

IMPERIAL GOLF ESTATES E-MAIL NEWSLETTER

November 2022 Our Website → www.Imperialgolfestates.org

BOARD OF DIRECTORS

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gmschwartz@aol.com

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Mark Thieme

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NOVEMBER 2022 BOARD MEETING

The Board met in person and via teleconference on Thursday November 10, 2022 at 6:00 pm. 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 2 residents by teleconference.

HURRICANE IAN DEBRIS

Due to Hurricane Ian, a lot of us still have storm debris in our front yards. Our HOA President checked on the status of our area being cleaned by the County. She was told we still are on their list to have all the remaining debris picked up, and that we should see removal shortly. She was not given an exact time frame. We are hoping it will be sooner than later.

The Board has also received complaints that some residents are placing their storm vegetation debris on their neighbor's property; adding to their neighbors existing debris piles. This is considered illegal dumping by Florida statute, and it is a crime. No one should be dumping anything on anyone else's property or on HOA property. We have advised residents to report any illegal dumping of storm debris to law enforcement for their action. If you have storm debris, keep it on your own property until it is picked up.

VETERAN'S ROAD UPDATE **BY CHARLIE LITOW – COMMITTEE CHAIR**

On October 31, 2022, members of our HOA board and community met with Collier County to discuss the details of the planned wall separating Imperial Golf Estates from the Veterans Memorial Boulevard. Our noise consultant recommended and we confirmed with the County the wall will be 14 feet high. The County will build the noise wall for IGE along the alignment shown in the plans, along with one gated overlapped opening for maintenance access. It will extend from the IGE right of way limit with Secoya Reserve to the IGE right of way limit with Collier County Public High School GGG. The wall will have a smooth finish. The top of the wall will be capped with a smooth finish. The color will be Naples yellow/beige. The landscape will be sod and the county will be responsible for maintenance of the wall.

The County is working on a Request for Professional Services to solicit the wall work as an independent project. The anticipated wall completion will be before GGG high school opening in August 2023. It is anticipated our existing chain link fence will be removed for wall construction.

Our noise consultant recommended the wall extend four lots rather than one and one half lots as described in the plan. The HOA board approved the Veterans Boulevard committee to work with the county and contractor on pricing and details for such an extension, paying particular attention to water related issues. Once we have details on cost and other particulars, the HOA board will determine if we move forward with these extensions. No matter the decision, the wall will then tie-in with a chain link fence)or existing/new Secoya wall and the school's new fence/wall.

Finally, at the latest board meeting, there was a discussion about recoupment of attorney and noise consultant expenses from the County. The board did not wish to seek reimbursement since our attorney never raised that as a possibility during the time services and opinions were offered, that it would cost further fees to pursue it and unless the county violated a specific statute or law, the likelihood of recovery was highly unlikely.

SOUTH FLORIDA WATER MANAGEMENT REPORT ON OUR SWALES **BY TOM HARRUFF – BOARD LIAISON TO WATER DISTRICT**

Imperial Drainage Basin Stormwater Study

Nov 16, 2022

The IGEHOA Board has been discussing stormwater issues with Collier County Stormwater Management, especially with the Extension of Veterans Memorial Boulevard (VME) and then building of the new high school contiguous to Phase 1. Both of these projects SFWMD Stormwater Permits authorize the outflow of excess stormwater into and through the Imperial Basin.

The County agreed to take over maintenance of our Phase 1 and Phase 2 drainage swales in August 2023 when the new high school opens. In preparation the County contracted with Johnson Engineering to identify all South Florida Water Management District (SFWMD) Storm Water permits of other entities that out flow excess stormwater into the Imperial Drainage Dasin. They then modeled the existing flows and when the outflow of excess stormwater when VME and the New High School are completed.

Johnson concluded that all IGE weir structures were of regional importance but as a minimum Collier County should take over ownership and maintenance of IGEHOA's Bismarck and Majestic weirs. Modification of the existing SFWMD Environmental Resource Permit would be required. They estimated the cost of replacing the two IGEHOA weirs (Majestic and Bismarck) at \$980,000 each and if the four weirs on the west golf course were replaced, those were estimated at \$380,000 each. Johnson has been contracted to develop plans for the weir replacements and review their estimated costs. Unfortunately, Johnson is based in Fort Myers and Hurricane Ian has impacted their work schedule.

The Board continues to follow up with the County on their planned actions.

