

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

March 2022 Our Website → www.Imperialgolfestates.org

BOARD OF DIRECTORS

President

Gale Schwartz
gmschwartz@aol.com

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Mickthecop@aol.com

Treasurer

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cpeacockigehoa@aol.com

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Jim Wilson
jwilsonige@yahoo.com

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Texaspete307@gmail.com

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falcigno@comcast.net

Tom Harruff
tomharruff@comcast.net

Superintendent

Mark Thieme
imperialmarkthieme@gmail.com

MARCH BOARD MEETING

The Board met in person and via teleconference on Thursday March 10, 2022 at 6:00 pm. Notice of the meeting was posted on all community bulletin boards and on our website. 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.

4 WAY STOP DRAINAGE PIPE REPAIRS

The 4 way stop near the golf club has a ground sinking problem caused by an underground corrugated piping failure. This piping belongs to our HOA and it must be repaired. Many years ago, the existing corrugated drainage pipe was replaced by an inner pipe. The outer corrugated pipe is now failing and could collapse onto the inner pipe. The Board sought bids to repair the problem and has chosen a vendor who will install a foam product that expands to secure inner and outer piping. It is similar to the process used to raise driveways or sidewalks when they sink. You should see the repairs beginning shortly.

QUARTERLY FEES ARE DUE APRIL FIRST

This is a reminder that the quarterly fees for the HOA are due by April first. Please avoid late fees and ensure your payment is timely.

BARKING DOGS

The Board has received numerous complaints about barking dogs. Excessive or habitually barking dogs is a violation of our governing documents and is also a violation of Collier County Ordinance. You are encouraged to make your first call to the Collier County Sheriff's Office to report a habitually barking dog. The sheriff will dispatch a car to observe the violation. The responding deputy will file a police report documenting the barking. Once this is done, the sheriff's office will issue a criminal charge to the property owner. The Board can then get a copy of the police report and also take enforcement action. Please be a good neighbor and ensure your pets are not habitually disturbing your neighborhood with barking.

DRIVEWAYS, SIDEWALKS, AND CURBING

Every property owner is responsible to maintain their driveways, and along the walkway and curbing that runs along their property lines. The HOA is currently having our Superintendent clean all HOA areas from rust, dirt, grime, and the staining that comes from vegetation. Please ensure your areas are cleaned.

VIOLATION LETTERS

The Board authorizes our property manager to send out violation letters when our governing documents are not complied with. Examples include, dirty driveways, dirty sidewalks, dirty curbing, dirty sewer covers, unkept yards, overgrown vegetation, barking dogs, unapproved signage, gate pass violations, etc...

If you receive a violation letter, please remain calm and know the HOA will work you to resolve the situation. Calling the property manager and getting hostile or defensive is not the solution. The letters are merely a notice that there is, or may be, a violation of our rules. For the majority of issues, the HOA and property manager will work with you to correct the situation. These letters are not a notice that you are being fined. The letters are merely a notice that there is a problem that needs to be corrected and that we will work with you to accomplish that goal. The fining process is never started until we have discussed the situation with the person, or offered them a chance to explain the situation from their perspective to the Board.

MAINTENANCE PROJECTS

Your Board has created a team of people addressing the maintenance needs of the community. The team is currently our Superintendent, President Gale Schwartz, Vice President John Mickelson, and other Board members on a rotating basis. This team meets almost every Friday to discuss on going projects and future project schedules. Our Superintendent either accomplishes these projects himself or he oversees any vendor hired to accomplish the project.

The Board would like to know what projects or maintenance needs our membership believe we should address. Examples of recent projects include, clearing exotic plants and excessive growth from our parks, cleaning and painting our manhole covers, cleaning and painting our street signs, pressure washing our HOA owned walkways and curbing, repainting yellow lines on the roadways, etc...

If you have a suggestion for a maintenance need within our community, please email President Gale Schwartz or Vetsa Property management with your ideas. It is your community. Please help us make it look better.

