

The Cottages



Newsletter
Summer 2019

From the President

The Cottages
Home Owners Association



Summertime and the living is easy...

The Cottages has about one-third of its residents as “year-rounders” and even us heat lovers leave for extended trips during the humid summer months. Work to keep our neighborhood up to par continues through the summer. In April the Cottages Board met with the board of Pinewater Place, a neighborhood of similar size and landscaping to ours, for a benchmarking session. We try to do benchmarking approximately every 5 years to see where we are in regard to budgets, services, and governance. After this benchmarking the Board did an audit of our electric usage over the past year and found some FPL mistakes in billing which were rectified by Resort Management. The audit allowed us to finally identify which lights each meter registers. The good news is our landscape LED lighting only costs around \$18/month! The less good news is the fountain is an energy hog. The board decided to run the fountain 2 hours/day (instead of the usual 10 hours) during the summer months when most residents are away. We will monitor the fountain electric usage and see if this summer-only cost savings is something we should adopt going forward.

continued next page ...

One major item The Cottages Board is tasked with is keeping our neighborhood looking its best and in compliance with PLCA and Cottages covenants. As single-family homes, every Cottages resident has a role to play in keeping our street looking attractive and our property values up. I urge you all to read the Cottages Homeowner Maintenance FAQs article in this issue. It can be difficult if you are away for months at a time to see what is happening on your property, and a regular home watch can be your eyes on the ground and notify you when your yard or home needs attention. Board members are willing to assist residents to stay in compliance with a reminder or contractor information, because none of us want to receive that PLCA "letter of shame!"

Kudos go to Doug Kucera of the Bay Creek CDD for his quick response to my request to trim the oak trees overhanging the back yards and pool cages on the north side of Olde Cottage Lane. Doug sent someone out to evaluate the trees within 2 days. A CDD tree team arrived 2 weeks later and spent 2 days removing some very large oak limbs from behind 17 homes. The CDD showed a concern for the safety of our residents and their properties and I am very appreciative.

Enjoy your travels and I look forward to seeing you when you return in the Fall.



Season Finale Social

The Cottages Season Finale Social was held on April 11th with over 28 people attending. Everyone enjoyed the fantastic weather, great food and a chance for Cottages neighbors to meet.

