firm cost. It has yet to be approved for actual bidding and the price could change. The assessment to our HOA for the walking path would be approximately \$114,000.00 for our share of the costs.

The September 29 meeting was well attended and it appeared that the majority of those present opposed the project and the associated costs involved. Many issues were raised including how the pathway would diminish community security, safety, privacy, and insurance risks. Those supporting the pathway raised several issues as well, with safety for those forced to walk or bike on the roadway as a prime concern.

Your HOA Board does not have the authority under the GIB governing documents to vote on this issue. Funding of this size must be presented to the entire HOA membership for a vote. Your Board has not taken a vote on the funding, but it has reached a 6 to 1 consensus to oppose the pathway and the expenses associated with it. Ultimately, the final decision will go to our membership for a vote. This informational meeting discussed the pros and cons of the project, along with the costs involved. The vote will happen in November. You can vote electronically or by paper ballot when the election takes place. A paper ballot will be mailed to your home. Otherwise, you can vote electronically if you have registered to vote via electronic ballot. If you have not already registered to vote electronically in our elections, there is a link below which will allow you to register. Regardless if you are pro or con this project, please vote. Your vote counts.

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. Once you are registered, you can vote via electronic ballot in all upcoming elections should you choose to do so.

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

VENDORS, HOLIDAYS, AND WORK RULES

With the Labor Day weekend behind us, we need to remind everyone of our rules about vendors and homeowners doing work within the community. Work is not permitted on some holidays and is restricted to days of the week and hours of the day.

The Holidays where this rule applies are New Year's Day, Easter Sunday, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.

Here is the exact wording of our rule:

- a. The rationale for the limitations of working hours for both home owners and service personnel within Imperial Golf Estates is to provide quiet for the neighborhood.
- b. Construction, lawn care, and maintenance for both exterior and interior work shall start no earlier than 7:00 a.m. and continue no later than 6:30 p.m., Monday through Friday.
- c. Construction, lawn care, and maintenance for both exterior and interior work shall start no earlier than 7:30 a.m. and continue no later than 4:00 p.m., Saturdays.
- d. No contractor or vendor work shall be permitted on Sundays and holidays as defined in the Greater Imperial Board (GIB) Post Orders. These holidays are: New Year's Day, Easter Sunday, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas.
- e. Owners and immediate family members are allowed to work on their property Monday through Saturday from 7:00 a.m. to 8:00 p.m. On Sunday, working hours are restricted to 9:00 a.m. to 4:00 p.m. for owners and immediate family.
- f. Entry for emergency maintenance work after normal working hours and on Sundays and holidays must be authorized by phone to one of the following: Greater Imperial Board's property manager; GIB president; or President of the Imperial Golf Estates Homeowners Association. Emergency maintenance includes work such as heating and air conditioning, electrical, and plumbing.

BURLARY SUSPECT – OUR MAINTENANCE BUILDING

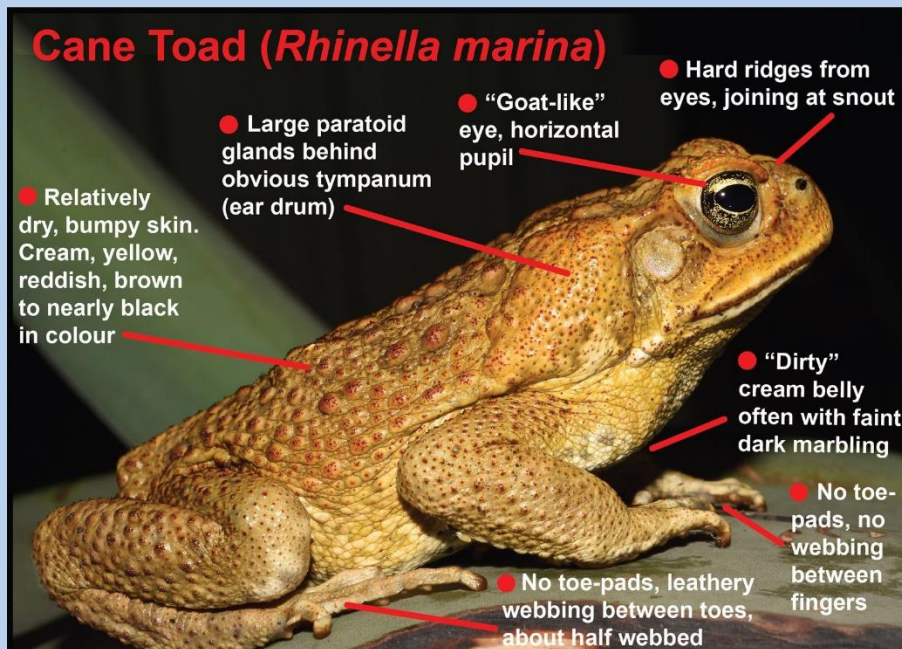
On Sunday September 19, 2021 a young male attempted to break into our maintenance building. He also set fire to the lock box and pad lock in attempt to enter. The fire did not spread and only the door and lock were damaged. The HOA will prosecute if the suspect is identified. A police report was filed with the Collier County Sheriff's Office. Here is a clip of the suspect taken by our surveillance video. If you recognize the suspect, please contact the sheriff's office with the information.

