



WEEKLY UPDATE



Photo credit: Hannah Minogue

DEAR NAPLES RESERVE RESIDENTS,

Thank you so much for taking the time to read this important communication. I hope you find it helpful.

Have a beautiful day!

**REMINDERS,
PROJECT
UPDATES,
AND
ACTIVITIES,
ALL IN ONE PLACE**

#CASUALLYAWESOME

Showcase your photography skills and let others see your passion for NaplesReserve by sending us the best images you have captured. The best one will be featured in our front page.

Submit your picture to naplesreserveadmin@kwpmc.com with the subject #CasuallyAwesomeNaplesReserve don't forget to add your name and address.

Naples Reserve Management Office

PROJECT SPOTLIGHT

New Crosswalk and 4-way Stop: The implementation of the traffic study recommendations will be complete early next week. The striping is scheduled for Monday.

Fire Pit: The repairs on the fire pit are due to commence on December 8th.

Community Beautification:

- 1. Holiday Decorations:** Our holiday decoration vendor was at the property early this week and decoration has started and will continue for the next few days. The Christmas tree and Hanukkah decorations will go in after Thanksgiving.
- 2. Beach Lights:** The Naples Reserve maintenance team completed the replacement of the lights along the beach at the Island Club.
- 3. Neighborhood Monuments:** The cleaning of all neighborhood monuments was completed last week. The Maintenance team will be working on the street signs next week.



Tiki Bar Mosquito Issue: Management has identified a temporary solution to address the Mosquito issue in the Tiki bar area while we work on a long-term plan. The area was fogged this morning and we hope to see an immediate improvement.

AMENITY ACCESS

If you are experiencing any issues or need assistance setting up the **PRODATAKEY** or **ZUUL APP**, contact the management office for assistance at naplesreserveadmin@kwpmc.com or **(239) 231-4188**. **Office hours are 9:00 A.M. to 5:00 P.M. Monday - Friday.**

PROJECT SPOTLIGHT

Walk-in Refrigeration Box: Vendor Curran Taylor was in the community on November 15th putting the framework down for the concrete pour for the refrigeration unit. Our goal is for this to be completed before year's end.

Cannons: The new light fixtures have been ordered; we expect to receive the parts in about two to three weeks.

Tiki Bar Furniture: The new tiki bar furniture is due to arrive on Monday, November 20th. We will update the community once the furniture has been received.

New Fencing: Vendor Premier Fence has submitted all the required paperwork to Collier County for permitting. We are hoping for news from the County soon.

Coral Harbor short stop sign: The pole was ordered quite some time ago. The estimated time of arrival is mid-December.

Mulch: Community-wide mulch application will begin on December 1st by A+ Spreading.

The management office has been made aware of the repairs needed in the Fitness Center. The maintenance team is working on repairing the drywall damage and alternatives to replace the cracked mirror.

2024 QUARTERLY ASSESSMENTS

Continues on Page 7

Neighborhood	Quarterly Maintenance	Neighborhood	Quarterly Maintenance
Coral Harbor	\$1,395.53	Sutton Cay	\$1,568.64
Mallard Point	\$1,504.84	Canoe Landing	\$1,568.64
Egret Landing	\$1,526.27	Crane Point	\$1,568.64
Half Moon Point	\$1,526.27	Bimini Isle	\$1,568.64
Savannah Lakes	\$1,568.64	Sparrow Cay	\$1,660.80
		Parrot Cay	\$1,688.45

COMMITTEE CORNER

Please be sure to complete and submit a DRC Application. The DRC Committee meets every second and fourth week of the month to review all modification applications. Please allow the Design Review Committee (30) days to review in order to obtain approval.

Upcoming DRC Meetings:

- December 13th, 2023

January 2024 Meetings:

- January 10th, 2024
- January 24th, 2024

To obtain a copy of the DRC Modifications application, please visit our website's documents section.

GRADING AND SWALE NOTICE TO COMMUNITY

The Naples Reserve Design Review Committee is requesting inspections behind all pool or patio additions before sod installation and landscaping takes place. The purpose of this inspection is to ensure that the grade has been done correctly in common areas or swales. The goal is also to ensure that water runoff will not cause erosion issues in the future and that water can move freely to catch basins.

The importance of proper drainage and preventing potential problems is in every residents best interest. By conducting this inspection, we can address any concerns or make necessary adjustments before the sod and landscaping is installed.