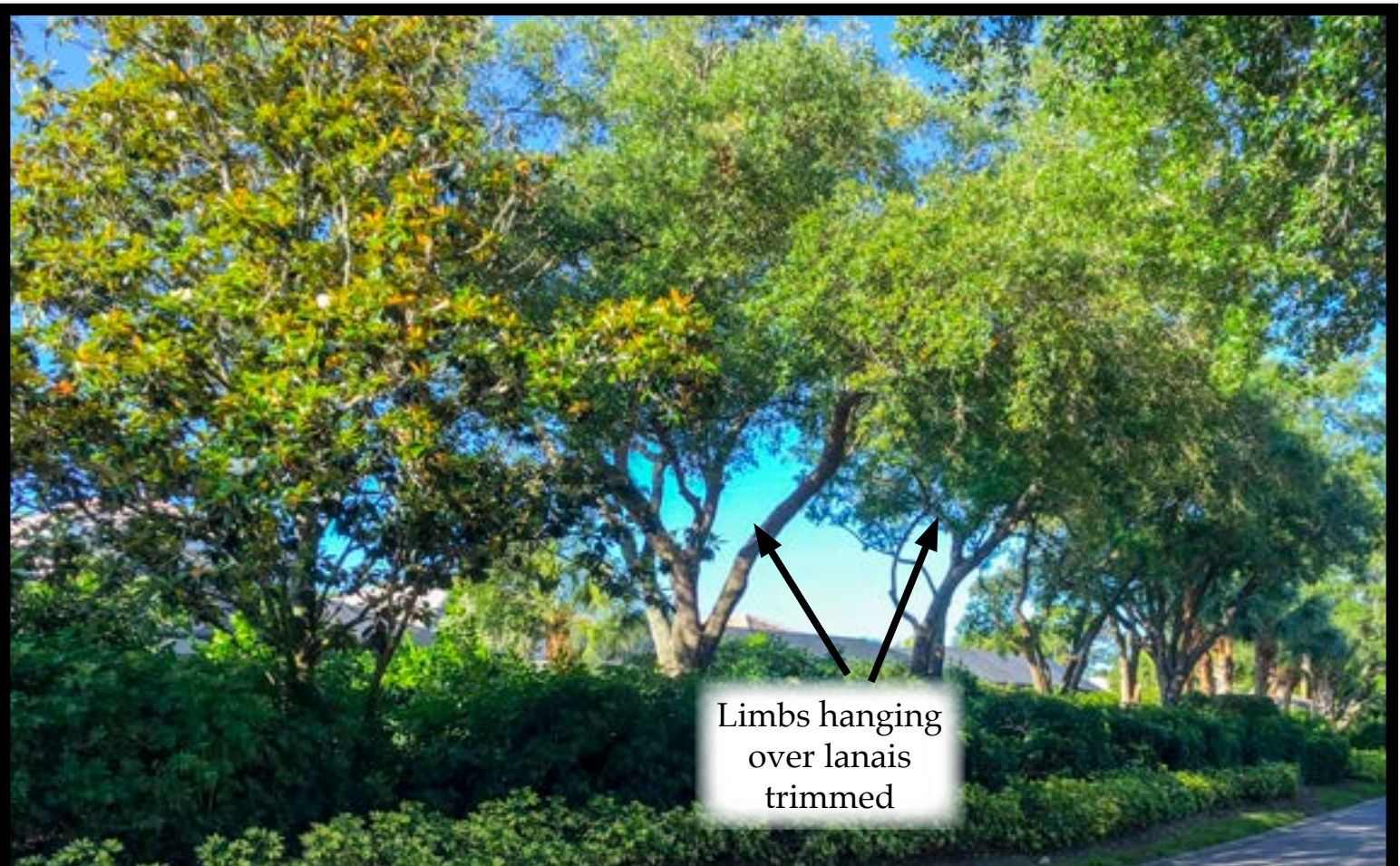


CDD trims oaks *Limbs hanging over lanais*

Kiki Scovel recently requested that CDD trim the limbs on the large oak trees hanging in a dangerous manner behind homes on the north side of Olde Cottage Lane. These oaks are located on CDD property along Pelican Nest Drive on the berm and a precedent of being trimmed was established by the Bay Creek CDD for over 20 years. As hurricane season approaches there was a special concern that this trimming be done in a timely fashion for the safety of persons and property. Mike Kucera and his CDD team responded quickly to trim overhanging branches and residents have provided positive feedback.



Kiki Scovel



COTTAGES HOMEOWNER MAINTENANCE -- FAQs

Cottages Board members are often asked questions about what maintenance is covered by The Cottages Homeowners Association (HOA). The Cottages has the “distinction” of being governed by two sets of covenants: PLCA and The Cottages. Lucky us! The Cottages are single family homes with each owner responsible for the upkeep, maintenance, and repairs of their property. Cottages covenants require a specific level of appearance and upkeep from each homeowner. Unlike condos, Cottages HOA provides low-maintenance, not no-maintenance. The HOA is actually prohibited by law from expenditures for the benefit of an individual homeowner. In brief, our HOA is responsible for the upkeep, maintenance, and repairs of the common areas such as entry and cul de sacs, road, lights, fountain, and gazebo.

The Cottages HOA negotiates landscape, irrigation and house painting contracts to get the best combination of pricing and quality and to ensure our neighborhood looks it best. It is always the homeowner’s responsibility to maintain their home and yard in attractive, clean, and good condition.