Click Here To View Video → **[Burglary Suspect Video](#)**

CANE TOADS

A species of warty, toxic toads is invading Florida backyards as it multiplies across the southern part of the state. The cane toad, also known as the bufo toad, is a poisonous amphibian that, when provoked, can produce a milky white toxin on its back, a substance that is particularly dangerous to house pets. The toxin could leave a dog or cat in serious distress or dead in as little as 15 minutes, according to the Florida Fish and Wildlife Commission.

The creatures breed after periods of rainy weather, according to Toad Busters, a south Florida company specializing in the removal of the dangerous toads. The rainy season lasts through the summer. The state's wildlife commission encourages homeowners to kill cane toads whenever possible. What do they look like?



The Cane Toad is tan to reddish-brown, dark brown or gray, and their backs are marked with dark spots, according to the University of Florida. They have warty skin. Cane toads have large, triangular parotoid glands on their shoulders that secrete a milky toxin. (Native toads' parotoid glands are oval.) Unlike native southern toads, cane toads do not have ridges or "crests" on top of the head.

DIRTY SIDEWALKS AND DRIVEWAYS

We are all reminded that we are responsible for the sidewalks and street gutters in front of our homes. These areas get dirty from rust, vegetation, vehicles, and general run off from our yards. Our property manager sent out letters to those people whose sidewalks or driveways need cleaning. We were made aware of, by a few residents, that the wording in these letters could be improved. Board members Frost and Harruff have volunteered to revise the wording.

Our sidewalks and driveways are easily cleaned by power washing or using an number of cleaning brands. Your Board is not endorsing any products but have found the product "Wet and Forget" works well for most stains. It is your responsibility to ensure the sidewalk and driveways for your home are properly maintained.

DECORUM AT BOARD MEETINGS

All members of Imperial Golf Estates are welcomed, and encouraged, to attend HOA Board meetings. Every member is allowed to participate and speak. Due to time constraints, comments are limited to 3 minutes per person. Profanity, yelling, interrupting, or other disruptive behavior is not allowed. Speaking prior to being recognized by the Chair is not allowed. Comments defaming others will not be allowed as issues can be discussed without personal attacks on anyone. Thank You, your HOA Board.

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.

FINANCIALS - BY TREASURER PAT MCCABE

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.

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

Click Here → **Treasurer's October Report**

COMMITTEE REPORTS

The Maintenance/Beautification Committee, Lake's Committee, Infrastructure Committee did not meet in September or October.

PRESIDENT'S REPORT & GIB REPORT SEPTEMBER - OCTOBER 2021 **BY GALE SCHWARTZ**

Items covered in the report include: ARB Rules, The walking path proposal, electronic voting, 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 September & October Report**

SEPTEMBER – OCTOBER 2021 SUPERINTENDENT'S REPORT **BY MARK E. THIEME**

Items covered in the report include: Zach's Lake Bubbler system, sign repairs, Entrada Gate House, vendors, and lake vegetation.

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

Click Here → **Superintendent's September - October 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 Bismark 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

Architectural Review Board:

Deb Frost – Chair

Gale Schwartz – Member

Stephanie Hardy - Member

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	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

Tom Harruff - Chair

ENTRADA BACK GATE

John Mickelson - Chair

GREATER IMPERIAL BOARD REPRESENTATIVE

Gale Schwartz

INFRASTRUCTURE

Tom Harruff – Chair

LAKES

John Mickelson –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 September 30, 2021

- 1 Houses Active For sale
- 0 Pending With Contingency
- 2 Pending
- 45 Closed Sales 2021
- \$793,007 Average selling price

Average selling price per square foot - \$293.22