BUBBLER FINALLY BEING MOVED

The Board has been attempting to find a vendor to move our bubbler system from Zach's Lake to it's new location by the back gate. The Board authorized the winning bidder to make the move as soon as possible. It is our hope to have the system moved and back in full working order before the end of march.

SCHOOL OFFICIALS IN OUR COMMUNITY

The Board authorized a group of residents to form a committee to address community needs based upon the new school being built on our Western border. This was addressed in a previous Newsletter. Members of the committee, and President Schwartz, met with school officials to voice our concerns over the project. In response to our concerns, school officials agreed to come to the community and observe the project from our side of the property line. On March 23, 2022 school officials were on site to see for themselves the issue we are concerned with. We will keep you posted on this on-going issue of the new school being built adjacent to our community.

VETERANS ROAD UPDATE

As addressed in several prior newsletters, the HOA and the county have not been in agreement over the need for a sound barrier wall along Veterans Road and the North side of our community. The County did a noise study that indicated there was no legal requirement for the County to build a sound wall along the roadway. The HOA hired a law firm to dispute this finding. The HOA commissioned a new noise study from a different company than the County and the results indicated the County did need to provide a noise wall barrier.

This dispute has been resolved with the County agreeing to fully fund a third noise study using the firm your HOA hired to confirm the need for the wall. We will keep you posted as to the results of this new study and the process going forward.

PARKING ON THE GRASS

Parking on the grass is not permitted. Lately, there have been numerous cars seen parking on the grass near parks, near fishing locations, and just randomly in yards. Parking on the grass is not allowed. Please do not park on the grass. The registered owner of any vehicles found in violation are subject to citations and fines.

PLEASE SLOW DOWN

The Board has received several complaints of speeding vehicles. We have been informed that the speeding going South from the 4 way stop is especially dangerous near the first curve on Imperial Golf Course Blvd. We have reports of people almost being struck by speeding vehicles in that curve.

The Collier County Sheriff's Office has been contacted and extra patrols are being requested. The Board will be working with the Sheriff's office to develop strategies for controlling traffic flow and speeding problems. Please do not be the first person to receive a citation for speeding in our community. Let's all slow down for all our safety.

POLICING THE COMMUNITY

Residents often turn to the Board for enforcement of the law. The HOA Board can enforce our governing documents and rules with fines, but we are not the police. We cannot stop cars for speeding. We cannot enforce traffic laws in this community with criminal citations. The Board has the ability to enforce our governing documents with fines, but that is where our authority ends. Please use law enforcement to report illegal activity. Any report of illegal activity such as speeding, trespassing, loud music, curfew, unregistered vehicles, barking dogs, dangerous or

aggressive dogs, damage to property, etc., should be reported to the sheriff's office. The responding deputy usually files a written report on the matter and the Board can then access that report for possible HOA action if our rules were violated. The sheriff's office should be your first call on any matter that is criminal or illegal in nature.

The Board also wants to remind our membership that law enforcement is a job for the sheriff's office. Members who attempt to enforce speeding, trespassing, or other laws open themselves up to civil litigation, possible criminal charges, and possibly physical harm. Please do not attempt to enforce the law. It is not your job nor your responsibility to enforce the law within this community. If you see a crime or bad driving, report it to the Sheriff's Office. Do not attempt to enforce the law yourself or attempt to confront the person. The consequences of doing so are too severe to take such a risk. The Board does not endorse our members attempting to enforce criminal or traffic laws. We leave that job to the police.

GOLF CARTS



The Board is still receiving complaints of golf carts being driven in the community. We wish to remind everyone that only vehicles registered and equipped to operate on any city street are allowed on our roads. There are some golf carts who meet this requirement, with all required safety equipment and State of Florida registration attached. However, the majority are not. Anyone operating any golf cart on our roadways is also required by Florida State Law to have a valid driver's license. This issue has been reported to the sheriff's office. Please keep any unlicensed vehicles or unlicensed drivers off our roadways or the sheriff's office will issue citations.

