

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

DECEMBER 2022 Our Website → www.Imperialgolfstates.org

BOARD OF DIRECTORS

President

Gale Schwartz
gmschwartz@aol.com

Vice-President

John Mickelson
Mickthecop@aol.com

Treasurer

Conrad C. Peacock
cpeacockigehoa@aol.com

Secretary

Jim Wilson
jwilsonige@yahoo.com

Directors

Edward (Ted) Anderson
tedanderson.ige@aol.com

Pamela Falcigno
falcigno@comcast.net

Tom Harruff
tomharruff@comcast.net

Superintendent

Mark Thieme
imperialmarkthieme@gmail.com

DECEMBER 2022 BOARD MEETING

The Board met in person and via teleconference on Thursday December 8, 2022 at 10:00 am. Notice of the meeting was posted on all community bulletin boards, on our website, and in the previous Newsletters. HOA members could participate in person or via conference call. All members who have provided us with a valid email address were also sent an email with details on how to join the meeting. The meeting was attended by 6 residents in person and 4 residents by teleconference.

COLLIER COUNTY ISSUES UPDATES

Collier County has issued two updates that impact our community. They have issued an update on the Veteran's Road Project and some sewer improvements being done within Imperial. These issues have been covered in depth in previous Newsletters, but here are the County updates.

Click here → [**Veteran's Road Update**](#)

Click here → [**Sewer Repair Update**](#)



DOLLAR WEED AND FLORIDA SNOW

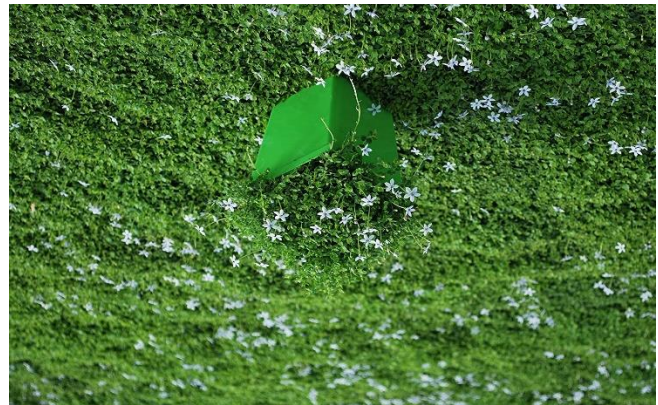
In a previous newsletter, we identified invasive weeds that have been identified within our community. We asked people to have the invasive “Florida Snow” and “Dollar Weed” growths removed from lawns. Letters will soon be sent to those still in violation.

If you get a violation letter, please contact our property manager, Vesta Management, to discuss a timeline for removal. No fines will be issued to those residents who work with us on removing this invasive growth. The plants can be easily treated and removed.

Dollar Weed



Florida Snow



HURRICANE IAN DEBRIS & LAWNS

Due to Hurricane Ian, a lot of us stacked piles of debris in our front yards pending pick up by Collier County. The County has completed the pick up within our community and there should not be any piles of storm debris remaining.

For many who did stack hurricane debris in their front yards, the piles damaged or killed the grass underneath the debris. Homeowners in our community have the responsibility to maintain the front yards of their residence all the way to the curb. If your pile of rubble damaged your lawn, please repair it immediately.



ELECTRONIC PAYMENT OF DUES & YEARLY ADJUSTMENTS

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. The address is:

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 and your HOA.

WHY THE HOA DOES NOT RESPOND TO INTERNET POSTS ON THE “NEXT DOOR” WEBSITE

Many people use the “Next Door” website for community information. It is an on-line tool for those who choose to use it. It can be a helpful resource. However, on occasion, some information that is posted about our HOA, or our community, is inaccurate, out of context, or simply false. Your Board usually does not reply to these posts. Individual Board members may still use Next Door, or reply to a post, but they are speaking as individuals and not as members of the Board. The Board does not reply for several reasons:

1. The Board is made up of 7 individuals. A Board post from the HOA would require a majority of the Board to agree on the post and the exact wording. Even our Newsletter is reviewed and approved by all Board members prior to being released.
2. Although not a rule, the Board has informally delegated the HOA President to speak, or make Internet posts, on behalf of the Board; and the HOA President would still need a majority of the Board to approve the message and the exact wording.
3. The HOA has its own web site, as annotated in every one of our Newsletter’s on the first page. We do not use third party web sites to conduct HOA business.
4. It is not the HOA’s responsibility to correct bad information posted on the Internet or on “Next Door.” The HOA Board does not monitor “Next Door” to look for accurate or inaccurate posts about our community.

In summary, “Next Door” is a great tool for the community, but it is not part of the HOA and the HOA Board is highly unlikely to officially respond to any issues mentioned on “Next Door.” If you have an issue of concern, or read something on “Next Door” that matters to you about the HOA or our community, please reach out to a Board member or our property manager to get accurate clarification on the issue.

DUMPSTERS AND PODS IN THE COMMUNITY

The Board has received complaints about dumpsters and dumpster pods being within our community for extended time frames. Our rules do allow for dumpsters and pods when they are required. However, almost all repair/construction work requiring these dumpsters must be pre-approved by the ARB (Architectural Review Board) prior to work starting. The dumpsters must be removed from the community by the end date provided to the HOA for the work to be completed. This date is a requirement for ARB approval. If you need extra time for a dumpster, you must communicate that need to our property manager asap.