Who maintains the exterior of my house? Painting of home exteriors and trim every 7 to 10 years is included in the HOA Reserve fund. Between painting intervals, houses, doors and shutters may need power washing or touch-up painting and that is the homeowner’s responsibility. Exterior paint formulas are available on our website. <http://www.cottagespl.org/residents>

Does our landscaping company do “everything”? Cottages landscapers are contracted for one day per week to service 41 homes and do the “heavy lifting” of general landscape maintenance such as mowing, hedge trimming, and debris pick-up. Scheduled applications of fertilizer, weed control, and front yard mulch is included. Although Green Acres is very accommodating, they are not contracted for significant personal gardening needs, hand weeding or specialty gardening. A detailed landscape matrix is available on our website. <http://www.cottagespl.org/residents>

My lawn/shrub/tree/plant is dead, who replaces it? Cottages covenants specifically state that, “All landscaping, trees, shrubs, and lawns on a Unit...shall be maintained by the Owner of the Unit in good and living condition at all times,...the cost for such replacement shall be borne by such Owner.” Landscaping and irrigation work that is not included in the contract is performed at homeowner cost and is charged at an hourly rate plus materials by our contractors, or owners may hire their own contractor. Please contact a board member if you need assistance.

Who cleans the roofs? Owners are responsible to power wash their roof.

I need a new roof, Help! A DRC form must be filled out and submitted to the Cottages Board for approval. We have a specific pre-approved roof tile. Unmatched tiles are not allowed per PLCA. More roof replacement information can be found on our website. <http://www.cottagespl.org/residents>

Can I get lawn irrigation more days per week? The Cottages HOA has no control over water access. Bay Creek/Bayside CDD controls irrigation for all of Pelican Landing . The CDD shuts off the pumps at certain times and days depending on the water level in the irrigation ponds. The Cottages is allowed a certain number of gallons per month. When we exceed this amount the CDD water fees increase dramatically—like 80% higher!

Homeowners are responsible for:

- Plants and shrubs inside of lanais
- Removal of dead trees, plants & shrubs
- Planting of new landscaping
- Power washing of roofs & driveways
- Repair of driveways & other areas caused by tree roots causing heaving and unevenness
- Replacement of broken roof tiles
- Removal of debris on property other than landscaping clippings
- Sod replacement of all turf on property fronts, backs and sides
- Care and feeding of all plants, trees and shrubs inside of lanais
- Personal needs must be handled by the homeowner

Landscaping contractors are responsible for:

- Turf:**
 - Grass mowing & debris removal, trim edging & grass debris removal. Pre-emergent & post-emergent weed control.
- Shrub & Bed Maintenance:**
 - Trimming, pruning, weeding and fertilization
 - Pre-emergent & post-emergent weed control
 - Disease & insect control (as needed)
- Tree Maintenance:**
 - Fertilization
 - Disease and insect control (as needed)
 - Palm trimming (once per year)
 - Oak trimming (every two years)
 - Hazard trimming (as needed)
- Irrigation:**
 - Inspection of sprinkler heads (wet checks once per month)
 - Sprinkler head adjustments as required
 - Inspection of controllers & adjustment as required
- Miscellaneous:**
 - Mulch (once per year)
 - Leaf cleanup (as required)



Summer flowers

When and how to contact the CDDs

to report concerns about common area landscaping

(info from PLCA News)

Most Pelican Landing Community Association common areas are maintained by one of two Community Development Districts, whose services are funded by an annual non ad-valorem assessment that is included in your Lee County tax bill.

Landscape maintenance is one of the key responsibilities of our CDDs. Keeping the landscape for a community this large looking great is a huge job and, at times, the CDD may not be aware of areas that may require extra attention over and above regularly-scheduled maintenance.

If you notice Pelican Landing common areas that are in less than pristine condition—for instance, areas containing weeds, bare patches, or dead or dying shrubbery — please email the CDDs and include as much detail as possible including, obviously, the exact location of the area that requires attention. Photos are helpful, too.

Send your email to: customerservice@pelicanlandcdds.net

Your request will be logged in and forwarded to the appropriate CDD employee for follow-up. If the problem persists, please email Cathy Avenatti, our Director of Covenant Enforcement, at:

cathy@pelicanlanding.com

Working together with the CDDs, our residents can play a big role in helping assure our community looks its very best at all times. Thank you!

Please note that the CDDs are not responsible for landscape owned by Cottages residents or our Cottages common areas.

New landscaping installed

Mike & Marta Sweitzer at 3670 recently upgraded the berm landscaping at the rear of their house. Dead bushes were cut out and new plants & mulch added.