BOARD APPROVES 2023 PROPOSED BUDGET

The Board approved the 2023 budget at the November meeting. The budget increases were primarily due to increased security costs to the GIB and major increases to our insurance policies. The dues for 2023 will increase to \$611.47 per quarter or \$2,445.89 yearly. The vast majority of the Board's budget goes to Xfinity for cable related fees, to the GIB for gate security along with the front roadway maintenance, and for our insurance policies. These expenses are outside the control of the Board and are the main reasons for the increase in dues. The Board has not planned for any new major expenses in 2023 and the dues increase are a result of increased costs passed on to us by vendors. This 2023 approved Budget is posted on our web site.

Click here → [**2023 Adopted Budget**](#)

BEAUTIFICATION EFFORTS ON-GOING

As anyone driving out the back/Entrada gate may have seen, the Board had Clusia trees/shrubs planted on the South side of the road. We are continuing with fertilization and watering efforts to ensure their survival.

Our Superintendent will soon start the renovation of all our community benches. They will be cleaned and repainted. You should see this work start shortly. If you see a wet paint sign on a bench, please stay off it.

VENDOR HOURS OF OPERATION

In each of the past Newsletters, we have covered a few of our rules. This month we will remind everyone of the rules regarding contractors, vendors, and allowed working hours. The primary rules are as follows:

1. All contractors, sub-contractors and delivery vehicles **MUST** enter Imperial Golf Estates through the front gate at US41 (897 Imperial Golf Course Blvd). There is no access for anyone other than residents through the Entrada Gate off of Livingston Rd. A driver's license must be shown for entry into Imperial.
2. No work shall be started until all Architectural Review Board (ARB) approvals have been issued and, if required, construction deposit received by the Property Manager of the Homeowners Association.
3. All construction and projects must be completed in a reasonable amount of time. If an Owner experiences an unexpected delay, the Owner must notify the ARB concerning the justification for the delay and to obtain ARB approval for the delay.
4. 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. 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. 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.

To read the entire rule, please use the link below which will access our web site and the complete rule wording.

Click here → **[Contractor/Vendor - Days & Hours of Operation Allowed](#)**

DOG POOP ISSUE - AGAIN AND AGAIN AND AGAIN

We have covered the topic of dog poop in many previous newsletters. For whatever reason, the problem continues. We have seen an increase in people using plastic bags to pick up after their pets. However, the problem is now the plastic bags are being left along the sidewalks for others to step on or pick up. This is an on-going issue and your Board does not understand why people in a premium gated community like ours still have this on-going problem. **PLEASE PICK UP AFTER YOUR OWN PETS AND TAKE THE PLASTIC BAGS WITH YOU!**

FLAGS IN FRONT YARDS

As we have mentioned in the most recent past newsletters, our community had previously adopted the State law on what flags may be displayed in our community. Flags for schools, your alma mater, your sports teams, political candidates or political figures are not allowed. If you have a flag displayed that is not allowed by our rules, please remove it. Violation letters will be issued for those properties displaying unauthorized flags in December. In addition, all political signs must be removed within 10 days after an election. If you have a political sign up, it must have been removed by November 15.

WEEDS IN YARDS

The Board has received complaints that some yards are infested with weeds. The current seasonal problem is with the Dollarweed, often called the Pennywort weed. These are invasive weeds and should be removed from all yards. Here is a picture of the weeds along with a link to information about them.



Click here → **[Dollarweed – Pennywort Information](#)**

If you have this weed growing in your yard, please have it treated immediately.

PALM TREE DISEASE INSIDE IMPERIAL

The Board has been informed a disease impacting palm trees called “Ganoderma Butt Rot” is in our community. This fungus/disease will kill palm trees if not mitigated. Here are pictures of the disease on a palm tree and the end result.



Below is a link to more detailed information about the fungus/disease.

Click here → [**Ganoderma Butt Rot On Palm Trees**](#)

SCHOOL DISTRICT PROJECT UPDATE

The Board had a representative of the school district at our October meeting. This was reported in last month’s newsletter. Since that time, the school district has provided us with a yet to be finalized landscaping plan. Here is a link to that design.

Click here → [**School District Landscaping Plan**](#)

At every Board meeting about the school plan, the issue of a wall along our border with the school is discussed. We have discussed in previous newsletters the complications associated with building a wall. Given these complications, the Board’s position on this matter is as follows.

To get exact costs for a wall, we would most likely have to hire an engineering firm to even get the bid in order to satisfy the County, the school District, and South Florida Water

Management. All these entities have easements or water retention rights should we decide to attempt to get approval for a wall along the swale. The cost of just getting a bid, inclusive of all these entities and the associated legal constraints, could exceed 10 thousand dollars. Your Board is currently not going to consider this expense. The school has guaranteed us a fence and vegetation which they believe will resolve the issue for the impacted homeowners. The Board intends to wait and see how the school's final project works before spending additional funds on wall research. Until the school completes the project, we will not know if their solution is viable for our members.

