



The Cottages

Newsletter

Summer 2024



Kiki Scovel
President

Investigation

Who is responsible?

The responsibility for the landscape between Pelican Nest Drive and The Cottages has long been an issue of concern. Bay Creek CDD crews severely cutback the shrubbery on the north and west side of The Cottages last year. The aging hedgerow had dead and dying areas cut down resulting in gaps that left several homes exposed to noise and visibility from Nest Drive.



Several discussions ensued between Kiki for The Cottages HOA, Pelican Landing and CDD concerning the landscape easement along Pelican Nest Drive. There are three areas of ownership that come into play: residents' property, Cottages HOA common area, and Pelican Landing property maintained by CDD. After an on-site meeting between Cottages HOA, CDD, and PLCA the CDD agreed to survey the property along the berm and mark the dividing line which legally defines the CDD landscape easement to avoid future problems. The red dots on the map show the locations of the white pvc pipe markers. In addition the CDD installed 24 cocoplum shrubs along The Cottages common area and Nest Drive. There is now one CDD crew assigned to trim behind Cottages homes.

With a few exceptions, the CDD landscape easement is approximately 17.5 ft. from Nest Drive. As usual, Homeowners are responsible for replacing dead or dying landscape behind their homes. Now that the easement is marked residents should not see CDD encroachment if they install privacy plantings along their back yard. Green Acres will maintain the back yards as designated.

CDD Lot Line Markers

Bay Creek CDD Post Locations: even # homes only

White pvc posts mark the limit of CDD landscape easements along Pelican Nest Drive as measured from the road curb approx. 17.5'
A general guideline: The Cottages homeowners are responsible for the row of hedges closest to the back of their homes. The CDD has a landscape and utility easement along the frontage of Pelican Nest Drive.

Note: #3616 does not have an easement due to the narrow lot.



Board Meetings

The Cottages 2024 Board Meetings

Pelican Landing Community Center
3rd Wednesday of the month

2024	May	15	9:30 AM	PLCC
	June-August	No Scheduled Meetings		
	September	18	9:30 AM	PLCC
	October	16	9:30 AM	PLCC
	November	20	9:30 AM	PLCC
	December	18	9:30 AM	PLCC

The Cottages 2025 Board Meetings

Pelican Landing Community Center
3rd Wednesday of the month

2025	January	15	9:30 AM	PLCC/Zoom
	February	18	ANNUAL MEETING	PLCC
			4:00 PM	
	March	19	9:30 AM	PLCC
	April	16	9:30 AM	PLCC
	May	21	9:30 AM	PLCC
	June-August	No Scheduled Meetings		
	September	17	9:30 AM	PLCC
	October	15	9:30 AM	PLCC
	November	19	9:30 AM	PLCC
	December	17	9:30 AM	PLCC



Kiki Scovel
Webmaster

Cottages Web News

<https://cottagespl.org>

Click this link

What are *YOU* looking for...

The Cottages
website has all
this and more.

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

Beware of Gators

Gators lurk beneath the water
watching for potential food



Finances



Paul Barnicke
Treasurer

At the end of May we have a healthy balance in our operating account of roughly \$49,000, well within our goal of 3 months operating expenses.

Message from the CDD

Summer is here and that typically means the rainy season is starting. So far this week we have measured 11 inches of much-needed rain, which is hopefully putting us well on the path of average rainfall! Barring a steep reduction in measured precipitation, look for the Pumps Schedule to return to Phase Two in the coming weeks.

Summertime is also the time of year to perform hard cuts on flowering shrubs such as Hibiscus and Bougainvilleas. This is a critical step in producing a sustainably beautiful and manageable landscape going into the future. Sometimes, at first, it looks like a drastic cutback, particularly if it has been many years since the last hard cut. But please rest assured, in a matter of days, new growth will emerge; before you know it, they're more beautiful than ever!

Submit DRB approval for on time

AVOID THE LATE FEE: PLCA now charges a \$100 late fee to residents who do not submit a DRC form and get approval before exterior projects start, this includes landscaping. The DRC form is available on the PLCA website.

Questions? Contact:

Director of Covenant Enforcement

Savanna Mauler

savanna@pelicanlanding.com

(239) 947-5977 Ext. 202

We live in a neighborhood that must satisfy two sets of HOA covenants (Cottages and Pelican Landing), so filling out a DRC form before starting any exterior changes, including landscaping, goes a long way to avoiding a problem. Board members are always available to answer specific questions about covenants and restrictions.

