

WELCOME
TO
REFLECTION LAKES at Naples

Master Association
14020 Mirror Drive
Naples, FL 34114

Website:

www.reflectionlakesatnaples.com

Property Manager:

Manager@reflectionlakesatnaples.com

Office: 239-692-9379

****This Welcome Packet is intended as a quick-start guide for newcomers to Reflection Lakes. Please see the main website at www.reflectionlakesatnaples.com for links to RL Documents including our Rules and Regulations.****

The Community and Amenities:

Reflection Lakes at Naples, Master HOA, consists of 562 doors, 316 single family homes, 166 villas, 80 condos and 7 lakes. Amenities that are available at Reflection Lakes include a main pool, a children's pool, bocce court, picnic pavilion and horseshoe pit. Within the clubhouse, there is the property management/CAM office, library, card/game room, billiard room, exercise room and a ballroom which overlooks the main pool where activities are held. This room may also be rented out by residents for private events. Owners must be in good standing to utilize the ballroom for private use. The ballroom also has access to a full kitchen to facilitate entertainment needs. A Ballroom Rental Agreement is required.

Master HOA and BOD:

The Master HOA is governed by a 7-member board of directors. This board governs by the Master HOA documents that include the declaration, articles and bylaws as well as community rules and regulations. All residents are expected to adhere to these standards that have been determined by the association. For more information, these governing documents may be located on the Reflection Lakes website.

Board of Director (BOD) meetings are held on the third Tuesday of each month at 6pm. The meetings are held in the ballroom and may also be viewed on Zoom. Prior to the meeting, notice is sent to the community via email with a Zoom link for those unable to attend in person.

The two above-mentioned condominium divisions within Reflection Lakes at Naples consist of Condo 1, which has 76 units among 19 buildings and Condo 2, which has 4 units contained in one building. Each condo association has its own 3-member board of directors in addition to the Master HOA Board of Directors.

Landscaping:

The grass, trees, shrubs and irrigation equipment are maintained by a landscape contractor which the BOD votes on for a contract period. The grass is mowed weekly in rainy season and every other week in dry season. Rainy season runs June through November; however, the landscape company will advise the BOD when the maintenance changes to weekly. This also includes grass edging and trimming along driveways, sidewalks and flower beds. Landscape mulching in flower and shrub beds is done once annually at the direction of the BOD. Shrub and tree trimming are done as prescribed by the landscape contractor.

Garbage pickup:

Trash and recycle receptacles must be stored inside the garage. Waste Management picks up refuse on Mondays and Thursdays. Thursdays there is also a once weekly recycling pickup as well as yard refuse and large items that do not fit inside the garbage tote. Receptacles may be placed curbside after 5pm on the day before collection. Empty receptacles must be brought in within 12 hours of collection and placed back inside the garage of the home.

Cable/internet:

Reflection Lakes has a contract with Summit Broadband. Basic service is included in HOA dues. Summit Broadband has a retail location located at 1443 Rail Head Boulevard. The location in the Naples Outlet on Collier at Manatee has been closed permanently.

Mailboxes:

Mailboxes are the responsibility of the homeowner. Any damages or resetting of the post are at the homeowner's expense. Please check with the office if a new mailbox or numbers are needed.

Entry Gates:

There are two entrances in Reflection Lakes. A resident's only gate at Sonoma and 41. Key cards, fobs or barcodes must be used for entry here. These items may be

purchased in the property management office in the clubhouse and are payable by check only. Cash and cards are not accepted. There is no call box at this gate for visitors or vendors.

The main entry is at Naples Reserve Boulevard and Mirror Drive. Again, for residents, key cards, fobs and barcodes may be used at the gate access point. For visitors and vendors, there is a call box that is used to notify the homeowner of their arrival by entering a homeowner's 4-digit code. This number is given out at the property management office when a new homeowner registers with the HOA. The main gates are open from 8am to 10am to make vendor access easier and less congested.

Parking:

There is no street parking in Reflection Lakes other than contractor owned commercial vehicles doing business in the community. All resident owned vehicles must be parked in a garage or driveway. Vehicles should not encroach over any part of a sidewalk. Vehicles parked in a neighbor's driveway must have prior approval from the owner. Homeowners may wash and tend to minor repairs in their driveways.

***Please note, for a full and detailed description of community matters, please see the Rules and Regulations on www.reflectionlakesatnaples.com.

Reflection Lakes Quick Helps

Websites:

www.reflectionlakesatnaples.com	<i>Primary source of RL info</i>
www.reflectionlakesatnaples.com/condo1	<i>Primary source of info for Condo 1</i>
Official Facebook Page	<i>Reflection Lakes at Naples Community</i>
www.colliercountyfl.gov	<i>Collier County Information</i>

Email:

manager@reflectionlakesatnaples.com	<i>Manager- Di Severns, Allied Property Group</i>
social@reflectionlakesatnaples.com	<i>Social Committee</i>
<ul style="list-style-type: none">• For info and suggestions concerning social functions	
ARB@reflectionlakesatnaples.com	<i>Architectural Review Board</i>
<ul style="list-style-type: none">• For questions regarding homeowner property modification	
finance@reflectionlakesatnaples.com	<i>Finance Committee</i>
<ul style="list-style-type: none">• For questions on budgets or financial data in RL	
bldgsandgrounds@reflectionlakesatnaples.com	<i>Buildings and Grounds Committee</i>
<ul style="list-style-type: none">• For questions or concerns regarding aesthetically pleasing enhancements in RL	
tandc@reflectionlakesatnaples.com	<i>Technology and Communications Committee</i>
<ul style="list-style-type: none">• For suggestions for increasing communications within RL community	
lc@reflectionlakesatnaples.com	<i>Landscape Committee</i>
<ul style="list-style-type: none">• For questions regarding homeowner landscape concerns	

Important Phone Numbers:

Property Manager/CAM/Main Office, Di Severns	239-692-9379
Allied Property Group (after hours/emergencies)	305-232-1579
Summit Broadband Customer Care	239-444-0400

Collier County Sheriff

239-252-9200

Waste Management, Collier County

239-252-2380

FPL

800-468-8243

Community Channels:

Summit Channel 102

Events&General Information

Summit Channel 103

Video Broadcasts

Summit Channel 104

Special notices