



# *The Cottages*

*Newsletter*  
*Spring 2025*



Kiki Scovel

## *President's Message*

### *The Cottages Mission, Vision & Core Values*

***Our mission*** is to enhance The Cottages quality of life and property values by maintaining our common areas and upholding our Covenants, Declarations, and By-Laws. We will support initiatives that strengthen resident bonds and take actions necessary to support a safe and aesthetically pleasing place to live.

***Our vision*** is a neighborhood that represents a high quality of living and is considered the most desirable place to live by residents and non-residents. We encourage and support an association of neighbors who voluntarily work together to increase property values and plan for future needs of the community.

***Our core values*** are to act in a fair and ethical manner, be good stewards in the administration of Association funds, conduct HOA business with transparency, and make sound decisions keeping in mind the financial needs and obligations of the Association.

## *HOA Board Changes*



*Paul Barnicke, our HOA treasurer for the past 4+ years, has decided to leave the board. We wish to thank Paul for the work he did as treasurer for The Cottages as well as his contributions to maintenance—especially his painting skills! Thank you Paul for your service and assistance to The Cottages neighborhood.*



*The board is pleased to welcome Rich Harper, who has been appointed to fill Paul's remaining term. Thank you so much for volunteering, Rich. We look forward to working with you.*



*Dennis Lowe will take over as treasurer, a position he has held in the past and with which he is very familiar.*

*Thank you all for volunteering to help The Cottages!*

*The Cottages Board of Directors 2025*

# 2025 Annual Meeting

The 2025 Annual Meeting had to be shortened to just the business meeting portion. The social could not be held afterwards because the room had to be used for the Pelican Landing board candidates meeting. Cottages topics discussed were: Landscaping, Website, Financial Results, Newsletters, Maintenance, Voting Results & Future Projects.

A copy of the presentation slides is available at our website:

