

# *The Cottages*



*Newsletter*  
*Summer 2018*



Kiki Scovel  
President

## President's Message

*Hello Fellow Cottagers,*

and welcome to another informative newsletter courtesy of Board treasurer Dennis Lowe. Dennis packs tons of information into each newsletter along with his beautiful photos. Thank you Dennis, for the exceptional quality you put into each edition.

***DONE AND DONE*** Each month your Cottages Board does a walk around the neighborhood to check common area maintenance, landscaping, and concerns of individual residents. Our May walk around was all good news as Board member Joe Sidoti reported that the big maintenance items have now been completed—street paving, house painting, mailboxes, cement curb repair, entry lighting repair, timer replacement for the fountain, paver cleaning, gazebo deck and pergola replacement, east and west islands and entry re-landscaping – DONE despite IRMA messing up the schedule! These big ticket projects were started 2 years ago and funded from our reserves. Many thanks to Joe for advising the Board on best contract practices, keeping prices down, and supervising the actual work.

***"THAT LAWN"*** Summer has arrived and with it the welcome return of rain. The Cottages in general did very well during the 2018 dry season thanks to the efforts of Steve Kubicsek and Dan Geist. However, as is normal, some grass areas took a beating. If you have been shaking your head over the condition of your grass or plants, this is the time of year to arrange for sod or dead plant replacement. New sod is inexpensive, can be cut to fit dead areas, and if installed now will get plenty of rain and be well established before the next dry season. Our neighborhood has never looked better thanks to Board and resident improvements, and I thank each of you!

***HAVE A PLAN*** During IRMA we all learned how important it is to have a hurricane preparedness plan in place--hopefully one we will not need! Your Board has prior arrangements with Green Acres for storm clean-up as well as a robust storm reserve fund. Last season we saw first hand what to expect in the way of water and wind effects. Some of us had flooding, some had trees down, some had roof leaks--every home was affected differently. The Cottages is in Hurricane Zone B and at approximately 13 feet of elevation. Don't wait until it's too late, Lee County has a helpful hurricane planning website at <http://www.leegov.com/publicsafety/emergencymanagement/plan>

***WELCOME*** The Cottages welcomes its newest residents: Kim Magnabosco and Scott Springer and their 2 sweet Labs are leasing 3695. Philip and Jeanne Derrig purchased 3640 from Darlene Johnson in April.

*See you in the fall!*

## Important Phone Numbers

Advanced Disposal Svcs	239.334.1224
Bonita Springs Utilities	239.992.0711
CDD Bay Creek/Bayside	239.947.2055
Florida Power & Light	239.262.1311
Hotwire Support	800-355-5668
Pelican's Nest Golf	239.947.2282
Privacy Emergency 24-Hr	239-992-7522
PLCA South Gate/Patrol	239.495.0402
PLCA Main Office	239.947.5977
Resort Management	239.649.5526



## *Woodpeckers concern residents*

**W**oodpeckers have been attacking Cottages homesw as they have most other Pelican Landing communities. Most residents have the holes filled in with stucco concrete repair, expanding foam or other techniques. Some residents fill the holes themselves and others have a handyman or contractor do the work. Although not overly expensive the holes have to be filled in several times a year. A few residents have expressed interest in the availability of a possible longer term solution.

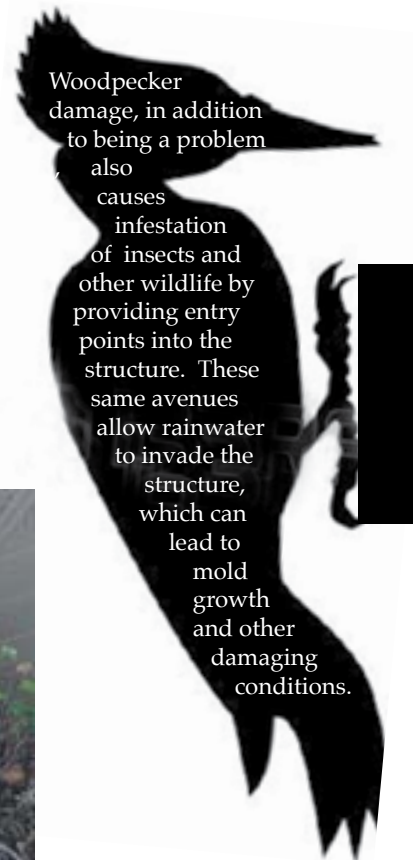
The Board obtained quotes from two companies that claim to provide a more permanent solution: **Millennium Decorative Foam (239-590-0002)** and **Absolute Wildlife Control (239-699-4020)**. The decorative foam is spray coated with a hard material that is "intrusion proof". Both companies provide a ten year guarantee.