After

A photograph showing the same area after landscaping. The dead branches have been removed, and the area is now filled with dark brown mulch and several new, healthy green plants, including a large central shrub and several smaller plants in the foreground.

Reclaimed water

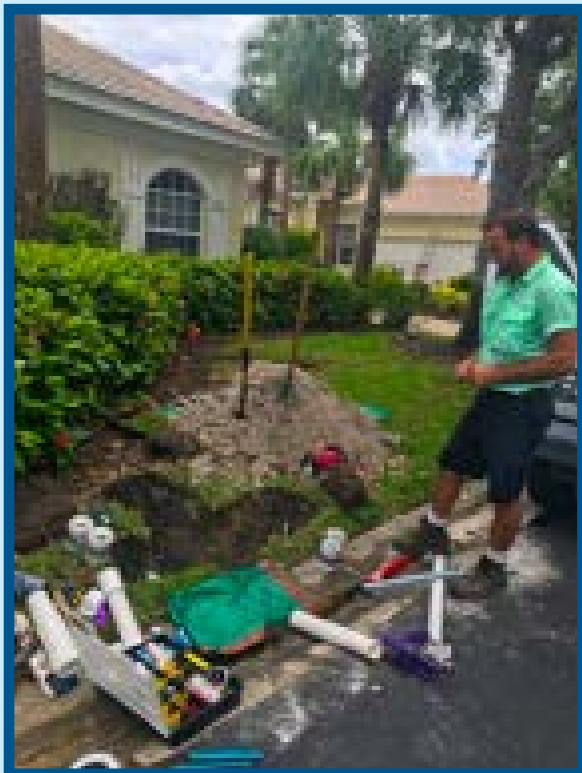
Seems to be working



Finances



Our overall budget is on track after 4 months (Jan - Apr) results. Some accounts are under budget and some are over. However some accounts such as water usage and irrigation repairs are unpredictable due to breaks and leaks and vary from month to month. Dan Geist shown below recently repaired a line break in front of 3682. The Irrigation News on the next page shows more repairs not yet invoiced.