<https://cottagespl.org>

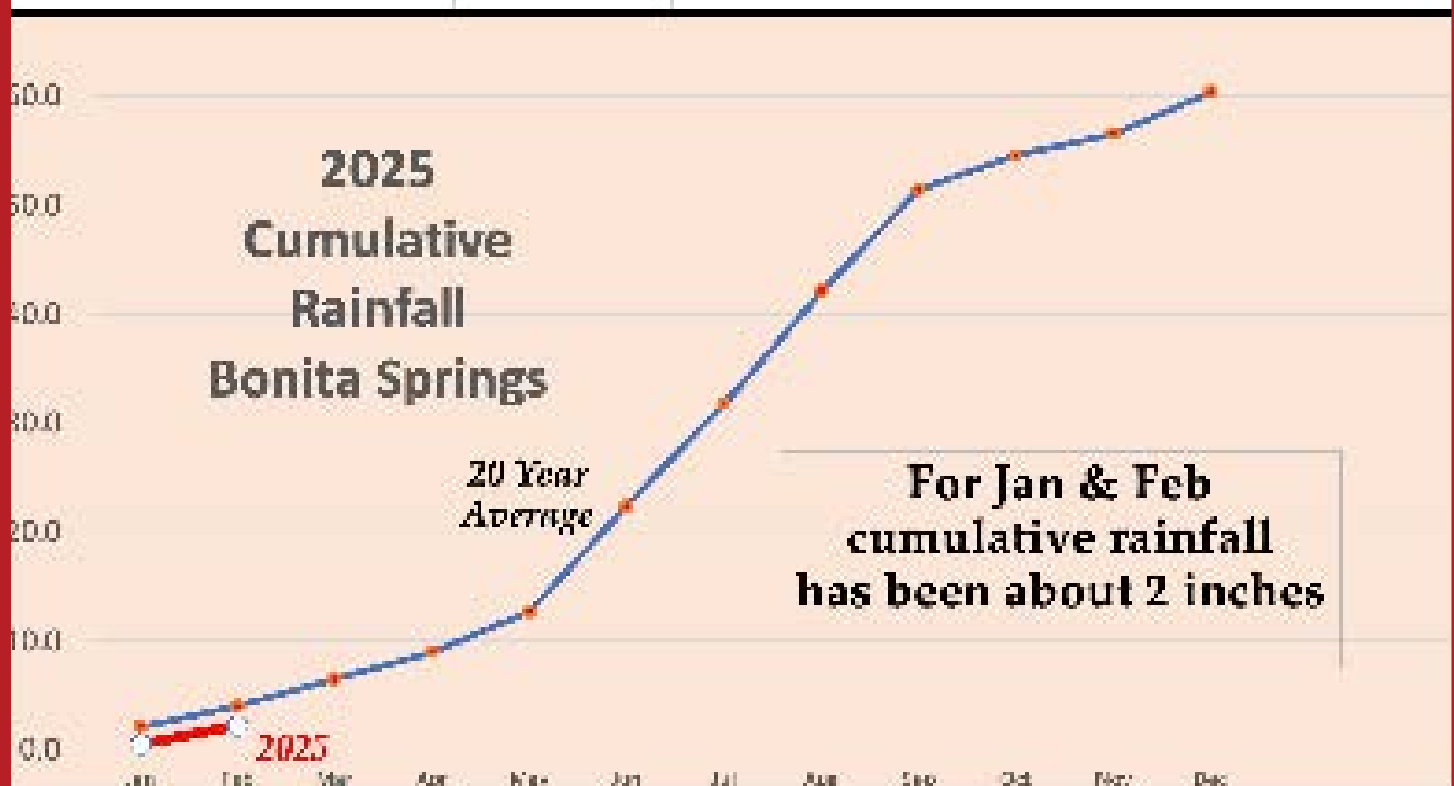
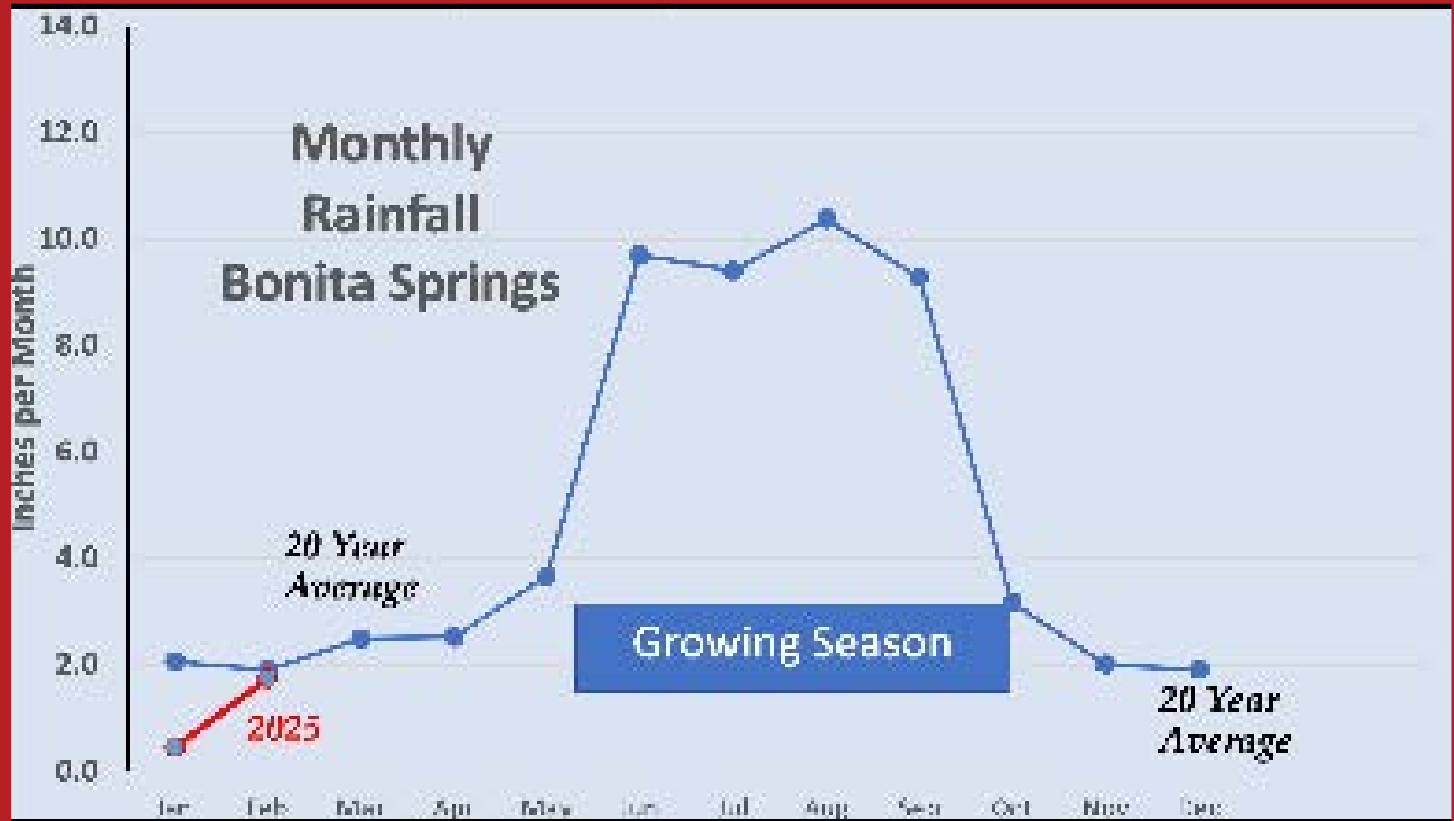
## Cottages Social