We kindly request that a resident with a pool or patio addition, contact the Design Review Committee to schedule a time to inspect the area in question before landscaping is to be performed. We greatly appreciated all residence participation so the DRC can provide guidance and expertise in assessing the grade and drainage of the area.

Please feel free to contact the DRC, DRC@NaplesReserveHOA.com at your earliest convenience to arrange a suitable inspection date and time.

Thank you, The Naples Reserve Design Review Committee

DESIGN REVIEW

Holiday lights and decor can be displayed now through January 10th. Please be mindful of cords and string lights so that landscaping maintenance can be performed. Christmas trees must be disposed of through Collier County collection day. HOA landscaping company will not remove or pick up the discarded tree. The Christmas Tree is to go out the day of Collier County garbage pick-up.

HOLIDAY DECOR

REMINDER: The Naples Reserves Lakes are the home of local alligators. Please watch children near the lake banks especially while fishing.

Fishing is ONLY allowed at:

- Island Club beach
- Outrigger pier
- Match Point
- Kids Cove
- Behind YOUR OWN HOME (within your lot line)

Please do not fish behind another resident's home.



FISHING

DOG RULES REMINDER



Household pets shall at all times whenever they are outside the Owner's Unit be **physically constrained under the control of a responsible person** for example on a leash or in a container. **NR DCCR Article V Section 1 Paragraph (c)**

Kid's Cove

It has been reported that some residents may be using the Kid's Cove area as a dog park. Please remember that dogs cannot be off leash in this area and all waste must be picked up. This is not a dog park.

Now that we have come to the end of the rainy season it is time to tackle some of those yearly tasks that come with living in beautiful SW Florida, Having your roof, gutters, soffit, fascia, driveways etc. cleaned. Maintenance and cleanliness of the home's exterior are required by the Naples Reserve governing documents and help showcase the beauty of the community. For those that need to be cleaned please complete this project as soon as possible to avoid any possible violations. As a point of reference please see the attached examples of clean and dirty roofs.



LOT MAINTENANCE

COMMITTEE CORNER

As stated in our DCCRs, on-street parking is permitted in designated areas. As of April 15, 2022, on-street parking is permitted unless specified in the list below.

Violations will be subject to fines and vehicles may be towed at the owners' expense.

- No on-street parking on Naples Reserve Circle
- No on-street parking on Naples Reserve Blvd.
- No on-street parking by the back gate located within Egret Landing.
- No on-street parking within 100 feet of any intersection.
- No parking on lawns at any time.
- No parking in a manner that blocks sidewalks at any time.
- No overnight on-street parking in neighborhoods between the hours of 12 AM and 6 AM, without a temporary parking pass from the HOA Management. Temporary parking passes are only provided in situations where the driveway is not available for parking.

PARKING RULES REMINDER

DRIVE SAFELY



Naples Reserve has a traffic monitoring agreement with Collier County Sheriff allowing them to come into the community and patrol the roadways. While we cannot dictate their schedule or frequency, we have made several calls over the past couple of week asking for their assistance.

We have had numerous reports of speeding, not adhering to stop signs, and cutting through the Sparrow Cay neighborhood on Dockside Lane at high rates of speed. Parents of small children are imploring residents to please slow down on Dockside Lane and do not use it as a shortcut.

Please drive safely and follow the rules of the road. Pedestrians are everywhere.

2024 QUARTERLY ASSESMENTS

Quarterly Assessments Schedule

January 1st, 2024
 April 1st, 2024
 July 1st, 2024
 October 1st, 2024

Homeowners should start receiving their coupon books over the next few weeks.

We encourage homeowner to sign up for autopay. If making payment by check, please mail to:

Naples Reserve Homeowners Association
PO BOX 628207
Orlando, FL 32862-8207



AROUND THE RESERVE



Residents gathered at the Island Club Building to celebrate Veterans Day.





