

Newsletter
Summer 2023

A photograph of a stone sign for 'The Cottages' in a landscaped area. The sign is mounted on two stone pillars and features the text 'The Cottages' in a cursive font. The background shows a large tree and a building. The foreground is a garden bed with various plants and flowers.

The Cottages

President's Note >>>



Kiki Seovel
www.cottagespl.org



It's all rainbows at The Cottages

theCottages

The Cottages home sales set records in May

Sales started strong in 2023 with the sale of 3664 in February. The trend continued with 3687 selling for a record \$1.6 million after only a few days on the market. Shortly after 3671 had a contract in one day; asking price \$1,675.

The Cottages neighborhood has significant appeal to buyers.



Enjoy a great summer!



WELCOME

New Residents

3687 - \$1,600

Daniel Vinup & Rebecca Seidel

**3671 - \$1,675 asking price,
final sale info not yet available**



Kiki Scovel
Webmaster

Cottages Web News

<https://cottagespl.org>

Click this link

What are *YOU* looking for...

- **Roof Tile Specs**
- **DRC Form**
- **Cottages Contract Vendors**
- **Irrigation Schedules**
- **Lawn Maintenance Details**
- **HOA Documents**
- **Board Minutes**
- **Newsletters**

The Cottages website has all this and more.

Cottagers must be doing something right!

First impressions are everything - at least when it comes to selling our homes and maintaining our desirability as a neighborhood. The National Association of Realtors says a majority of buyers will drop by after viewing a community they like online. What do visitors see when they drive into The Cottages? A shady entry island, a lovely gazebo and a street lined with charming homes, green lawns, colorful flowers, and tropical beauty all around. Visitors love the unified streetscape on our lane (along with the exceptional residents of course!) Quite frequently I am stopped by visitors to the street expressing their desire to buy here. We are a destination for walkers, bikers, and even weddings! (see the story in this issue). We all want our community to look its best. Cottages is now over 25 years old and keeping a fresh look takes greater effort, more time, and more money. The board has to prioritize projects based on available funds. This summer front entry plantings were replaced. The landscape lighting repair was completed with enhanced lighting. Gazebo pergola repairs and painting are complete and the gazebo looks its best once again. The entry pavers were cleaned and sealed. The HOA does not do this alone. I want to THANK ALL RESIDENTS for doing their part by keeping their homes well-maintained, roofs and driveways power washed and landscaping fresh. These are vital elements of maintaining our appeal as a neighborhood. Your board will continue to work hard to keep Cottages looking its best.

Well maintained
homes and landscaping
helps sell a home and
makes a pleasant living
experience for the residents.

A few of the projects the
board is working on:
mailboxes
valley gutters
house painting

Submit DRB approval for on time

AVOID THE LATE FEE: PLCA now charges a \$100 late fee to residents who do not submit a DRC form and get approval before exterior projects start, this includes landscaping. The DRC form is available on the PLCA website.

Questions? Contact:

HEATHER BRUNO, CAM

Director of Covenant Enforcement

heather@pelicanlanding.com

We live in a neighborhood that must satisfy two sets of HOA covenants (Cottages and Pelican Landing), so filling out a DRC form before starting any exterior changes, including landscaping, goes a long way to avoiding a problem. Board members are always available to answer specific questions about covenants and restrictions.



Investigation

CDD easements & landscaping responsibilities

Megan Tatum, Resort Management, obtained copies of documents relating to the CDD easements onto Cottages property. These were requested by Kiki Scovel for the purpose of determining “who is responsible” for the landscaping of certain areas, The Cottages or CDD. These documents had been scanned for storage but in the process were reduced to a smaller size that was barely readable.

Kiki Scovel re-typed sections of the documents to make them readable. These documents are being evaluated to discuss with CDD the responsibilities for landscaping.

Seasonal fountain runtime

As an energy and cost-saving measure The Cottages fountain timer is set to run no more than 3 hours per day in the off-season months May-Oct. The fountain is an energy hog that goes into the FPL penalty zone.



It does not aerate the pond, which is done by multiple bubblers maintained by Bay Creek CDD. Lowering the run hours saves Cottages nearly \$900 per year in electricity costs. The fountain motor is easily damaged and fountain repairs are costly. Board members only are authorized to set the fountain timer.