**The next Cottages Gazebo Social  
is scheduled for:**

**Wednesday  
April 9th  
5:00 pm**

**Food will be provided  
Please bring your drink of choice**





# Finances



Dennis Lowe  
Treasurer

We ended 2024 slightly over budget by \$1,430 (0.9%). This overrun was caused primarily by major electrical repairs and irrigation water. This was partially offset by underruns in costs of mulch and irrigation repairs.

<b>2024 YE Results</b>			
	Budget	Actual	<i>Over budget \$9,124</i>
<b>Lighting/Fountain</b>	1,000	7,324	<b>(6,324)</b>
<b>Irrigation Water</b>	9,200	10,359	<b>(1,159)</b>
<b>Office Expenses</b>	975	1,768	<b>(793)</b>
<b>Insurance</b>	6,337	6,896	<b>(559)</b>
<b>Pest Control</b>	2,400	2,659	<b>(259)</b>
<b>Trees trimming</b>	14,000	14,030	<b>(30)</b>
	33,912	43,036	<b>(9,124)</b>
	Budget	Actual	<i>Under budget \$7,694</i>
<b>Mulch</b>	13,000	9,500	<b>3,500</b>
<b>Irrigation Repairs</b>	12,500	10,007	<b>2,493</b>
Maintenance	3,000	2,267	<b>733</b>
Electricity	4,500	4,041	<b>459</b>
Landscaping	3,000	2,642	<b>358</b>
Contingency	150		<b>150</b>
Annual Fees	62	61	<b>1</b>
Reserve Fund	37,417	37,417	<b>-</b>
Tax Prep	295	295	<b>-</b>
Resort Management	9,000	9,000	<b>-</b>
Grounds Contract	50,280	50,280	<b>-</b>
	133,204	125,510	<b>7,694</b>
	167,116	168,546	
	<b>Over budget</b>		<b>(1,430)</b>

# Critter Control

The critter control company we use is Critter Control, Gene Kepes, to quarterly bait our rat boxes. This service is paid from the Cottages budget.

If you are having a rat problem in your attic you can call Gene at 239-731-6255. He will do an inspection of your attic and roof to see to see what it would cost to rat proof your house.



Critter Control also provides wildlife removal services for animals like raccoons, bats, skunks, squirrels, birds, opossums, gophers, moles, ... These services are a cost to the individual resident.





# Around the Neighborhood

Rich Harper took these photos of a gator crossing Pelicans Nest Drive towards our lake.





# Around the Neighborhood

The Cottages Pete Swanson won two tournaments at the Nest.



**2025 Men's Senior Club Champion**

**Peter Swanson**



**2025 Men's Super Senior Club Champion**

**Peter Swanson**



# Woodpecker Spray

Several residents had a woodpecker protective coating applied to their foam trim a few years ago. This spray is somewhat different from the two other Cottages residents homes in that it is a cement coating that is painted white. April is mating season which should test the effectiveness of these coatings. These coatings seem to be keeping the woodpeckers away. Two contractors used were used are:

Absolute Wildlife Control

<https://www.absolutewildlife.com>

Woodpeckers Decorative Foam & Stone

[steve@decorativefoamandstone.com](mailto:steve@decorativefoamandstone.com)

These applications are not cheap, costing roughly \$4,000 - \$5,000 depending on the house and contractor.