In the very near future, the school district must remove all invasive vegetation from the border area with Imperial. This will increase the amount of vegetation removed from the area. This action will add to the visual perception that excess vegetation has already been removed. Please remember that the school district must then replant the area with vegetation that will act as an aesthetic barrier. We need to wait for the school district to complete their plantings and then give the vegetation time to grow. Once this happens, we will have a better idea of how to proceed. We are aware this will take a lot of time and ask for your continuing patience.

If the end result of the school's design does not meet the needs of our community, nothing stops the board from proceeding, at that time, with research, site planning, and any attempts to get permitting for a wall. Waiting to see if the school's plan is satisfactory does not stop the Board from taking action at a later time.

Please remember that any major capital improvement of this type exceeds the amount the Board can spend. Building a wall would require legal, engineering, permitting, and actual construction costs which greatly exceeds the Board's financial authority. A community vote for a special assessment would be required for any and all wall related costs given the estimates of the costs involved. For this reason, the Board will not be spending any additional funding regarding a wall until a decision is made about having a special assessment that has been approved by the entire community. As of this newsletter, the Board will wait to see the final result of the school landscaping efforts prior to making any additional decisions.

SCHOOL DISTRICT PROPOSED CHANGES SCHOOL BOUNDRIES

Because we share a border with two schools, The HOA does have a duty to ensure these borders are maintained properly so as not to diminish our community aesthetics or impact the quality of life within Imperial. Otherwise, internal school policies are not HOA business. However, when their decisions impact our members, we feel an obligation to inform our members of the decision. Recently, the school district proposed to stop busing our children to Veteran's Memorial Elementary School as has been the case for many, many years. They had discussed busing our children to Naples Park Elementary which is several miles away. This is not HOA

business, so this is just for your information. Here is a copy of an email that was previously sent:

“We have recently been made aware of the below situation and urge all residents to attend the meeting or voice your concerns at the link below. “Collier County Public Schools will be hosting a community meeting to discuss the new boundary modification that effects our neighborhood on November 30th from 6-7 pm at North Naples Middle School.

I would encourage EVERY resident to make an effort to make this meeting, as this will not only effect our elementary students, but could negatively affect every property owner in IGE. Our property values have increased because we have 3 schools located within 2 miles from our community and this potential change could negatively impact our property values.

Our current zoned elementary school, Veterans Memorial Elementary is ranked #92 in the state out of 2,219 public elementary schools in Florida and is a highly sought after school in the Collier County School District. Most families who live in this neighborhood, bought in IGE to be able to send their children to Veterans Memorial. The school they are proposing our neighborhood to be re-zoned to, Naples Park Elementary, is currently ranked #723 out of 2,219 public elementary schools and is not as highly sought after.

Please do your research and make every effort to attend this meeting and voice your concerns. Please share with your neighbors! There is also an option to voice concerns here.....

<https://www.collierschools.com/cms/module/selectsurvey/TakeSurvey.aspx?SurveyID=480>
and [https://www.collierschools.com/boundary.”](https://www.collierschools.com/boundary.)

The school district has since proposed to build new schools to avoid this bussing change. You are encouraged to stay informed on this issue as it does impact our community. This is not HOA business, except to inform our members on the issue. If you agree or disagree with this decision, you can let the school district know your feelings about the change if you so choose.

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. We are aware there will be open positions on the Board for this election cycle. As the HOA election period starts in November, information will be forthcoming in the mail about the process for filing for election to the Board and how to vote.

ROOF AND DRIVEWAY CLEANING

The Board wants to remind property owners to keep their roofs and driveways in good shape and clean. Several letters have been sent to property owners who need to do it immediately. Now that we are back in Season, most property owners are back in the community and we hope to see more action on those properties needing some touch up. If you get a notice letter about your property, remember you can call our property manager to discuss options and timeframes. We will work with you to solve the problem.

PRESIDENT'S REPORT BY GALE SCWARTZ – NOVEMBER 2022

Below is an Internet link to President's Report which is posted on our web site. Topic's discussed include: GIB update, front gate issues, Hurricane Ian, Common area clean up, Xfinity issues, and maintenance. Below is a picture of the flood damage at the front gate.

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

TREASURE'S REPORT BY CHUCK PEACOCK - OCTOBER 2022

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

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

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

ARCHITECTURAL REVIEW BOARD REPORT BY TED ANDERSON NOVEMBER 2022

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

Click here → [**ARB Report November 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 → **November 13, 2022 Meeting Minutes**

HOA 2022 MEETING SCHEDULE

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

December 8, 2022 10:00 am

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**](#)

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. 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.

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 October 31, 2022

5	Houses Active For sale
0	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.

