

The Estates

AUG 2019
Issue 08/19

IMPERIAL GOLF ESTATES HOA INC.

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THIS IS YOUR LAST PRINTED NEWSLETTER

Please help Imperial Golf Estates go paperless and save all of us money by registering your email address. You can register on our web site.

Here is a link to the forms required to register your email address:

<http://igenaples.info/forms.htm>

The Newsletter currently costs your HOA over \$14,000 a year. This is your money from dues. These costs include creating the newsletter, formatting it for printing, actual printing costs, and then mailing costs. By emailing the Newsletter to the community, this saves all of us \$14,000 a year and helps the Board to keep dues as low as possible. This is your money we are trying to save. Help us to keep costs low so your dues do not increase for this purpose.

Florida law requires each individual homeowner to agree that they will accept electronic service of HOA materials. Therefore, if we do not have your email address on file, you will not get the important emails about events and happenings within our community. You will also miss out on any future Newsletters as they will now only be sent via email.

It is a very simple process:

1. Go to our Web page at <http://igenaples.info>
2. Click on the link that says "Forms".
3. Click on the specific form "Sign up for Electronic Communication".
4. Fill out the form and choose the option that says, "I elect to have all communications sent to me electronically and assume responsibility to ensure my primary email address is on record with the management company."
5. After you sign the form by clicking on the "sign form button" at the bottom of the page, you will be sent a confirmation email to the email address you registered.
6. Next, you open the email that was sent to your registered email address and click on the link in the email that says: "Confirm your email address." This completes the process and you are registered for email service.
7. Lastly, please go back and do the same thing for the form titled: "Add your name to the E-mail blast list".

The Link is: GO PAPERLESS on our Home page

Registering your email is also important because we are working on setting up electronic voting. This would allow you to vote on issues impacting our community without having to attend the annual meeting, or any special meeting called by the Board. If we do not have your email address, and consent forms completed, you will not be able to participate in electronic voting or receive our informational emails when important events, incidents, or issues come up in our community.

To all the advertisers who have helped support our printed Newsletter over the years, your participation is very much appreciated. Some materials submitted by advertisers, such as realty summaries and property value data, will still be placed in the Newsletter. The Newsletter will still contain some of the interesting data that is submitted by advertisers.



Criminal Activity Within Our Community And What To Do.

We do not have much crime within Imperial Golf Estates. It is a very safe and secure community. However, there was a death within our community in June that has been charged in Court as a murder. The police have arrested the individual they believe is involved and there is no threat to anyone else in this community. If the Board had everyone's email address, we could have sent out an informational email to alleviate any concerns. This is another reason to go to our web site and sign up for electronic email service and email blasts. Your Board will try to keep you better informed if you register for email service of HOA matters.

Your Board also gets complaints about stray animals, wild animals, speeding cars, fireworks, and other criminal issues that are the responsibility of the Collier County Sheriff's Office. Please report violations of Florida law to the sheriff's office. The deputy who responds will take whatever action the law allows, and your Board can get a copy of the police reports to deal with any issues that may violate our Bylaws or be detrimental to our community.

Active violent crimes or medical emergencies should be reported using 911 on your phone. The non-emergency number for the sheriff's office is 239-252-0001. Please do not use the 911 number for non-emergency matters.



The Main Gate And The GIB

The Board of Directors, and our management partners at Sandcastle, received calls about the paving work that was done at the main gate. The main gate is not under the control of your HOA Board. The main gate and road is under the authority of the Greater Imperial Board. The Greater Imperial Board consists of the golf course and each individual homeowners association

east of the main gate. Imperial Golf Estates, your homeowners association, only gets one vote out of many on the Greater Imperial Board. Even though we are much larger than the other communities, we still only get one vote.

Many will notice the main gate roadway at the guard house was changed to pavers. This was a GIB project. Your board also occasionally receives complaints about the guards at the main gate, the arms at the main gate being always open, or that solicitors are somehow getting into the community. Your HOA Board relays these matters to the Greater Imperial Board, but we cannot mandate they do anything. We only get the one vote, but we are your voice on the GIB. This is for your information.