# Around the Neighborhood

**Hotwire**  
COMMUNICATIONS

**Call 811  
BEFORE  
You Dig!**



## *Vendor Work Restrictions*

### *Policy: Purpose:*

*To restrict the days and times of vendor access.*

*To control vendor access and provide residents with time of quiet enjoyment.*



*Procedures: Vendor work will be limited to 7 a.m. to 6 p.m. Monday- Saturday.*

*Vendors must be off the property by 6 p.m.*

*Emergency access will be permitted as necessary, even on holidays.*

*No work will be permitted on the following holidays:*

*New Year's Day, Memorial Day, Independence Day, Labor Day,  
Thanksgiving & Christmas Day*

*Exceptions: May be made on a case by case basis  
by the Privacy Manager or General Manager*



# *Sharing the road*

This time of year there are more cyclists and cars on our roadways. Pelican Landing streets are narrow and curvy and are shared by cars, pedestrians, cyclists and parked commercial vehicles. It's up to all of us to remember the shared road and follow all safety guidelines, ensuring the safety of everyone in our community.

## **Reminders for Cyclists**

E-bicycles may not be ridden on the sidewalk at any time with power assistance. Motorized scooters, go-peds and similar motorized vehicles are not permitted on sidewalks.

Cyclists must ride single file on the right edge of the pavement and travel in the direction of traffic. Side-by-side or tandem riding is not permitted. Cyclists must give way to pedestrians and, most importantly, obey traffic signs. Cyclists are encouraged to have rear view mirrors and flashing LED lights. The key to safety is you seeing the cars and the drivers seeing you. Florida law requires wearing helmets under the age of 16 and using headlights and taillights after dark.

## **Reminders for Drivers**

Sharing the road is critical to safety and peace of mind. Bicyclists may suddenly appear and may be individuals unacquainted with our roadways and rules. It is best to assume that some bicyclists are novices and will have difficulty stating close to the right edge of the pavement. Speed limit is 25 miles per hour.

## **Reminders for Pedestrians**

Walkers and runners must use sidewalks where sidewalks are available. Where no sidewalks are available, walkers and runners must walk at the edge of the pavement facing oncoming traffic.

# *CDD roles in Pelican Landing*

Pelican Landing is a large development in Lee County, Florida, managed by *Bayside Improvement* and *Bay Creek Community Development Districts* (CDD).

- ▣ ***Development Details:*** Pelican Landing spans approximately 2,160 acres, with 1,840 acres in the Bayside Improvement District and 320 acres in the Bay Creek District. It includes single-family and multi-family homes, golf courses, and commercial areas.
- ▣ ***Water Management System:*** The development features a comprehensive surface water management system with extensive drainage infrastructure, lakes, and preserve areas. Stormwater is treated and managed before discharging into county or state waters.
- ▣ ***Maintenance and Improvements:*** The CDDs are actively involved in maintaining the community, including street sweeping, lake inspections, and implementing improvements like fountains and nanobubble generators to enhance water quality.

# ***CDD water restrictions***

## ***Message from the CDD***

Annually, in the dry season, during times of rising temperatures, after months of zero rainfall, the CDD will enact the Phase Three Pumps Schedule. We turn the pumps off for a period of time that is adequate for replenishing the reserves. Irrigation water will be unavailable in accordance with the provided schedule. Phase Three went into effect on February 17th. It will likely remain in effect until sometime in July. For more information, visit the CDD website.

ONE DAY A WEEK WATERING IS IN EFFECT

Odd addresses may water on Wednesday

Even addresses may water on Thursday

## **Pumps Schedule**

**Phase Three**

PUMPS OFF

PUMPS ON

WATERING TIME

TIME	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
12:00 AM							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM			ODD	EVEN			
5:00 AM			ODD	EVEN			
6:00 AM			ODD	EVEN			
7:00 AM			ODD	EVEN			
8:00 AM			ODD	EVEN			
9:00 AM			ODD	EVEN			
10:00 AM							
11:00 AM							
12:00 PM							
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM							
5:00 PM							
6:00 PM							
7:00 PM							
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							



# Maintenance News



Dennis Lowe  
Treasurer

## *Projects timeline*

The primary projects scheduled for 2025 and 2026 are house painting and re-wiring the East side irrigation system. The painting project will cost about \$160,000 for 41 houses which is a very reasonable \$3,900 per residence.