AROUND THE RESERVE

VETERANS DAY HONORING ALL WHO SERVED



CRAWFORD PRUNING SCHEDULE NOV 2023



**NAPLES RESERVE
OPERATIONS SCHEDULE
November 2023**

Prune

November 2023				
Monday	Tuesday	Wednesday	Thursday	Friday
30 Common area Egret Landing Halfmoon Point	31 Common area Egret Landing Halfmoon Point	1 Common area Egret Landing Halfmoon Point	2 Common Area Egret Landing Halfmoon	3 Common Area Egret Landing Halfmoon Point
6 Common area Egret Landing Sutton Cay	7 Common area Egret Landing Sutton Cay	8 Common area Egret Landing Sutton Cay	9 Common Area Egret Landing Coral Harbor	10 Common Area Egret Landing Coral Harbor
13 Common area Savannah Lakes coral harbor	14 Common area Savannah Lakes coral harbor	15 Common area Savannah Lakes coral harbor	16 Common Area Savannah Lakes Mallard point	17 Common Area Savannah Lakes Mallard point
20 Common area Savannah Lakes Mallard Point	21 Common area Savannah Lakes Parrot Cay	22 Common area Savannah Lakes Parrot Cay	23 Thanksgiving Day Off	24 Thanksgiving Day Off
27 Common area Sparrow Cay Parrot Cay	28 Common area Sparrow Cay Bimini Isle	29 Common area Sparrow Cay Crane Point	30 Common Area Sparrow Cay Crane Point	1 Common Area Sparrow Cay Crane Point

Hector Ramirez
 Prune Clusia, Selective prune
 Contact Info: CLG Customer Service: 888-581-5151

****** ALL SCHEDULES SUBJECT TO CHANGE ******

CRAWFORD WEEDING SCHEDULE NOV 2023



**Naples Reserve
OPERATIONS SCHEDULE
November 2023**

weed control

November 2023				
Monday	Tuesday	Wednesday	Thursday	Friday
30 common area Savannah Lakes Sutton Cay	31 Common Area Savannah lakes Sutton Cay	1 Common area Savannah Lake Mallard Point	2 Common area Sparrow Cay Mallard Point	3 common area Sparrow Cay Parrot Cay
6 Common area Sparrow cay Parrot cay	7 Common area Sparrow Parrot cay	8 common area Sparrow cay Bimini Isles	9 Common area Coral Harbor Bimini Isles	10 Common area Coral Harbor Crane Point
13 Common area Coral Harbor Crane Point	14 Common area Coral Harbor Crane Point	15 common area Coral Harbor Canoe Landing	16 Common area Egret Landing Canoe Landing	17 Common area Egret Landing Canoe Landing
20 common area Egret Landing Halfmoon Point	21 common area Egret Landing Halfmoon point	22 common area Egret Landing Halfmoon Point	23 Thanksgiving Day Off	24 Thanksgiving Day Off
27 common area savannah lakes Sutton cay	28 common area Savannah lakes sutton Cay	29 common area Savannah lakes Mallard point	30 common area Savannah lakes Mallard Point	1 common area Savannah lake Parrot cay

Hector Ramirez
Prune Clusia, Selective prune
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**** ALL SCHEDULES SUBJECT TO CHANGE ****

CRAWFORD MOWING SCHEDULE NOV 2023



CRAWFORD
LANDSCAPING

Naples Reserve
OPERATIONS SCHEDULE
November 2023

Mowing

November 2023				
Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
Common Area Savannah Lakes	Common Area Sparrow cay Sutton cay Mallard Point Parrot cay	Sutton cay Egret Landing Parrot Cay Bimini Isle	Egret Landing Coral Harbor Crane Point Halfmoon Point	Coral Harbor Canoe Landing Halfmoon Point
6	7	8	9	10
Common Area Savannah Lakes	Common Area Sparrow cay Sutton cay Mallard Point Parrot cay	Sutton cay Egret Landing Parrot Cay Bimini Isle	Egret Landing Coral Harbor Crane Point Halfmoon Point	Coral Harbor Canoe Landing Halfmoon Point
13	14	15	16	17
Common Area Savannah Lakes	Common Area Sparrow cay Sutton cay Mallard Point Parrot Cay	Sutton cay Egret Landing Parrot Cay Bimini Isles	Egret Landing Coral Harbor Crane Point Halfmoon Point	Coral Harbor Canoe Landing Halfmoon Point
20	21	22	23	24
Common Area Savannah Lakes Sparrow Cay Mallard Point Parrot Cay	Common Area Sutton cay Egret Landing Bimini Isle Crane Point	Common Area Coral Harbor Canoe Landing Crane Point Halfmoon Point	Thanksgiving Day off	Thanksgiving Day off
27	28	29	30	1
Common Area Savannah Lakes	Common Area Sparrow cay Sutton cay Mallard Point Parrot cay	Sutton cay Egret Landing Parrot Cay Bimini Isle	Egret Landing Coral Harbor Crane Point Halfmoon Point	Coral Harbor Canoe Landing Halfmoon Point