The fountain timer schedule:

May 1 - Oct 31 Run 9 am-12 pm

Nov 1- April 30 Run 1-10 pm

Runtime hours per day	KWH kilowatt hour per month	FPL Cost average per month
9 hr.	1100 kwh	\$170
3 hr.	400 kwh	\$60
Seasonal savings	5700 kwh	\$890

Invasion of the Grasshoppers⁸

Grasshoppers have been having dinner on some of our plants. Green Acres sprayed the area with pesticide and hopefully that will take care of them. However, if the grasshoppers get too big sprays will not affect them.



• Fertilizing guidelines

During the rainy summer season, unnecessary fertilizing and improper fertilizer application can result in runoff that sends nutrients meant to feed your lawn into our waterways where they feed harmful aquatic algae instead.



GIVE YOUR
FERTILIZER
ROUTINE
A SUMMER
VACATION

FOLLOW LEE COUNTY ORDINANCE 08-08
JUNE 1 TO SEPTEMBER 30

DO MORE BY DOING LESS

Doing your part to preserve our water quality is as simple as doing less yardwork! During the rainy summer season, unnecessary fertilizing and improper fertilizer application can result in runoff that sends nutrients meant to feed your lawn into our waterways where they feed harmful aquatic algae instead.



JUNE 1 TO SEPTEMBER 30 - Lee County Ordinance 08-08

Take a break from using phosphorus and nitrogen formulas and minimize your fertilizer use to help protect our waterways, our quality of life and our economy.

Finances



Paul Barnicke
Treasurer

At the end of April, we have a healthy balance in our operating account of roughly \$54,000. The power washing of the entrance pavers was needed but was an unbudgeted expense. I would also like to point out that as our financial statements are cash-based, i.e., no accrual accounting, we can have distortions in net income from year to year based on when expenditures get paid. Specifically, the mulch and tree trimming expenditures incurred in 2022 were not paid until 2023 (\$19,400 in total). Based on our budgeted expenses of mulch and palm trimming for 2023, we are likely to have these 2023 expenses (\$17,900 against a budgeted amount of \$18,000) paid in 2023 resulting in, in effect, 2 years of expenses in the same financial year.

Maintenance News



Dennis Lowe
Secretary/Maintenance

Landscape lighting repaired

The low voltage LED landscape lights at the Cottages entryway were damaged by Hurricane IAN. Coastal Lighting replaced several of the lights that were broken, added a few new lights and adjusted others.



Power back to entry lights

On April 24th West Coast (Eric) repaired an electric power problem to the Cottages entry. We needed a new breaker located in an awkward place by the west cul-de-sac. Eric also replaced a burned out GFCI outlet on the west entry, and found the old mechanical timer had only been partially disconnected. He fully disconnected the timer and capped off the wires inside the old timer box. It is all safe now.

In order to eliminate the west breaker box and consolidate our electric connections at the flagpole breaker box would be VERY EXPENSIVE. It would require FPL to verify if amperage load is available at the flagpole, disconnect the west meter, then West Coast would run a new line from a suitable transformer to the flagpole breaker box. The cost would be \$1250 per 50 feet to run or about \$18,000. Unfortunately due to the original installation, the west line is powered by a transformer across Pelican Nest Drive and runs under the road, so we will have to keep the inconvenient west breaker box on Pelicans Nest Drive.



Maintenance News

Gazebo pergola gets repairs

Mark Beatty, MR Properties, repaired the pergola at the Gazebo. The cost was \$2,337. He replaced 4 rotted support beams and also power washed and painted the entire pergola. The project took 3 days.



Maintenance News

Entry pavers get power washed & sealed

Skyview power washed and sealed the Cottages entry pavers. Curb gutters were also cleaned. The project took 3 days. The cost was \$5,500.



Cost to power wash & seal one of our individual driveways would be about \$700 - \$1,000



Dirty vs clean



Cleaning of gutters



Hose & brush cleaning-



Around the Neighborhood

The Cottages Gazebo backdrop is sometimes used for family photos. Our Gazebo is a destination stop for many bikers and walkers.