ELECTRIC CARS AND HOA REQUIREMENTS

The technology for electric cars has improved and many communities are dealing with the issues of this change. These vehicles need charging stations. Any resident who wishes to install an outdoor electric car charging station must get ARB approval before the installation. ARB applications are available on our web site. Here is a copy of our rule on electric charging stations.

- A. Homeowners shall locate home vehicle charging stations inside of an attached garage. No charging station shall be located outside of an attached garage or elsewhere on the property.
- B. Installation of such charging stations shall be done by a licensed electrician under a permit issued by Collier County.



Here is a link to the actual HOA rule which is posted on our web site.

Click here → [**Electric Vehicle Charging Station Rules**](#)

Florida Light and Power (FLP) has several options to have the charging stations installed. Here is a link to their options.

Click here → [**FLP Electric Vehicle Charging Station Options.**](#)

ENTRADA GATE RULES

In each of the past Newsletters, we have attempted to remind residents of our rules. This month we will remind everyone of the rules regarding the back Entrada Gate.

When the Entrada gate was built many years ago, our HOA signed an agreement with the communities that border the roadway stating that only IGE residents would use the back gate. This meant our guests, vendors, or other visitors, had to use the main entrance off Highway 41 to access our community. In an attempt to honor that agreement, rules were established to control access through the back gate. Here is a summary of the current rules:

1. Only vehicles with a sticker issued by the HOA can use the gate.
2. Nothing may be towed through the back gate. No trailers, cars, or any object or type of vehicle may be towed through the gate.
3. Residents are not allowed to aid others coming through the back gate by use of their issued sticker. This means no tailgating or side by side entry is allowed.

Your Board is in the process of updating the penalties for violations of this rule. When completed, the new rules will be highlighted in the next Newsletter. The existing current rule can be viewed on our website. Below is a link to the exact wording. This document will be replaced with the updated fine penalty in the near future.

Click here → [**Entrada Gate Rules**](#)

GETTING A VEHICLE GATE PASS FROM VESTA

Residents are reminded that in order to get a back gate pass/sticker from Vesta, you must drive to their office just North of our community on Highway 41 in Bonita Springs. Their office is only a 5 minute drive from our front gate. They do not handle cash. You will need a check or money order to purchase a gate pass/sticker.

ARCHITECTURAL PLANNING CRITERIA

The Board updated the Architectural Planning Criteria for IGE. The criteria has been posted to our website. The link below will allow you to review the updated document.

Click here → [**Architectural Planning Criteria**](#)

ELECTIONS TO THE BOARD

There will be an election for four Board positions this year. Gale Schwartz, Tom Harruff, John Mickelson, and Pam Falcigno are up for re-election. The votes are counted at the annual meeting, but ballots are distributed 60 days prior to the election. As of this Newsletter, you should have received an informational packet in the mail about applying for Board candidacy. Please call Vesta for an informational packet if you did not receive one.

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](#)**

It is important that you vote. We had had a few years where not enough people participated and we did not reach the quorum required for a meeting. Please do your part for this community.

PRESIDENT'S REPORT BY GALE SCWARTZ – DECEMBER 2022

Below is an Internet link to President's Report which is posted on our web site. Topic's discussed include: GIB update, Board elections, School Board issues, County sewer updates, maintenance, and landscaping,

Click here → **[President's Report December 2022](#)**

TREASURE'S REPORT BY CHUCK PEACOCK - DECEMBER 2022

Below is an Internet link to Treasurer's Report which is posted on our web site.

Click here → **[Treasurer's Report December 2022](#)**

Click here → **[Financial Report for October 2022](#)**

ARCHITECTURAL REVIEW BOARD REPORT **BY TED ANDERSON DECEMBER 2022**

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

Click here → **[ARB Report through December 8, 2022](#)**

NOVEMBER 13, 2022 BOARD MEETING MINUTES

We post the meeting minutes as soon as they are available, but they are not approved until the next meeting.

Click here → **[December 8, 2022 Meeting Minutes](#)**

HOA 2023 MEETING SCHEDULE

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

The 2023 meeting schedule will be posted early in 2023.

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

New School Construction and Veteran’s Road Expansion Committee:

Chair - Charlie Litow – Veteran’s Road

Chair – Jim Shelly – New School

Liaison Board Members – Pam Falcigno and Tom Harruff

Greg Biada – Member

P.J. Marinelli – Member

Gary West – Member

If anyone has an interest in serving on a committee, please contact Kailin Francis at 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
New School Board Liaison	Pam Falcigno

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.

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.

Click here → **[Imperial Golf Estates Governing Documents](#)**

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.

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Bismark lake



**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. 2023 Dues \$611.47 quarterly.

HOA Second Quarter Fees - Due April First Of Every Year. 2023 Dues \$611.47 quarterly.

HOA Third Quarter Fees - Due on July First Of Every Year. 2023 Dues \$611.47 quarterly.

HOA Fourth Quarter Fees - Due October First of Every Year. 2023 Dues \$611.47 quarterly.

**IMPERIAL GOLF ESTATES
HOME SALES**

As of November 30, 2022

6	Houses Active For sale
2	Pending With Contingency
0	Pending
25	Closed Sales 2022

\$1,117,709 Average selling price

Average price per square foot - \$428.68

Courtesy of Deb Frost.