The East irrigation wiring scheduled for 2026 is described in the article below. Timeline dates shown are approximate.

Cottages Maintenance Projects																							
2025												2026											
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<div><div>Pedestals</div><div>\$3,000</div><div>Gazebo Pavers</div><div>\$2,000</div></div>												<div><div>Painting</div><div>\$160,000</div></div> <div><div>East Irrigation Wiring</div><div>\$30,000</div></div>											

# East Irrigation Wiring

The Cottages irrigation system is old and wiring failures have become more frequent. The current wires were buried in the ground unprotected. They are a thinner gauge that have become more brittle over time. Many control valves have had recent failures. All homes on the East side have an individual timer on their houses. These controllers periodically fail and need to be replaced at a cost of around \$450. Every time there is a timing change Dan Geist must change the time on each of the 27 homes which is expensive. Bradford Irrigation will implement the same solution used on the West side. This solution that uses a two-wire system with heavier

14- gauge wire that would be enclosed in electrical conduit. Decoders are attached to each valve. Lightning rods would be located throughout the system to reduce electrical surge damage. A decoder programmer enables programming, testing and diagnosing. Digging the trench and burying the wire in the enclosed in electrical conduit is very labor intensive. Pavers along each driveway will need to be removed and then immediately replaced. Cost is estimated to be about \$30,000. We are adding funds to the reserves and this project is planned for late 2026.



