

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

August 2022 Our Website → www.Imperialgolfestates.org

BOARD OF DIRECTORS

President

Gale Schwartz
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Tom Harruff
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Superintendent

Mark Thieme
imperialmarkthieme@gmail.com

AUGUST 2022 BOARD MEETING

The Board will not meet in August. The next meeting will be on September 8, 2022 at 6:00 PM.

BACK GATE ISSUES CONTINUE

We continue to have issues with the back gate. We are working on them. It is important for residents to remember that there are lights at the gates going in and out. You can proceed when the light turns green. If it is red, you are not to proceed.

Several vehicles got too close to the car exiting in front of them. They assumed their gate passes were working as the gate was open. They failed to realize the gate had yet to reset from the first car going through and that their gate pass had yet to activate. What results was the arms coming down on their vehicles as they proceeded through the gate while the lights were still red.

In summary, you cannot proceed through the gates until the green light is activated for your vehicle. If you proceed while it is red, the arms and gate may shut on your vehicle.

OPEN HOUSE SIGNS AT THE 4 WAY STOP

Effective immediately, there will be two (2) permanent signs attached to the existing STOP sign posts at the four (4) way stop at the entrance to the golf course. One on the North side and one on the South side of Imperial Golf Course Blvd. Each sign will display the words: "OPEN HOUSE" with an arrow pointing in the appropriate direction.

Both signs will have a hinged cover that can be opened by the first realtor on the property and closed by that realtor when leaving. No other, or additional signs will be permitted at that intersection at any time. The Board reserves the right to remove any signs placed at this location not in compliance with this policy.

A WARNING TO PARENTS

The Board has received a report that young kids were seen in the water at Bismark Lake. We wish to remind everyone that any body of water within this community could have an alligator present. Anyone going into the water, or standing too close to the shoreline, is risking an attack from a gator.

Please remember gators have killed family pets who got too close to the water within this community. Please speak to your children to ensure they understand the dangers of alligators.

We also received a report that a Cotton Mouth snake was seen at Bismark lake. Please remember we share this community with creatures that can kill including coyotes, snakes, and alligators. The black bears that have been with us for years have also been seen going through garbage bins. Please use caution when near the water or when interacting with the wild life that share our community.

Here are the pictures, and the video, of a gator recently removed from Empress lake. This should give you an idea about how hard it would be for one person, or any animal, to get away from a gator. They are much stronger than people may realize.



Click Here → [**Gator Removal from Empress Lake Video**](#)

BUBBLER SYSTEM IN ZACH'S LAKE

The bubbler aeration system in Zach's Lake is now fully operational. Thanks for the patience to all of you who assisted us with this project.

GOVERNING DOCUMENTS POSTED ON OUR WEBSITE

We have consolidated all our governing documents into one PDF file that can be reviewed on our web site. This is an accurate and up to date copy of all our governing documents.

Imperial Golf Estates Governing Documents

RULES

Last Month we started a section in the Newsletter that was dedicated to reviewing the existing rules within our community. Last month we covered flags and signs. This month we wish to remind everyone of the requirements to notify the Architectural Review Board when making changes to our property. Here is the rule.

ARTICLE VI ARCHITECTURAL CONTROL AND RECONSTRUCTION

6.1. No improvement, addition or deletion of structure of any kind, including without limitation, any building, fence, wall, screen enclosure, awning, drain, disposal system, or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change, alteration, repair, repainting or replacement therein or thereof be made, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by an Architectural Review Board appointed by the Board of Directors of the Association. All plans and specifications shall be evaluated as to harmony of external design, color, and location in relation to surrounding structures and topography.

For more detailed information, you can review the entirety of Article VI on our web site using the Governing Documents link listed above on this page.

ARCHITECTURAL REVIEW BOARD REPORT JULY 2022

Please remember no work can begin until the ARB Committee has reviewed and approved any request.

ARB Report July 2022

New School Construction and Veteran’s Road Expansion Committee:

Chair - Charlie Litow – Veteran’s Road

Chair – Jim Shelly – New School

Board member – Tom Harruff

Greg Biada – 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 you are interested in serving.