Hector Ramirez
Prune Clusia, Selective prune
Contact Info: CLG Customer Service: 888-581-5151

**** ALL SCHEDULES SUBJECT TO CHANGE ****



SPECIAL MEMBERSHIP VOTE

On December 13, 2023, at 6:30 PM, there will be a Special Members Meeting in the Activities Room of the Island Club. The purpose of this meeting is to vote on proposed changes to the Bylaws and specific items in the Declaration of Covenants, Conditions, and Restrictions (DCCRs). These changes have been thoughtfully developed by the Bylaws and DCCR Committees, reviewed by HOA Counsel, and have the support of the Board of Directors.

The goal of these updates is to better align the Bylaws and these provisions in the DCCR with the needs and interests of the homeowners. The Board of Directors recommends that homeowners vote in favor of these changes, as they are intended to benefit the community and preserve the integrity of Naples Reserve HOA.

- 1. Second Amended and Restated Bylaws. The Bylaws Committee has worked for two years to update the entire document. Because of the extensive changes, an underlined version of changes was not suitable, and the entire new document is presented. Included in this package is a comparison chart of the current language and the proposed revisions, along with the reasoning, to assist you in making an informed decision. Many of the stricken provisions pertained to the Developer rights and responsibilities before Turnover and are no longer applicable. It is important to note that a vote on the Bylaws is based on the proposed document in its entirety.**
- 2. DCCR Article V, Paragraph 1, Section p(iv). This amendment provides specific examples of offensive behavior to make it easier for residents to understand what action is subject to a violation.**
- 3. DCCR Article V Paragraph 1, p, x. This amendment provides updated guidance and clarity on prohibited vehicle storage and maintenance in our community. Because of the extensive changes, the paragraph is shown in its entirety as rewritten rather than underlined changes.***
- 4. DCCR Article V Paragraph 2. This amendment restores the process of background checks to our leasing application process.**

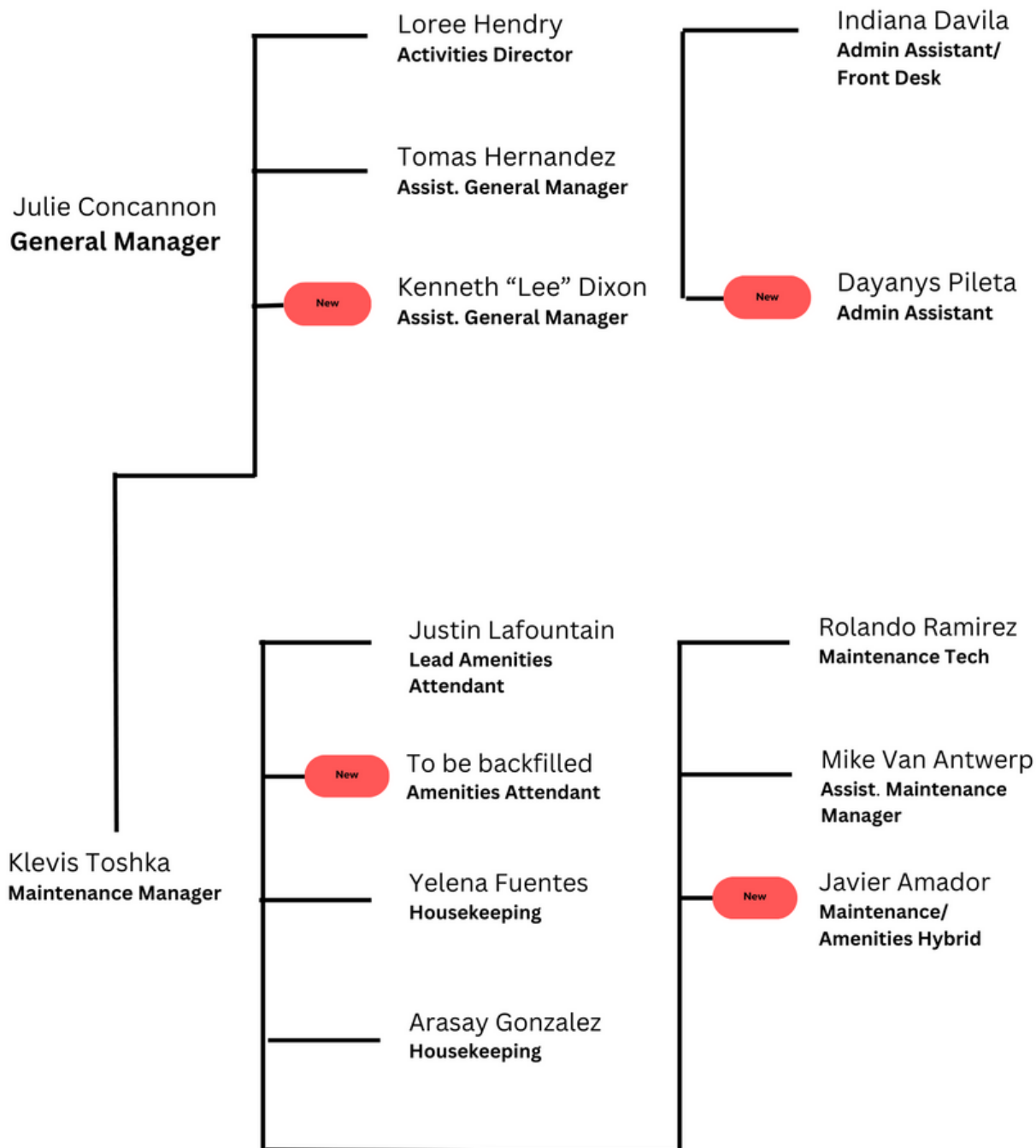
While in-person voting is an option, submitting a proxy is highly preferred as it helps us determine whether we have a quorum. Proxies can be submitted by email to naplesreserveadmin@kwpmc.com, by mail to our office at 14885 Naples Reserve Circle, Naples, FL 34114, or in person at the Management Office at the Island Club. If you have previously registered for electronic voting, you may cast your vote at naples-reserve.myhoast.com.