Board Meetings

Cottages 2023-24 Board Meetings

Zoom or PL Community Center -TBD

Last Wednesday of each month (except Dec)

	Date		Time
2023	September	27	10:00 am - 12:00
	October	25	10:00 am - 12:00
	November	29	10:00 am - 12:00
	December	13	10:00 am - 12:00
2024	January	31	10:00 am - 12:00
	February*	28	4:00 pm- 5:00 pm
	March	27	10:00 am - 12:00
	April	24	10:00 am - 12:00
	May	29	10:00 am - 12:00

* February 28 - Annual Meeting

Zoom Meeting 4:00-5:00pm

Pizza Party at Gazebo 5:00- 7:30 pm

Cottages limps through draught

Dan and Steve have tried to keep us green during this past season's *drought*.

The CDD restriction of watering only one day per week has caused some browning. The rainy season has started and plants will be growing.

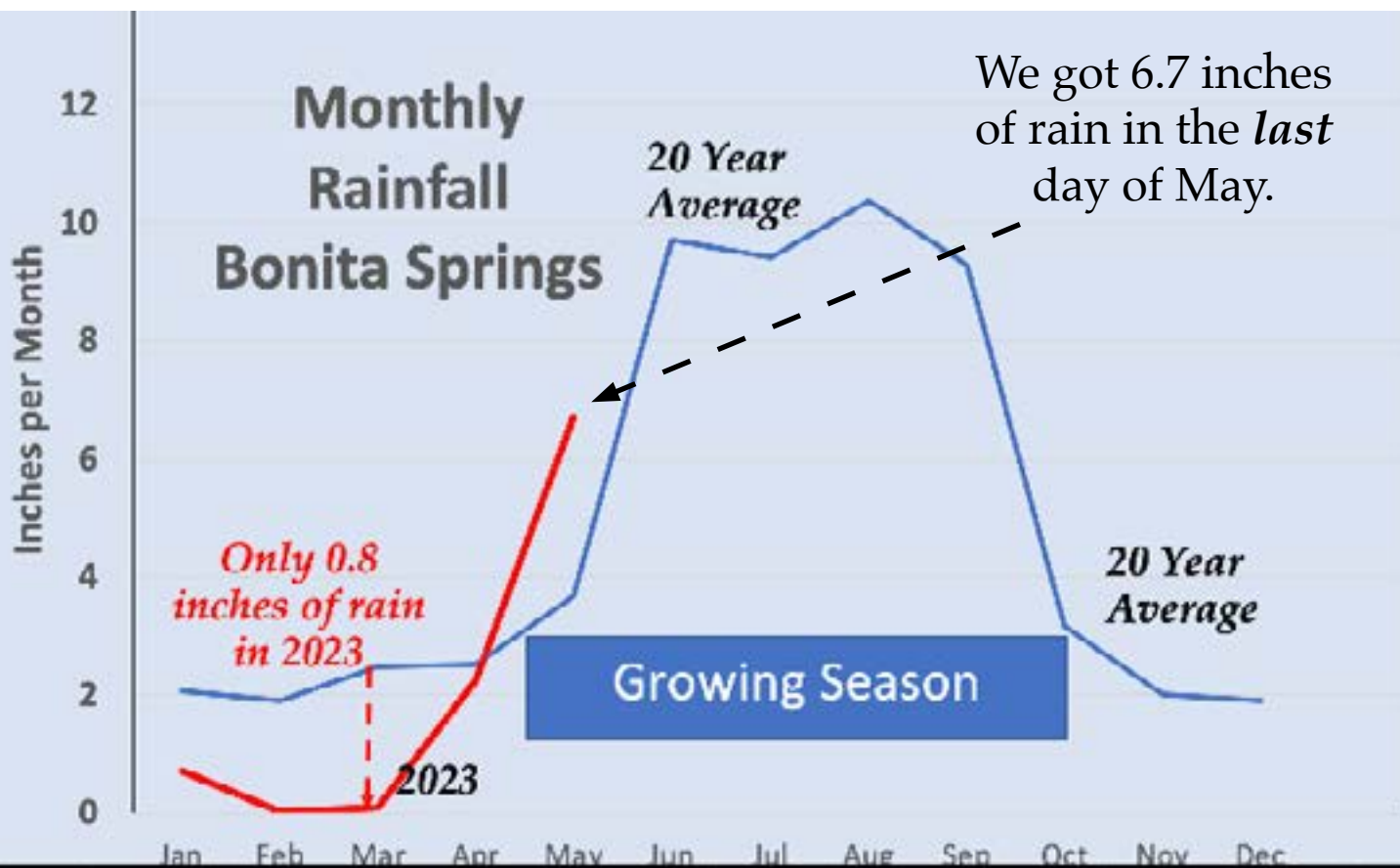


Dan Geist
Bradford Solutions



Steve Kubicsek
President, Green Acres

Toward the end of the draught we were under CDD's "pumps off" which limited us to only one watering per week.