Dan Geist

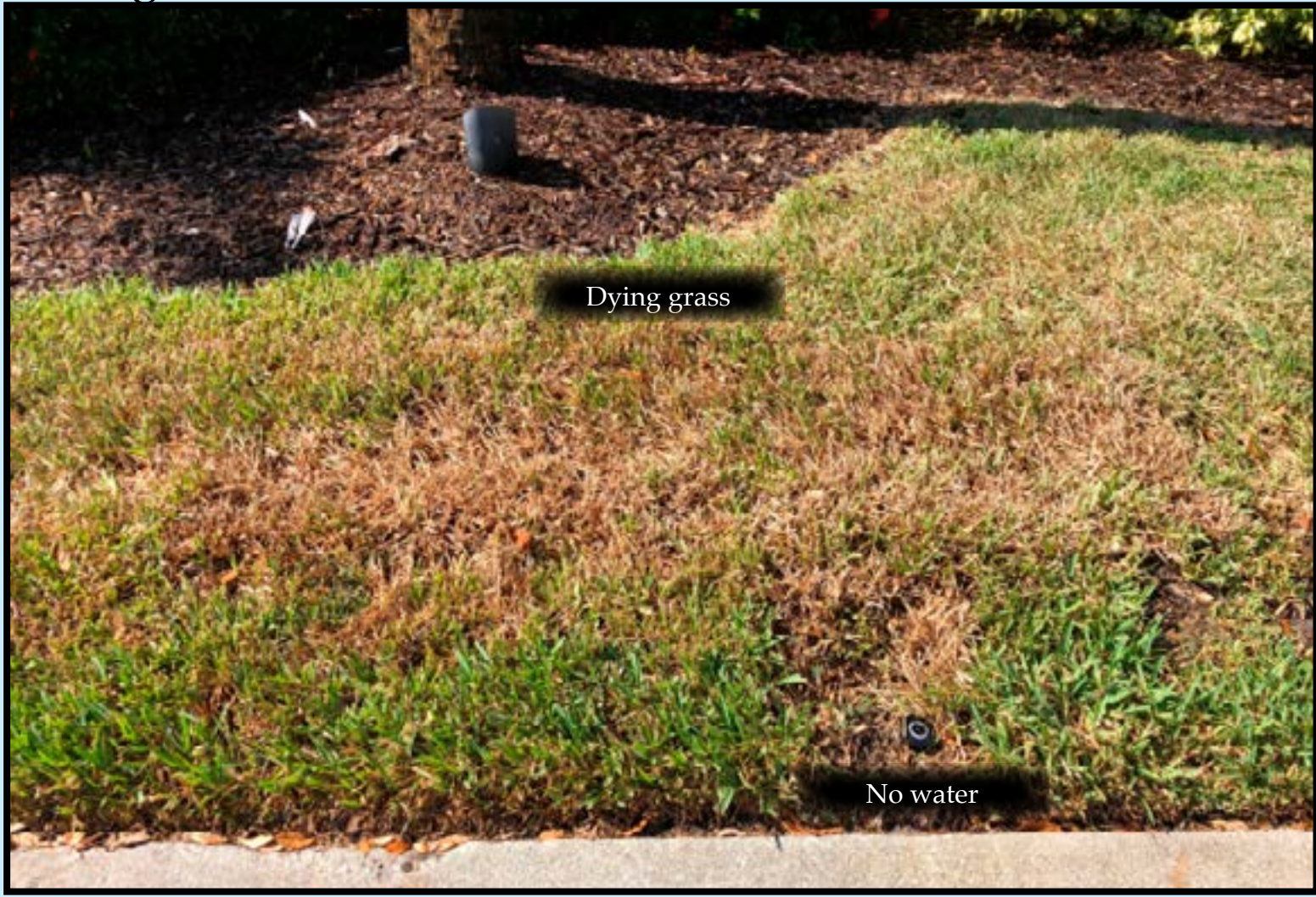
Irrigation News

No water

During a neighborhood check Dan & Sal found an area of dying grass in front of 3686 caused by lack of irrigation water. The problem was two old, broken valves buried with sand. The old valves were dug out and new valves were installed in addition to a new valve box. The sprinkler heads are now getting irrigation water.