The Lowe's house (3679), which measures 120 lineal feet of decorative foam, was used to get an apples-to-apples comparison. *The process is not cheap!* The Wildlife Control estimate was \$2,700 and Decorative Foam was \$3,600. Both offer group discounts for multiple homes ranging from 5% to 15% depending on the number of homes. The process involves masking off areas surrounding the foam, spraying the protective coating and then painting to match the trim color. Any residents interested in getting quotes for their homes should contact the contractors directly.



# Critter Control repairs woodpecker holes

Critter control (239) 731-6255) will fill your woodpecker holes with a product called bonding cement. They will then paint the repaired area. When the paint dries Critter Control will treat damaged area with a woodpecker taste and smell to repel woodpeckers from that area. The Cottages Board has no first-hand knowledge of the effectiveness of this process or the cost at this time. If anyone tries this process please let the Board know of the results.



Woodpecker damage, in addition to being a problem also causes infestation of insects and other wildlife by providing entry points into the structure. These same avenues allow rainwater to invade the structure, which can lead to mold growth and other damaging conditions.



## Finances



Dennis Lowe  
Treasurer

Our overall budget is on track after 4 months (Jan - Apr) results. Some accounts are under budget and some are over. The following are the balances in a few key accounts"

Operating Account: \$46,039  
Reserves: \$96,944

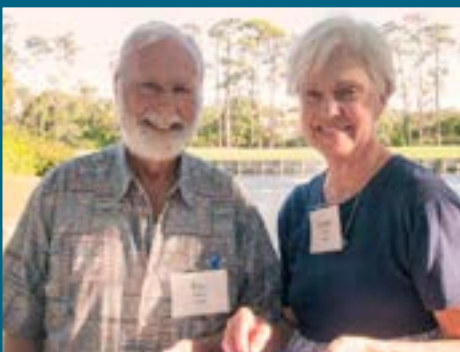
Several of our larger budget expense items will not hit the 2018 budget until the Oct. - Nov. time frame:

Tree trimming: \$10,000 ( 290 palms & 68 oaks)  
Mulch: \$7,500 ( approx. 1,850 bags)



## *Great weather, good food & enjoyable conversation*

**T**wenty residents turned out for the spring social at the Gazebo. Everyone enjoyed the weather, food and a chance for residents to get to know each other.



## *Landscaping News*

### *Green Acres donates plants*

**S**teve Kubicek of Green Acres has donated new hanging plants for the Gazebo entrance. The prior hanging plant pots were breaking and needed to be replaced.

*Thanks to Steve Kubicsek!*





# Irrigation News

## *Cottages makes it through dry season*



**Dan Geist**  
Bradford Solutions

**D**an Geist has again done a good job in helping the Cottages landscaping to survive during this past season's drought. Dan has a new assistant that will occasionally be working in the Cottages. The rain is back and the lakes are filling up. Everything is starting to grow and green up.



**Salvatore**  
Irrigation Assistant





# *The eaglet flies*



*The young “baby” eagle decided to fly from the nest to explore the seawall along Hurricane 12.*



*Reminder – please:*

## *Do not tamper with irrigation timers*

The Cottages Board is responsible for adjusting, maintaining and replacing all irrigation controllers and they should not be adjusted by residents. Controllers are programmed to operate in sequence to balance water pressures.

Running irrigation systems more than two times per week is against Florida law. Also, additional usage over budgeted amounts pushes us into further into the severe penalty zones. Instead of paying \$0.82 per 1000 gallons at the base rate, we easily get bumped up into the penalty zone of \$4.44 per 1000 gallons. The Cottages currently budgets for 450,000 gallons per month.