Lakes Committee

A committee on our lakes has been established. It consists of at least one HOA Board member, our Superintendent, and one resident from each Lake. We currently have a member from every lake. The Lakes committee is a sub-committee of our infrastructure committee. The committee was established to assist the infrastructure committee with issues impacting the health and beauty of the lakes. Go to our web site and click on the Lakes Committee link if you want to see who the representative is for your lake.



The Entrada Gate

This is a reminder that the back Entrada gate is not to be used when you are using trailers, or when you have anything behind your vehicle. Only one vehicle at a time. Two vehicles will not make it through without the gate arms hitting the second vehicle. Please respect the rule as the gate arms are expensive to repair and they will come down on anything you may have behind your vehicle. Violating the rules can result in you losing all back gate privileges.



A Message From Your Home Owners Association – Board of Directors

The board has recently updated our website. If you have not seen it, please do take a minute to take a look at the content. We intend to utilize this tool to inform you, the members, what is going on in our community.

While we feel we have done a good job on communicating some changes, like the roads and Com-cast, other matters have not been nearly so well communicated. Any failure to communicate is not an intentional act. We strive to be open and transparent, but stay within the scope of our very old rules. That is why we are seeking the members to vote to amend these rules.

We the board recognize we do not always make popular decisions. We, your volunteer Board, have taken notice of this and witnessed this with some issues of the HOA.

Our HOA is a diverse group of members, but with one common goal: Trying to do what is best for our HOA.

Because of this wonderful diversity your volunteer HOA Board, and every HOA member, may each have differing opinions on resolution of HOA issues. Regardless, the common goal remains the same.

We, your volunteer Board, would therefore like to ask each and every HOA member, going forward, not follow the example of our national leaders but to:

Listen to one and other and not just hear.
Seek compromise and resolution and not enflame passion and divide.

We, as a community, can do better than our elected officials and still adhere to a fundamental right of our society; the right to speak one's opinion on matters affecting that person. Civility may be out of fashion in Washington D.C., but your Board believes respect and courtesy should be a standard of our community. As a matter of fact, we unanimously passed a code of ethics for all board members. Therefore we, your Board, going forward, ask of ourselves, and of each HOA member, for civility of discourse and respect for each and every member, whether in personal matters or matters involving our wonderful HOA.

Sincerely,

Your IGEHOA Board of Directors



Road Project

The IGE road repaving project has been completed for Phases 1-4. Phase 5 will be addressed separately next year. The repaving project began the day after Memorial Day and ran for approximately three weeks into the middle of June, as expected and on schedule. Fortunately, we did not experience much rain during the project, which helped to keep us on schedule. We did encounter a few minor glitches during the project, however we were able to overcome them without any delays. For the most part, there were only minor inconveniences to traffic flow, with most residents exercising patience during those times. We thank all of our residents for their patience.

We removed the unsightly reflectors that were in the middle of the curves on the Blvd. and replaced them with a single painted stripe. This offered us a much cleaner look and helps to control traffic flow and speed. The GIB coordinated with us to repave the Blvd. from Route 41 to the 4 way stop, which improves the look of the community as you enter from Rt. 41. Bonness (the vendor) did an outstanding job coordinating the project, and we thank them for their services. For all those residents that were here to witness the project, it was a fascinating experience watching the progress. Many people helped make this project a success, but special thanks to Board Vice President Nate Celauro and Superintendent Mark Thieme for taking the lead on this extensive project.



Bismark Weir and Hurricane Dorian

The Weir controlling the water level on Bismark Lake was opened on August 26th to ensure adequate water levels in the lake. The Weir was designed and installed by our Superintendent many years ago. The concrete pad where the large pump we use to facilitate water levels is placed, was also repainted.