***After robust conversation and feedback at Wednesday evening's Town Hall to discuss the proposed changes to the governing documents, the Board of Directors has coordinated an ad hoc group to modify some of the language that was not intended in the Prohibited Vehicles Amendment (DCCR Article V Paragraph 1. p. x.) More information to come shortly on this revision.**



HOA STAFF ORGANIZATIONAL CHART

Management Team



Maintenance Team

STAFF CONTACT INFORMATION

Name	Title	Email Address
Julie Concannon	General Manager	jconcannon@kwpmc.com
Klevis Toshka	Maintenance Manager	ktoshka@kwpmc.com
Loree Hendry	Activities Director	lhendry@kwpmc.com
Tomas Hernandez	Asst. General Manager DRC Liaison	thernandez@kwpmc.com
Kenneth "Lee" Dixon	Asst. General Manager Compliance Landscape	kdixon@kwpmc.com
Indiana Davila	Administrative Assistant/Front Desk	idavila@kwpmc.com
Dayanys Pileta	Administrative Assistant	dpileta@kwpmc.com

Due to the volume of emails the office receives daily, we recommend emailing **NaplesReserveAdmin@KWPMC.com**. This email is received by the entire team and can be addressed the quickest.

ADDITIONAL CONTACT INFORMATION

Phone Number: (239) 231-4188

Mailing Address:

Naples Reserve Management Office
14885 Naples Reserve Circle
Naples, Florida 34114

MEET YOUR TEAM



KENNETH "LEE" DIXON

ASST. GENERAL MANAGER

Introducing Kenneth "Lee" Dixon, a valued member of the Naples community for 29 years. With his extensive experience in community management, golf courses, and grounds management, Lee was the ideal candidate for his new role as an Asst. General Manager. He is a Licensed Community Association Manager and a Florida Certified Horticulture Professional.

As Lee begins this new chapter, his wealth of experience and deep-rooted connections within Naples make him a valuable addition to the Naples Reserve Management team. So, please join us in welcoming Lee Dixon, a dedicated professional with a heart committed to making a positive difference in the community.

Among other responsibilities, Lee will be overseeing compliance and landscaping matters. Lee can be reached at kdixon@wpmc.com



MANAGEMENT OFFICE HOLIDAY HOURS

Thanksgiving Week

Wednesday, November 22nd - 9:00 A.M. - 2:00 P.M.

Thursday, November 23rd - Office Closed

Friday, November 24th - Office Closed

Christmas Day

Monday, December 25th - Office Closed

New Year's Day

Monday, January 1st - Office Closed

THE MANAGEMENT OFFICE WISHES YOU AND
YOUR FAMILY AN AWESOME WEEKEND.