Irrigation highlights

HOA Responsibilities

- ✓ Routine maintenance, repair, and replacement of irrigation system components once installed on a Unit
- ✓ Irrigation water is a Common Expense. Water is provided to the HOA through the Bay Creek CDD which controls all irrigation water access. The HOA pays the CDD for the water
- ✓ HOA is not responsible for irrigation maintenance in private areas such as lanais or areas not easily accessible to irrigation contractors



Owner Responsibilities

*Irrigation
one
interconnected
system*

- ✓ Irrigation system changes, due to improvements or alterations to the Unit or landscape shall be billed to the Owner, then the HOA does the maintenance and repairs
- ✓ Owners must use the HOA irrigation contractor for any modifications or additions
- ✓ Irrigation system components located within a lanai or other area that does not provide ready access to the irrigation contractor
- ✓ East side controllers are maintained and replaced by the HOA. East side Owners are not authorized to change settings on the controllers.

Irrigation schedule

Coordinating the water times of sprinklers is like leading an orchestra!



	East Even	Water Days	Start time
Lindmeyer	3652	Weds, Sat	7:00 PM
Woudstra	3648	Weds, Sat	7:30 PM
Roscich	3644	Weds, Sat	8:00 PM
Derrig	3640	Weds, Sat	8:30 PM
Taylor	3636	Weds, Sat	9:00 PM
Harper	3632	Weds, Sat	9:30 PM
Barnicke	3628	Weds, Sat	10:00 PM
Nadler	3624	Weds, Sat	10:30 PM
Knoll	3620	Weds, Sat	11:00 PM
Veltman	3616	Weds, Sat	11:30 PM

	East Odd	Water Days	Start time
Alves	3601	Tues, Fri	6:00 AM
Osterlink	3605	Tues, Fri	6:00 AM
Waltz	3609	Weds, Sat	7:30 AM
Pearlstone	3613	Weds, Sat	12:00 AM
Cantanzarite	3653	Tues, Fri	6:30 PM
Damico	3649	Tues, Fri	7:00 PM
Clifford	3645	Tues, Fri	7:30 PM
Francese	3641	Tues, Fri	8:00 PM
Swanson	3637	Tues, Fri	8:30 PM
Monaco	3633	Tues, Fri	9:00 PM
Maish	3629	Tues, Fri	9:30 PM
Craft	3625	Tues, Fri	10:30 PM
Scardella	3621	Tues, Fri	11:00 PM
Romano	3617	Tues, Fri	11:30 PM

Run times per zone are approximately 20 minutes. It is very difficult to sync the run times and zones to ensure sufficient water pressure.

	West Even	Water Days	Start time
Ledderhof	3686	Weds, Sat	7:00 PM
Coyle	3682	Weds, Sat	7:22 PM
Joos	3678	Weds, Sat	7:44 PM
Sweltzer	3670	Weds, Sat	8:06 PM
Murphy	3674	Weds, Sat	8:06 PM
Stadler	3664	Weds, Sat	8:28 PM
Szmyt	3660	Weds, Sat	8:50 PM

	West Odd	Water Days	Start time
Nofzinger	3661	Tues, Fri	7:22 PM
Hohing	3665	Tues, Fri	7:22 PM
Mogovern	3671	Tues, Fri	7:44 PM
Franson	3675	Tues, Fri	8:06 PM
Lowe	3679	Tues, Fri	8:28 PM
Baldwin	3683	Tues, Fri	8:50 PM
Vinup	3687	Tues, Fri	9:45 PM
Scovel	3691	Tues, Fri	10:07 PM
Manzella	3695	Tues, Fri	10:29 PM
Jacobson	3699	Tues, Fri	10:51 PM

Start times may fluctuate as watering times increase or decrease to accommodate seasonal CDD programs

Around the Neighborhood

Grace Lennon, Pelica Landing General Manager, has informed us that we have Alligator Snapping Turtles on the property. Please do not attempt to approach or pick up these turtles as they are very dangerous and can cause serious harm. If you happen to see one, leave it alone and call Privacy.