Your Imperial Golf Estates Homeowners Association prepared for the arrival of Hurricane Dorian. We prepared for the storm by opening the weirs on Bismark and Empress Lakes. This process started days prior to the storm. The preparation lowered the water level in the lakes to reduce the risk of any flooding from the hurricane. There is also an 18.5" drainage pipe for Zach's Lake, but we do not have a weir on Zach's Lake. The Zach's Lake pipe was checked by our superintendent and it was draining as designed.

Classifieds

While we hope that you support our advertisers, the Board of Directors of Imperial Golf Estates HOA, Inc. does not officially endorse any products or services advertised herein.



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IGE Real Estate Update

Current Activity as of August 31st, 2019 (Averages are for Year 2019)


Active Houses on the Market	12
Pending with Contingencies	2
Pending with No Contingencies	1
Closed Sales During 2019 from 1/1/19 - 8/31/19	30
Average 2019 Sales Price	\$532,443
Average 2019 Price Per Sq. Ft.	\$203.56
There Are No Distressed Sales in 2019	

IGE Residents: Full Time 70% Seasonal 30%

Source: Debbie Frost, JRW Realtor.



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Sheriff Non-Emergency-----	252-9300
Domestic Animal Control-----	252-7387
Humane Society Animal Shelter-----	643-1555
Garbage / Waste Pick-up-----	252-2380
Solid Waste Management-----	252-2508
Code Enforcement-----	252-2440
Comcast-----	800-934-6489
Naples Daily News Circulation Dept	263-4839

The large diesel powered pump we own was placed on the pad adjacent to the Bismark Lake weir as a precaution. We were prepared to engage with any flooding issues. Our Superintendent monitored water levels during the storm to ensure the pump was able to be activated as needed.

Some residents may have seen brown or off colored water seepage due to high water levels. This is not rust. This seepage happens when there is high ground water flow and a high water table. This phenomenon was recently seen near Empress Lake. The reason for the off colored water is the presence of "Tannins."

What are Tannins? Tannins are a natural organic material that can be the byproducts of nature's fermentation process, created as water passes through peaty soil and decaying vegetation. This can cause water to have a faint yellow to tea-like color, and can cause yellow staining on fabrics, fixtures, china and laundry. Tannins may give a tangy or tart aftertaste to water. They may also cause water to have a musty or earthy odor. Tannins – also known as fulvic or humic acid – are more common in surface water supplies and shallow wells than in deep wells. Water in marshy, low-lying, or coastal areas is also more susceptible to tannins. What are the health effects of Tannins? Tannins are considered an aesthetic problem. While they may make water unappealing to drink and stain laundry, they present no health hazard.

Your HOA Board and superintendent did what they could to prepare our community for the storm.



Park Maintenance – Tree Trimming

Some of you may have seen some piles of brush within the parks. This was part of the beautification and maintenance of our park system. Your Board approved the funding required for this maintenance to keep our parks as attractive as possible.



Comcast Update

The construction phase of the new Comcast Fiber Optic Cable installation has been completed. Now Comcast must come to each of your homes to connect the new fiber optic cable to the existing internal cable wiring in your homes. As part of the construction phase a new light grey in

color Optical Network Unit (ONU) was installed on the side of the house and the new Fiber Optic Cable was connected to the ONU. Now the fiber in the ONU must be connected to the existing cable wiring in your home.

Attached are two Comcast documents. The first is a copy of the mailer that Comcast has mailed to your homes. The mailer may have been received on Saturday Aug 4th or if not, should be received early the week of Aug 5-9. Do not throw it away. Open it and follow the call in instructions. The mailer gives instructions on how to contact Comcast to have them come to your home to connect the Fiber in the ONU to the internal cable wiring in your house. Someone must be home to allow them access to your home as part of the installation. The second Comcast mailer was provided for an email blast to our homeowners summarizing the fiber to the home (FTTH) installation call in instructions.