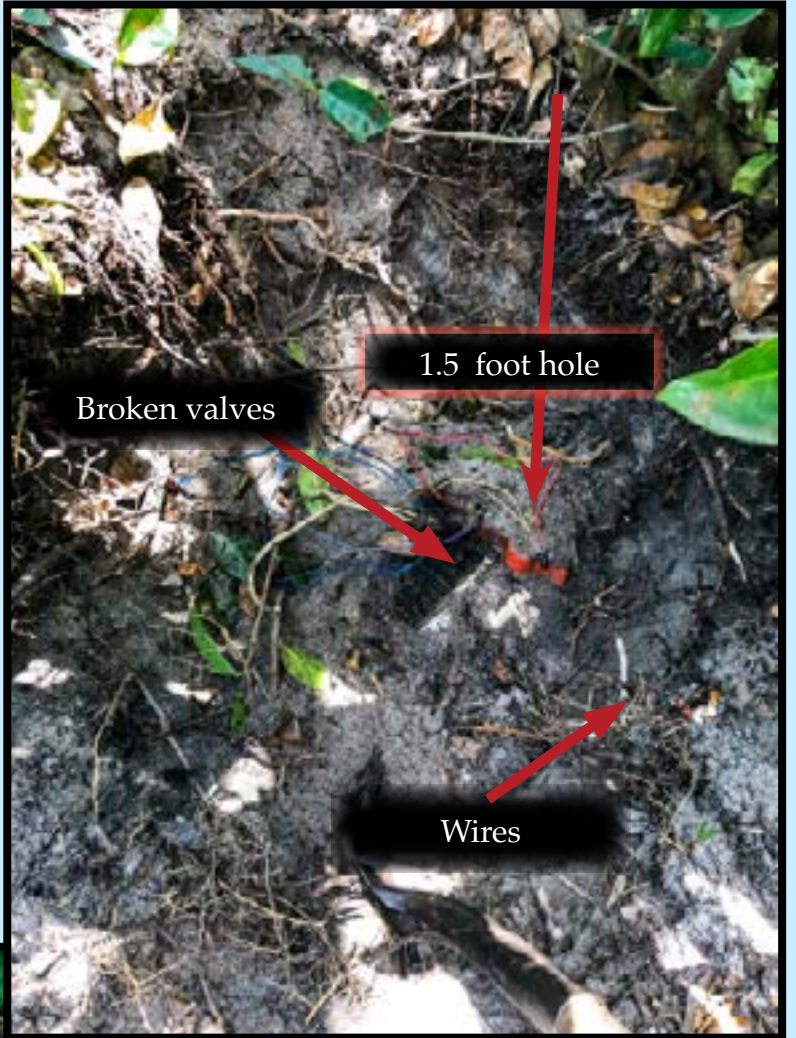


Salvadore



Dying grass

No water



*Salvadore
repairs
unanticipated
irrigation
valve failure.*

Maintenance News

Pavers repaired



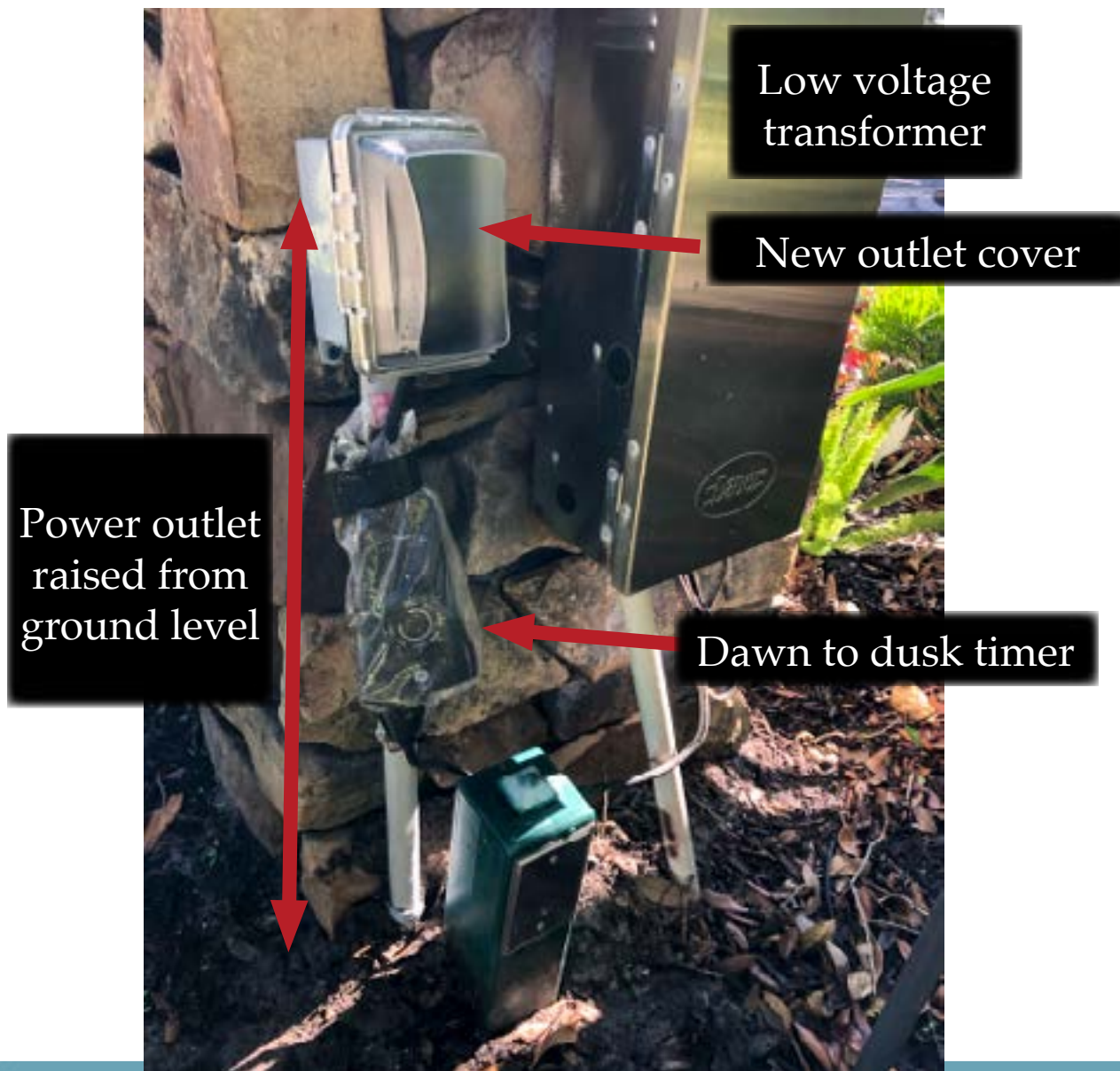
Joe Sidoti
Maintenance Committee

The Cottages' entry pavers near the Gazebo became displaced after many years of traffic and are causing a tripping hazard for walkers.



Power outlet repaired

The power outlet for the low voltage entry landscaping was raised which also raised the dawn to dusk timer which was lying on the ground. This will reduce exposure to rain and sprinkler water. The power outlet cover needed repair and was replaced.



Entry damage

A roofing truck damaged irrigation heads, a landscape light, cement curbing, and a number of plantings while delivering roofing tiles to a resident. The truck went over three feet off the road and up into the landscaped areas as the truck both entered and exited the Cottages causing damage on both sides. Repair estimates are being obtained and Resort Management is seeking payment for damages.



THE "BABIES" FLY

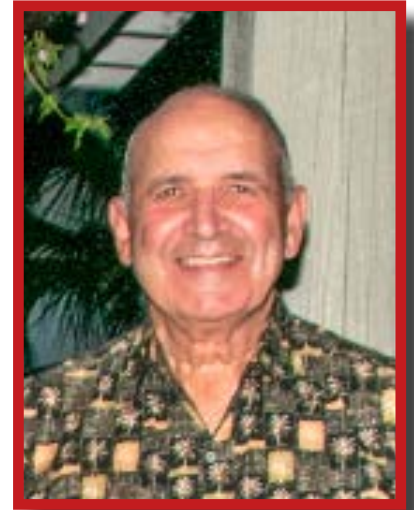


Roof Algecide

A note from Ken Francese

The following note was received from Ken Francese:

Dennis, given that many of our neighbors are having new roofs installed and also algaecide their roofs periodically, I thought I'd pass along some information from the McDonalds Roof Cleaning. If you have a new roof put on, you can wait up to a year for the algaecide treatment as the new tiles are already treated. Also, they now have a new