Alligator Snapping Turtle

A dramatic sky with dark, swirling storm clouds and a rainbow, viewed from a golf course. The clouds are dark and turbulent, with a bright rainbow arching across the lower part of the sky. The foreground shows a green golf course with a sand trap and trees in the distance.

HURRICANE

SEASON

Hurricane season begins in June

Hurricane forecast

Important
Notice

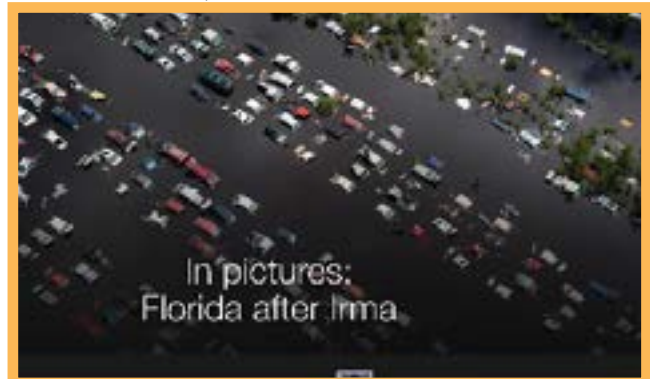
The 2023 Atlantic hurricane season officially begins on June 1, and ends on November 30. The forecast is a slightly below average season.

Hurricane Forecast	Average	2023 Forecast
Named storms	14	13
Become hurricanes	7	6
Become major hurricanes	3	2

The reasoning is that there is an 82% chance for an El Niño to develop during the peak of hurricane season.

The peak of the Atlantic hurricane season is September 10, with most activity occurring between mid-August and mid-October.

The south of the USA, with the states of Florida, Louisiana and Texas, are most frequently affected. The more northerly states of South and North Carolina and Virginia are also frequently affected, but the hurricanes usually have less destructive power this far north.



Prepare for the storm

Develop an emergency plan:

What do I need to do to secure my home & car?

Where will I stay during the hurricane?

Where will my pets stay?

Where in my home will I ride out the storm?

What are the evacuation routes if I plan to leave?

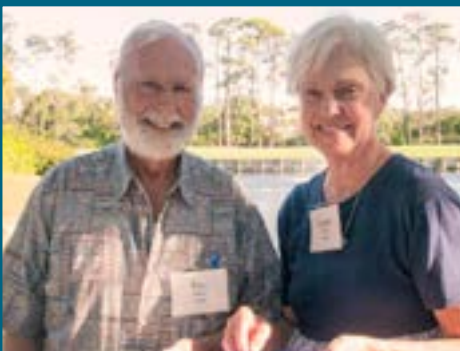
Prepare to be self-sufficient for up to 14 days
without running water or electricity.

- Photograph or video your home for insurance purposes
- Update phone number & email address on your FPL account
- Pay attention to instructions from public officials and the media
- Gather important documents, store in a waterproof container
- Purchase bottled water. American Red Cross recommends at least one gallon of drinking water per person per day
- Gather supplies such as: non-perishable food, medications and personal hygiene supplies, trash bags, paper towels, clothing, bedding & entertainment items
- Check radio, flashlights and batteries
- Obtain cash in case banks are closed and ATMs are not working
- Fill up your car with gas; fill propane tanks for grill cooking
- Charge your phone and obtain a car charger
- Prepare for loss of running water & electricity: turn refrigerators to coldest settings; make blocks of ice & store in coolers
- Sanitize bathtub and fill with water
- Store objects from yard inside; fasten doors and windows
- Cover valuables & furniture with plastic & move from windows
- Unplug any non-essential electrical equipment, including pool

For more storm and safety tips www.FPL.com/storm

Socials planned for Fall

The Social committee is planning Gazebo socials for the upcoming season. More to follow.



Happy Independence Day



4th of July



Cottages Board



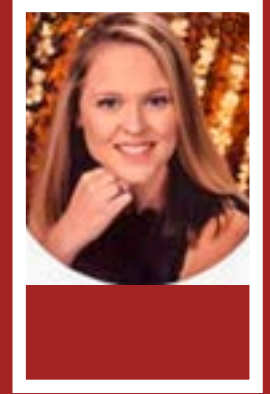
Kiki Scovel
President



Paul Barnicke
Treasurer



Dennis Lowe
Secretary



Megan Tatum
Property Manager



Happy Summer!