Call 1-800-XFINITY (1-800-934-6489) from the phone number that Comcast has in their records for your account (land line or cell). They will ask if you are calling from your numerical address for verification. There are 6 to 8 question that you must answer to get to a representative to schedule your installation including the last four digits of your social. Once you reach a representative make sure that the representative knows that you live in Imperial Golf Estates and that the community has a Bulk Cable TV and Bulk Internet Agreement. You are requesting installation of a newly Comcast installed fiber to the home system. The representative will review their records of the Comcast equipment currently installed in your home to determine if any update is required. The installation to existing outlets with installed TV/Internet equipment is free through August 1, 2020.

Many residents have tested the call in installation process and it does work. They have been scheduled. Persist in the call in process until you are connected to a representative!

Some residents reported problems with Internet speed. It was resolved by working with Comcast to get the fastest speed possible. Speed of 150 to 170 Mbps is possible when plugged directly to Ethernet from a XB3 modem.

Wifi wireless can reduce speeds to 135-140 Mbps. If you have speed tests that show low 35-40 Mbps., the XB3 needs to be replaced with an XB6. It's free. Lastly, they offer XFI pods that plug into wall for extending signal. They are 3 for \$119 at Xfinity store.

Board of Directors
Imperial Golf Estates HOA

Annual Meeting

The Annual meeting of the Imperial Golf Estates Homeowners Association has been set for Monday, January 6th at 7:00 PM. Please attend. The Board will be reviewing finances and changes to our By-Laws. Unless residents participate, the Association cannot conduct business. Our By-Laws require a quorum of members which has been unobtainable over the last few years. Please plan to attend. If you just can't make it, please sign up for electronic communications via email. We will have electronic voting soon.



Advertisers

The Board has made a decision to get out of the advertising business and go to a Newsletter free of ads. The Newsletter will also be sent out via E-mail hence forward without printing or mailing costs. Please sign up for E-Mail delivery through our website if you want to keep getting the Newsletter.

To those of you who have advertised in our Newsletter, we cannot thank you enough for your generosity and support. Your participation saved the residents of Imperial Golf Estates significant amounts of money. Many of you also contributed to the content with important facts and information. Your participation was greatly appreciated.

A letter will be forthcoming to all advertisers, along with pro-rated refunds for any advertising not provided. Please be patient as these refunds are issued throughout September.

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SCROLL TO FIRST TAB: *Go Paperless*

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- RECEIVE ALL HOA NEWS, NEWSLETTERS,
DOCUMENTS, AND INFO VIA EMAIL!**
- REGISTER FOR E-BALLOTING TOO!**

Reminder - It is the responsibility of each Lot Owner to assure that their current contact information is in the Property Manager's data base. That includes local and alternate mailing addresses, local and alternate telephone numbers, email addresses, home watch services, etc. This is important for notices to the entire community for important information like road closures, Estates newsletter and official notifications from the Association including Association Maintenance Fees.

**You can do this online at
http://igenaples.info/owner_info.htm**

**Quarterly Maintenance Fees - Coupon/Due Dates
2019 Quarterly Payment due October 1, 2019 at the
rate of \$599.64 per quarter.**

Statement/coupon about Dec 1, Payment due Jan 1;
Statement/coupon about Mar 1, Payment due Apr 1;
Statement/coupon about Jun 1, Payment due Jul 1;
Statement/coupon about Sep 1, Payment due Oct 1.

Quarterly Maintenance Fees - Please include your Resident Number and your Account Number (Phase and Lot Number) on all check payments to preclude any delay in processing. Owners with multiple lots must indicate how they wish their payments applied by including the appropriate coupons with each check. **The correct mailing address for IGEHOA Quarterly Maintenance Assessments is: Imperial Golf Estates, Care of Sandcastle Community Management, P.O. Box 25637, Tampa, FL 33622** If you are using an automatic bill pay service, give them this address for mailing purposes and ask that they include your Account Number (Phase and Lot Number) on all payments. **Lot Owners can contact Sandcastle CM Accounting at 239-596-7200 if you need another coupon book or to discuss the coupon book process.**

Future Board of Directors Meetings:

Date: September 26, 2019

Time: 6:00 pm.

Place: Sandcastle Community Management, Main board room.

Note: Contents of this newsletter are not official and only the approved minutes represent the Association.

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