If you have any questions concerning irrigation please contact:

Dan Geist  
Bradford Landscape Solutions  
Phone: (239) 287-2664  
bradfordlandscapesolutions@gmail.com

### **2018 CDD Water Charge Rates & Cottages Allocation**

	Gallons per 40 homes	Cost per 1000 gallons	Cumulative gallons used
<b>Base Tier 1</b>	<b>369,000</b>	<b>0.82</b>	<b>369,000</b>
<b>Penalty Tier 2</b>	<b>61,500</b>	<b>3.66</b>	<b>430,500</b>
<b>Penalty Tier 3</b>	<b>61,500</b>	<b>4.44</b>	<b>492,000</b>
<b>Penalty Tier 4</b>	<b>61,500</b>	<b>5.22</b>	<b>553,500</b>
<b>Penalty Tier 5</b>	<b>over Tier 4</b>	<b>6.00</b>	

# Cottages Web News

What are *YOU* looking for...



Kiki Scovel  
Webmaster

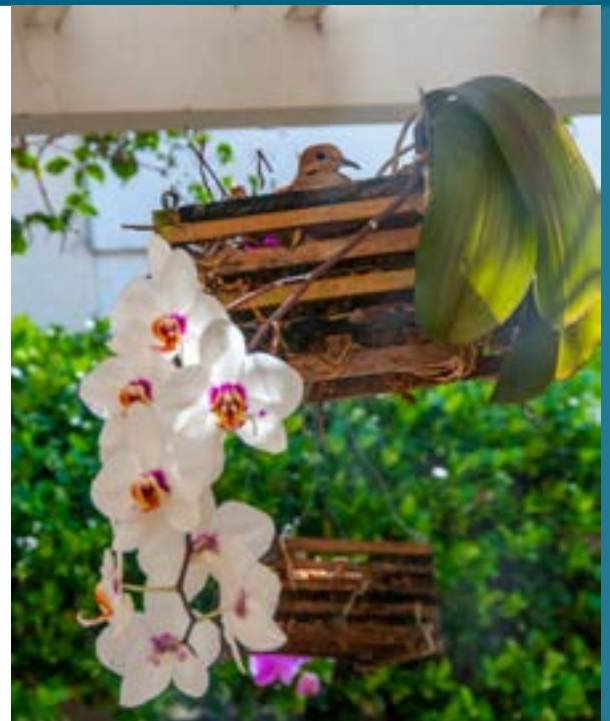
- Roof Tile Specs?
- DRC Form?
- Cottages Contract Vendors?
- Irrigation Schedules?
- Lawn Maintenance Details?
- HOA Documents?
- Board Minutes?
- Newsletters?

The Cottages website has all this and more. Get the information you need at the click of the mouse!

Go to [www.cottagespl.org](http://www.cottagespl.org) and check us out!

## *Doves make nest*

A pair of doves made a nest in an orchid basket. After over 5 weeks of egg sitting and feeding the baby, the young dove flew off one night to join the area's wildlife community.





# Maintenance News

## *Clogged drains cause flooding*



Joe Sidoti  
Maintenance

**R**oto Rooter cleaned residents' clogged storm drains that caused flooding during Hurricane Irma. These drains service 6 homes on the northwest side of Olde Cottage Lane.