Other Board Assignments are as follows:

GIB Board Representative	Gale Schwartz
Entrada Gate Maintenance	Jim Wilson
Architectural Review Board Chair	Ted Anderson
Comcast Representative	Tom Harruff
Newsletter Production	John Mickelson
Website Maintenance	Gale Schwartz and 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
Florida Fish & Wildlife	866-392-4186

Florida Fish & Wildlife will normally not remove alligators from communities unless the animal shows aggressive tendencies. Anyone can report an aggressive alligator. You should report such animals to the State and not your HOA. The HOA has no special authority to remove an alligator.

HOA 2022 MEETING SCHEDULE

ALL MEETINGS ARE HELD IN THE GOLF COURSE LOWER LEVEL MEETING ROOM ON THE SECOND THURSDAY OF EACH MONTH

September 8, 2022	6:00 pm
October 13, 2022	10:00 am
November 10, 2022	6:00 pm
December 8, 2022	10:00 am

The Annual Meeting will be held on January 23, 2023 at 6:00 pm in the main meeting room of the golf club.

Please note the Board traditionally does not meet in July and/or August. This is subject to HOA needs. If there is a need, the Board will meet. As of this Newsletter, the Board will not meet in August of 2020.

ELECTRONIC PAYMENT OF DUES

Many people pay their dues with electronic withdrawals. This is a reminder that as dues change, you must also change the amount authorized for automatic withdrawal. Some people intended to pay their dues but did not update their withdrawal amounts authorized. This has created underpayments with funds still owed. Please update your banking authorization to allow for changes in dues. Below is a letter from our property manager VESTA on this topic.

Assessment Payment Options

Paying by Check

Please make your check payable to the association, not Vesta Property Services.

Please write your account number in the "Memo" field on the check.

Please do not send your check to our office address - mail your check to the Association's bank lockbox processing facility:

Vesta Property Services
PO Box 622607
Orlando, FL 32862-2607

Please allow up to one week for receipt and processing of your payment.

Direct Debit; One-Time Online Payments

If you would like to pay your assessments via electronic direct debit (ACH, credit card, debit card or eCheck, please visit our secure website; www.vestaforyou.com. Please click on "Pay Dues" then, search for your association and finally, click "Pay Dues"). There you will set up an account and select your preferred method of payment.

Paying Via Online Banking through your Financial Institution

Your bank may not mail the payment on the day the amount is debited from your account, so please allow plenty of time for this when setting-up the payment date schedule.

Although the amount is debited from your account when the check is cut, this does not mean that it has reached the Association's bank account on that date so please allow sufficient time for your payment to reach the Association's bank lockbox.

Please note: We are not able to accept any post-dated checks, nor are we able to accept cash payments.

Thank you, VESTA Services.

VOTE ELECTRONICALLY

All residents can still vote by paper ballot via mail or in person. If you want the option to vote electronically, please click on the link below. The link will direct you to the electronic voting registration form. This form can be completed on your phone or computer and is a requirement to complete the registration.

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 an additional option to participate.

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



**HOA COMMITTEES
& DUTIES**

**ARCHITECTURAL REVIEW
BOARD**

Edward (Ted) Anderson

**MAINTENANCE AND
BEAUTIFICATION**

Gale Schwartz - Chair

**GREATER IMPERIAL BOARD
REPRESENTATIVE**

Gale Schwartz

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

VESTA PROPERTY

MANAGER

Kailin Francis

**IMPORTANT DATES FOR
ASSESSMENTS**

HOA First Quarter Fees - Due January First Of Every Year. 2022 Dues \$575.77 quarterly.

HOA Second Quarter Fees - Due April First Of Every Year. 2022 Dues \$575.77 quarterly.

HOA Third Quarter Fees - Due on July First Of Every Year. 2022 Dues \$575.77 quarterly.

HOA Fourth Quarter Fees - Due October First of Every Year. 2022 Dues \$575.77 quarterly.

**IMPERIAL GOLF ESTATES
HOME SALES**

As of July 31, 2022

- 4 Houses Active For sale
- 2 Pending With Contingency
- 2 Pending
- 17 Closed Sales 2022

\$1,085,639 Average selling price

Average price per square foot - \$424.09

Courtesy of Deb Frost.