*Handheld  
remote*

*Two-wire 14  
gauge*

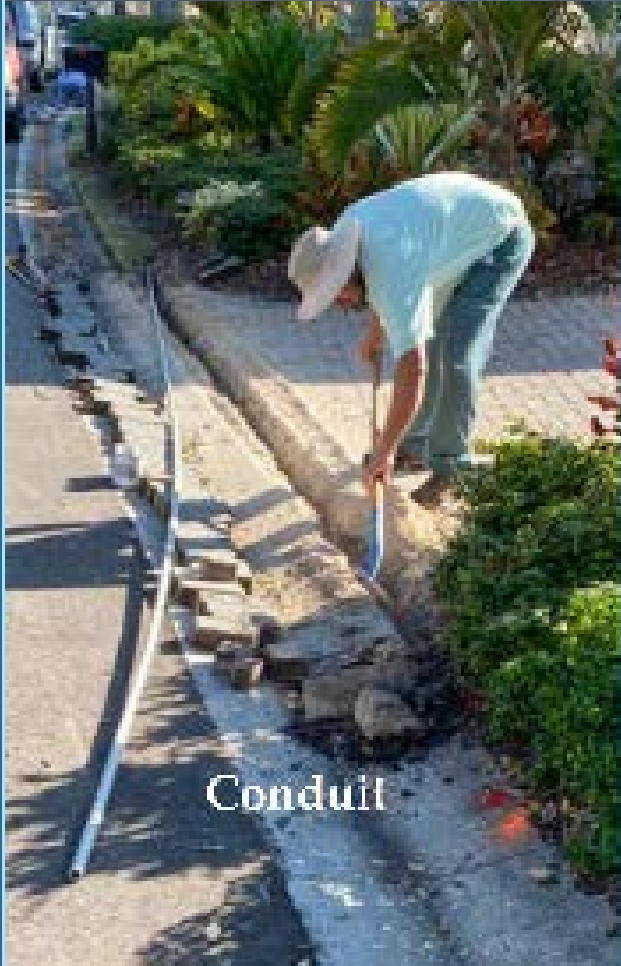
# *New irrigation wiring*



Driveway  
pavers  
removed



Conduit & wire  
to control valve



Conduit



Feeding wire into  
conduit

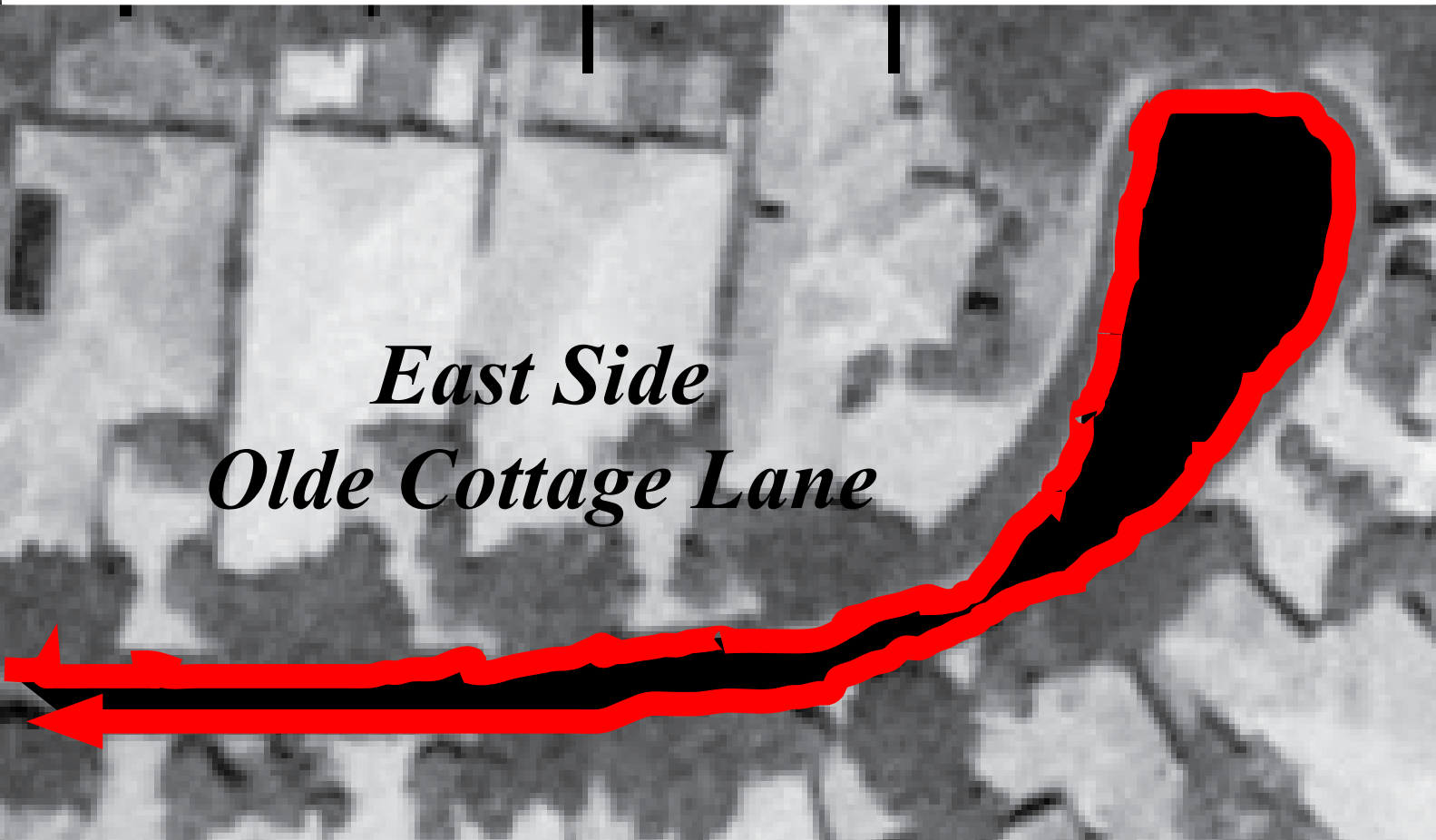


# East Irrigation Wiring



*Red line shows path for trench that will be dug for proposed irrigation wire.  
(Diagram is for representation only.)*

*East Side  
Olde Cottage Lane*



# Cottages 2025 Board Meetings

*Zoom or PL Community Center -TBD*

	Date		Time
2025	April	16	9:30 am - 11:00
	May	21	9:30 am - 11:00
	June	18	No meetings unless necessary
	July	16	
	August	20	
	September	17	9:30 am - 11:00
	October	15	9:30 am - 11:00
	November	19	9:30 am - 11:00
	December	17	9:30 am - 11:00

*Board Meetings are third  
Wednesday of each month  
9:30 - 11:00*



# *Cottages Board*



Kiki Scovel  
President /  
Landscaping /  
Website



Rich Harper  
Secretary



Dennis Lowe  
Treasurer /  
Maintenance /  
Newsletter



Megan Tatum



Happy Spring!