Seasonal fountain runtime

As an energy and cost-saving measure The Cottages fountain timer is set to run no more than 3 hours per day in the off-season months May-Oct. The fountain is an energy hog that goes into the FPL penalty zone.



It does not aerate the pond which is done by multiple bubblers maintained by Bay Creek CDD. Lowering the run hours saves Cottages nearly \$900 per year in electricity costs. The fountain motor is easily damaged and fountain repairs are costly. Board members only are authorized to set the fountain timer.

The fountain timer schedule:

May 1 - Oct 31 Run 9 am-12 pm

Nov 1- April 30 Run 1-10 pm

Runtime hours per day	KWH kilowatt hour per month	FPL Cost average per month
9 hr.	1100 kwh	\$170
3 hr.	400 kwh	\$60
Seasonal savings	5700 kwh	\$890

Tortoises



Gopher tortoises are a threatened species and are protected under state law. Property owners must obtain relocation permits from the Florida Fish and Wildlife Conservation Commission (FWC) to relocate all gopher tortoises before any land clearing or development activities can take place.

Relocation

Before gopher tortoise capture, handling and relocation activities begin, landowners must obtain a permit from the FWC. Landowners with 10 or fewer burrows may opt to relocate as habitat requirements permit.

Mitigation contributions

All permits require a mitigation contribution. A mitigation contribution is compensation, usually in the form of monetary contributions or protected land donations. All mitigation contributions support gopher tortoise conservation actions as specified in the FWC Gopher Tortoise Management Plan. For more information contact the gopher tortoise permit coordinator at (850) 921-1031 or visit MyFWC.com/GopherTortoise.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

Cottages limps through draught



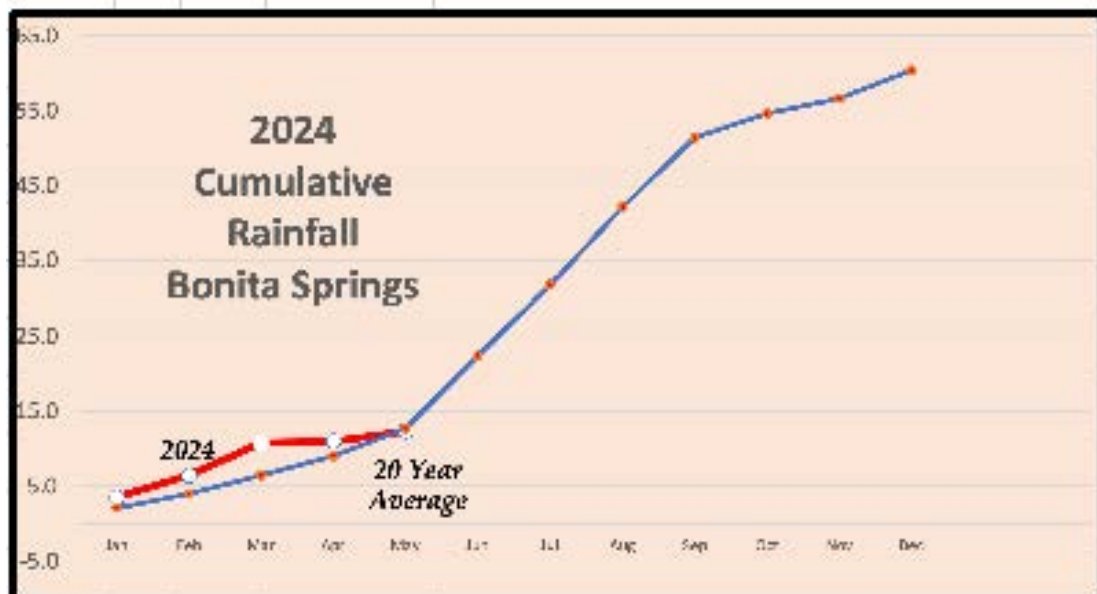
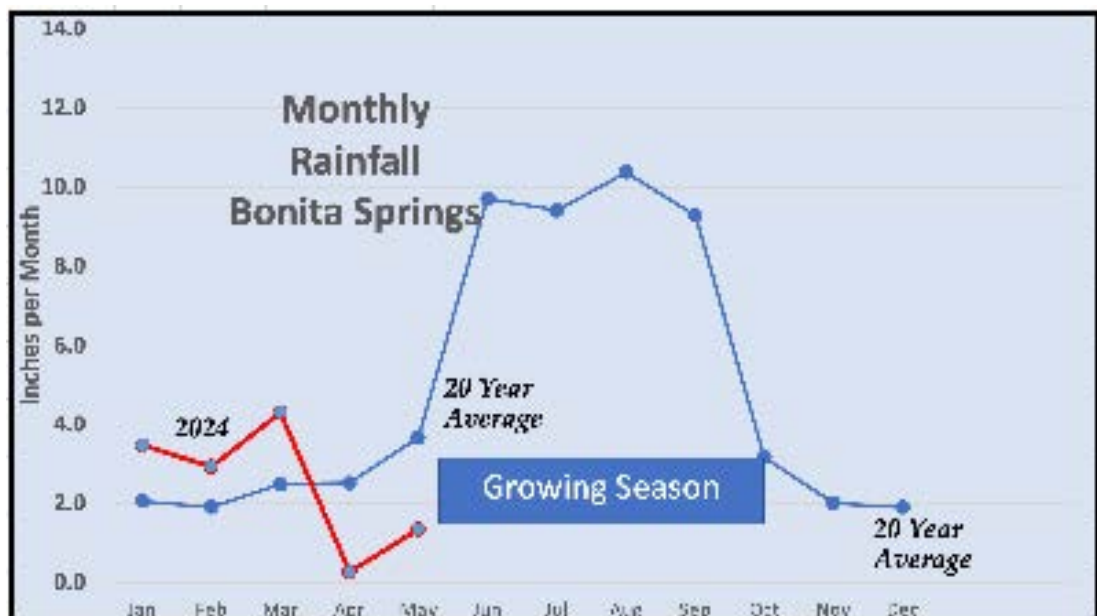
Dan Geist
Bradford Solutions