algaecide treatment that lasts for three years. It's a two coat process and is about three times more expensive than the single coat but still cheaper than doing your roof every 9 months as they recommend and you only have someone climbing on your roof once every three years.



Ken

MAD ABOUT

WOODPECKERS

So Are We!

However, woodpeckers are classified as migratory birds and are protected by the Federal Migratory Bird Treaty Act.

Residents are trying various methods to deter woodpeckers. The jury is still out and we will need to see what works after this spring - summer season is over.



CRITTER CONTROL

Bait boxes re-stocked

Eric Kelly, Critter Control, and an associate came through the Cottages on 5/23 and replenished the our 82 rat bait boxes. Eric



indicated there was evidence of a lot of activity. Two bait boxes had been placed on the sides of each home, but one of these boxes has now been moved to the rear of each home where there is more suspected activity.

swfl@crittercontrol.net

(239) 731 6255 or 941-355-9511

Dumpster approvals

Approval is needed for dumpsters, pods, port-a-potties, trailers, etc.

If your renovation or moving plans include a dumpster, pod, port-a-potty or trailer, you need to submit a POLICY EXCEPTION REQUEST FORM at least 72 hours before your requested exception is to begin.

Note: The Cottages Board must first approve your request in writing before you submit a request to PLCA.

Cottages Board



Kiki Scovel
President



Joe Sidoti
Secretary



Dennis Lowe
Treasurer



Kevin Ingledue
Property Manager



Happy Summer!