

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

May 2022 Our Website → www.Imperialgolfestates.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

One Open Seat

Pamela Falcigno
falcigno@comcast.net

Tom Harruff
tomharruff@comcast.net

Superintendent

Mark Thieme
imperialmarkthieme@gmail.com

APRIL BOARD MEETING

The Board met in person and via teleconference on Thursday April 14, 2022 at 10:00 am. 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. The meeting was attended by 8 residents in person and 3 by conference.

PROPERTY LINE VEGETATION

When vegetation is planted on your property line, please remember that any part of the vegetation that extends into your neighbor's yards can be trimmed by your neighbor.

QUARTERLY FEES ARE DUE APRIL FIRST

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

GATOR REMOVED

A gator was removed from Empress Lake in April. It was just under 9 feet long. Local government usually will not normally remove a gator unless it shows signs of aggressive behavior. Please remember that gators are more active and aggressive during the mating season.

DOG WASTE

It is sad that we need to post this again. The Board has addressed this problem in at least 5 previous Newsletters. Some people are still not cleaning up after their pets. The Board continually finds animal poop along the sidewalks. We also find that some people pick up the waste in plastic bags, but then discard the plastic bags into the shrubs of our parks. Please be a responsible pet owner and clean up after your pets. This is not a problem that should be on-going. Please be a responsible neighbor.

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.

PARKING ON THE GRASS

Lately, there have been numerous cars seen parked on the grass near parks, fishing locations, or just randomly in yards. Parking on the grass or vegetation is not allowed, so please do not park off the roadway. The registered owners of any vehicle found parked on grass areas are subject to citations and fines.

SUPERINTENDENT IN BACK YARDS

Our Superintendent Mark Thieme will be on many of our back yards shortly. He is doing a required inspection of all storm drains. If you have a storm drain in your back yards, please ensure grass and vegetation is cleared away from the top so that the drain does not flood your back yard.

BOARD RESIGNATION

Board member Pete Crociata has resigned from the Board effective immediately. Pete and his wife had sold their home and are moving out of Imperial. We all wish him and his family the best and thank him for his service to our community.

BACK GATE VIOLATIONS

Our back gate has multiple cameras recording vehicles entering and exiting the community. We have recorded several violations of gate rules. No one is allowed to permit any vehicles without an HOA issued gate pass/sticker to use the back gate. Trailers are not allowed, and no vehicle towing of anything is allowed through the back gate. Allowing vehicles to piggy back with you through the back gate is also a violation. The Board is taking enforcement action on these violations which includes suspension of back gate privileges. These rules are not arbitrary and are there because of a written agreement we have with the communities who own land under the Entrada Agreement. Please follow back gate rules or you risk having your use of the back gate suspended. Here is an example of a side by side violation.



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.

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.

IGE HOA DRAINAGE SYSTEM

By Tom Harruff

For some time, the HOA has been in discussion with Collier County Stormwater Management about their taking over maintenance of our drainage system swales in Phase 1 and Phase 2. The three drainage swales (east between Imperial and the Middle School, north parallel to the extension of Veterans Memorial, and west between Imperial and the new high school) all receive stormwater from outside of Imperial. These outflows into the Imperial drainage system are approved by the South Florida Water Management District.

Collier Stormwater Management has agreed to take over maintenance of the drainage swales, especially with the extension of Veterans Memorial and the new high school being authorized direct outflow into our drainage system. The County has contracted with Johnson Engineering to model the approved permits authorizing outflow into Imperial's drainage system. They will determine if any changes or modifications are required to the existing drainage swales as the County prepares to accept maintenance responsibility, most likely upon the opening of the new high school.

Johnson has completed their data gathering and is preparing to model the system flow during storm events. They will identify any modifications required to the drainage system specifically because of the projected outflows from the extension of Veterans Memorial and the new high school. The study is scheduled for completion by August.

BOARD MEETING MINUTES – APRIL 2022

The Board met on April 14, 2022. Minutes are not available for this newsletter due to technical issues and will be posted to our web site as soon as possible.

PRESIDENT'S REPORT - BY GALE SCHWARTZ

Items covered in the report include: GIB update, flag, signs, speeding, on-going maintenance update.

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 - April 2022

February Operating Results:

In this second month of our fiscal year our income was slightly above budget (\$490.25 or 0.5%) and our expenses were slightly below budget (\$1,484.60 or 1.4%) with the net result a surplus of \$1,974.85. There were three noticeable expense items relative to the budget:

1. Legal expense was zero versus budget of \$2,083 primarily due to a lull while a new Veteran's Boulevard noise study is in progress.
2. Website expenses for the entire year (\$1,410 versus budget of \$208 per month) was expensed and will be adjusted and spread across all months.
3. Fertilization and weed control expense was \$4,621 versus budget of \$917. On a Year-To-Date expense view, two items (other than those mentioned above) are notable. One is legal expense is significantly below budget due to a credit being applied for overpayment in 2021, which I expect to be subject to adjustment from the auditing effort. Second is the significant amount of the electric costs over budget in January. The problem has been identified as an accounting issue and adjustments will be forthcoming and that expense item will be back to its expected budgeted amount.

Calendar Year 2021 Operating Income and Expense:

The preliminary results continue under audit. Once the audit is completed final comments will be forthcoming. Overall, the Imperial Golf Estates Homeowners Association's fiscal status is healthy with adequate cash flow to fund operations and grow reserves.

Signed:

Conrad Peacock, Treasurer

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

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	Open
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

May 12, 2022	10:00 am
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**
Open

**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 April 30, 2022

5	Houses Active For sale
1	Pending With Contingency
3	Pending
13	Closed Sales 2022

\$1,039,885 Average selling price

Average price per square foot - \$405.57

Courtesy of Deb Frost.