Dan and Steve have tried to keep us green during this past season's *drought*. The CDD restriction of watering only one day per week has caused some browning.



Steve Kubicsek
Green Acres

The low rainfall in April and May caused severe pump shutdowns and resulted in bad grass browning in some lawns. There is nothing that Dan or Steve could have done to prevent this. There are 3 separate CDD pump stations, North, Middle and South. The Cottages is on the south pump which runs dry more often than the other two.



Maintenance News



Dennis Lowe

Secretary / Maintenance

East side irrigation wiring

New wiring to link the irrigation control valves and timers for the 24 homes on the east side is being funded in our Reserves. This will enable linking to the single master timing controller located the Gazebo. Several years ago the 17 homes on the west side were linked to a single master controller and the system is performing as expected. Homes on the east and west side were built at separate times. All 24 east homes have an individual timer on each house whereas the 17 homes on the west were linked to a single master controller.

Linking all 41 homes to a single controller has advantages:

1. The individual **timers fail** from time to time and need to be replaced at 1 or 2 per year at a cost of \$520 each.
2. Water times **schedule changes** for pump schedules, extra watering for new plantings require a visit to each home and incur trip and labor costs for each for each home affected.
3. **Wet checks** once a month require a technician to visit each home for activation whereas a central system would allow control from a linked hand held controller allowing faster testing.
4. A **cellular module** can be added to the central controller to allow a homes watering schedule to be changed remotely through a cell phone saving trip and labor costs.

The current YE24 Reserve balance will be \$7,500 and the yearly contribution is \$2,500. This would provide funding for the \$30K cost in 8 years. The board decided to wait until after the houses are painted in about a year and reevaluate the HOA financial situation at that time.

Around the Neighborhood

The storm drain in front of Murphy (3674) and Joos (3678) was clogged and rainwater was flooding and backing up into the driveway. Kiki Scovel worked with CDD to get a contractor to clean out the drain. The technician said they removed a lot of debris.



Around the Neighborhood

Laura Hohing at 3665 has done a complete renovation of the alley between houses. Existing plants were removed and replaced with stones, stepping stones and artificial grass. These changes make it maintenance free.



Coverning Documents

Have you read 93 pages?

All residents received a complete copy of The Cottages governing documents at time of purchase and agreed to comply with these documents as a condition of becoming a homeowner in The Cottages. These documents are long and detailed.

The HOA Board has developed a document that provides a summary of the basics of living here in our charming and friendly neighborhood. This is not complete, but you will find loads more information on The Cottages and Pelican Landing webpages.