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.

FLAGS

The Board wants to notify all homeowners of the flag rule for the community. The rule for flags in this community is what is allowed under Florida law. Florida State Statute 720.304 states:

(2)(a) Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.

Please ensure any flags displayed on your property are in compliance with this Statute. Any other flags are not allowed to be displayed and must be taken down.

Here is a link to the statute in its entirety. Click Here → **Flag Rule and State Statute**

BOARD MEETING MINUTES – MARCH 2022

The Board meet on March 10, 2022. Minutes are not final until approved at the next Board meeting. The Internet link below will take you to the unapproved minutes for the meeting which is posted on our web site.

Click Here → **Meeting Minutes**

The minutes for all prior Board meetings are also posted on our web site.

PRESIDENT'S REPORT - BY GALE SCHWARTZ

Items covered in the report include: GIB update, committee meeting, on going maintenance and landscaping, and new financial tracking.

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

Click Here → **President's Report**

FINANCIALS - BY TREASURER CONRAD C. PEACOCK

Treasurer's Report To The Board of Directors

March 10, 2022

January Operating Results:

For the first month of our fiscal year the net result was more revenue than expenses resulting in a surplus of \$12,620.76. Income was slightly above budget and expenses were below budget. The only significant reduced expense area was Legal due to a credit issued from a vendor relating to an item booked last year. There does not appear to be any significant deviation and we expect to have income and expense closely aligned with the budget as we go through the year.

Calendar Year 2021 Operating Income and Expense:

The preliminary results are currently under audit. Once the audit is completed final comments will be forthcoming.

Projects:

A new initiative is being undertaken by the Treasurer to track projects that are expected to have significant expense and/or need closer scrutiny to understand our costs. This is in the initial planning phase and once we are sure we have consistent ability to associate costs with specific projects we will begin populating our reporting vehicles on chosen projects with current and past data.

Overall, the Imperial Golf Estates Homeowners Association's fiscal status is healthy with adequate cash flow to fund operations and grow reserves. The only issue continuing to be on the horizon with the potential to abnormally impact expenses is activity surrounding noise and light mitigation in connection with the new high school and the Veterans Memorial Boulevard expansion and projected traffic. The latter is being studied in connection with not only the traffic growth due to the school in the near term, but also with the planned extension of the road to Old 41 and envisioned to go to Route 41 in the longer term.

Signed:

Conrad Peacock, Treasurer

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

Click Here → **Treasurer's Report**

COMMITTEES

The School committee met with school officials. There were no other committee meetings in March.

Maintenance/Beautification Committee:

Board Chair – Gale Schwartz
 Judith Perkins – Member
 Stephanie Hardy – Member
 Georgia McDowell – Member
 Pam Myers – Member
 Anne Harruff – Member
 Tom Harruff – Member
 John Mickelson - Member
 Caitlin Fortier – Member
 Jerry Lowe – Member
 Carolyn Bradtmiller– Member
 Karen Vincent – Member
 Jim Wilson – Member
 Mark Thieme – Advisory Member

New School Construction and Veteran's Road Expansion Committee:

Chair - Charlie Litow Veteran's Road and Frank DeMaria for the School border
 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 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	Pete Crociata
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

HOA 2022 MEETING SCHEDULE

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

April 14, 2022	10:00 am
May 12, 2022	6:00 pm
June 9, 2022	10:00 am
July 14, 2022	10:00 am
August 11, 2022	10:00 am
September 8, 2022	6:00 pm
October 13, 2022	10:00 am
November 10, 2022	6:00 pm

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

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**

Pete Crociata - Chair

**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 March 1, 2022

0	Houses Active For sale
1	Pending With Contingency
2	Pending
8	Closed Sales 2022
\$966,375	Average selling price

Average price per square foot - \$275.26

Courtesy of Deb Frost.