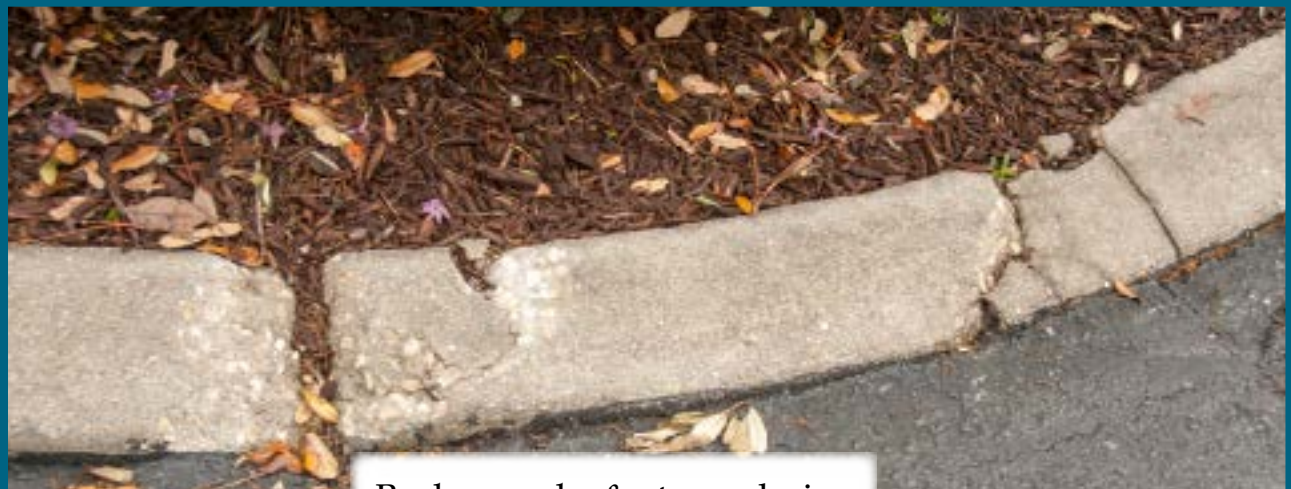


### *Pelican Landing requests curb repair*

The Cottages received a citation from Pelican Landing requesting the repair of broken curb drains along Olde Cottage Lane. Kevin Ingledue and Joe Sidoti contracted with Cougar Cutting Inc. to perform the repairs. The curbs have been broken over the past 20 years by large trucks riding on them. The process of removing the old broken curbs and installing new, reinforced concrete is complicated and labor intensive. The broken curbs were removed through a combination jack hammers, concrete saws and digging with shovels. The new curbs will be reinforced with steel rebar rods to help prevent cracking in the future. The cost of this project is \$7,470 which will be funded from the Road Reserves account. A total of about 80 linear feet of curbs were replaced. Storm drains were also repaired.



*Fix your curbs!*



Broken curbs & storm drains





# Road Curbs Repair



Joe Sidoti supervises



Finishing touches



## Gazebo Pergola beams replaced

The 14 rotted pergola top beams at the Gazebo have been replaced by KaraMar Ventures LLC. Hurricane anchor clips were added for additional support. The pressure treated beams need to dry out and cannot be painted for 6 months. After painting the total cost of this project will be \$2,485.

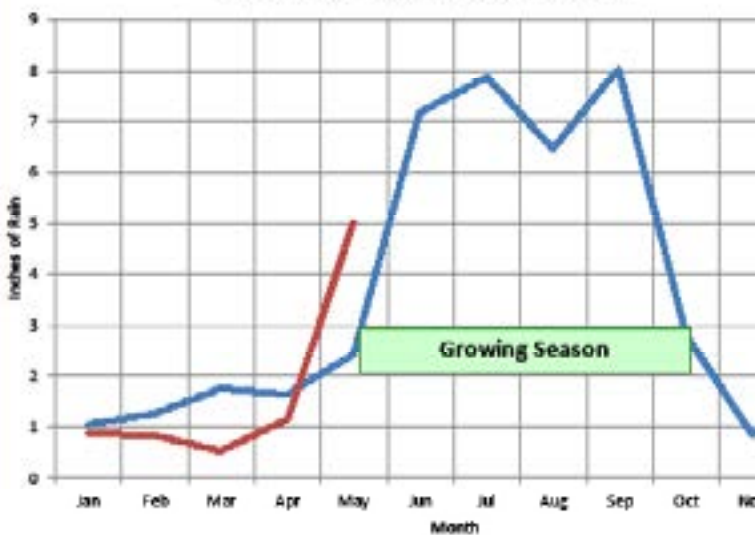


## Gazebo Fountain timer installed



A new timer switch was installed controlling the Gazebo fountain operation. The old switch malfunctioned and caused the fountain to operate 24 hours a day for several days. The 3 hp motor driving the fountain consumes a lot of electricity and resulted in higher FPL charges.

Bonita Springs Average Rainfall



## Dry season rainfall low

The dry season rainfall through April was below average. Lake water levels were low. However the rainy season has now started early this May and “growing and greening” has begun.



# *Cottages Board*



Kiki Scovel  
President



Joe Sidoti  
Secretary



Dennis Lowe  
Treasurer



Kevin Ingledue  
Property Manager



Happy Summer!