This document provides a summary of the HOA organizational structure, important phone numbers and roles, responsibilities and restrictions. To see the summary and full documents visit The Cottages webpage at:

www.cottagespl.org

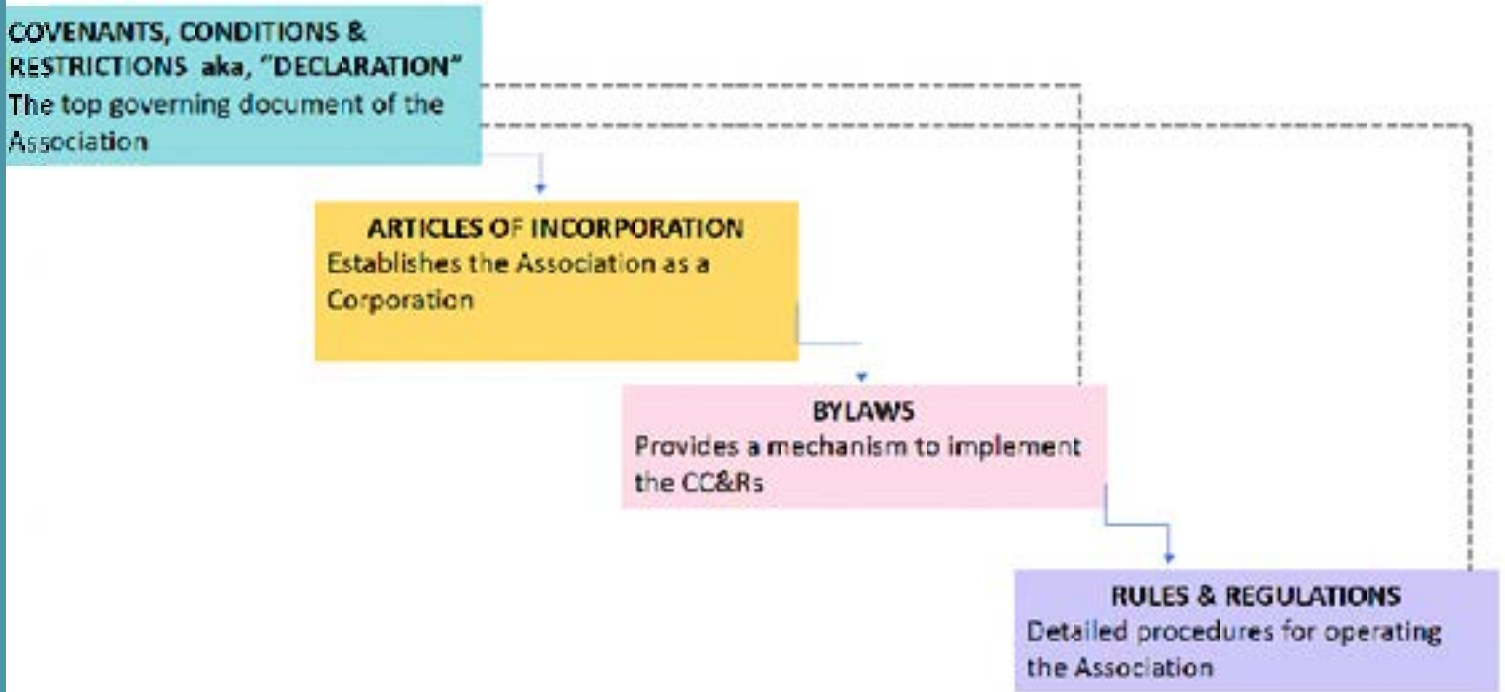
Living in a Homeowners Association The Governing Documents

COVENANTS, CONDITIONS & RESTRICTIONS aka, "DECLARATION"
The top governing document of the Association

ARTICLES OF INCORPORATION
Establishes the Association as a Corporation

BYLAWS
Provides a mechanism to implement the CC&Rs

RULES & REGULATIONS
Detailed procedures for operating the Association





HURRICANE

SEASON

Hurricane season begins in June

NOAA's outlook for the 2024 Atlantic hurricane season, which spans from June 1 to November 30, predicts an 85% chance of an above-normal season, a 10% chance of a near-normal season and a 5% chance of a below-normal season. NOAA is forecasting a range of 17 to 25 total named storms (winds of 39 mph or higher). The peak of the Atlantic hurricane season is September 10, with most activity occurring between mid-August and mid-October.

Prepare for the storm

Develop an emergency plan:

What do I need to do to secure my home & car?

Where will I stay during the hurricane?

Where will my pets stay?

Where in my home will I ride out the storm?

What are the evacuation routes if I plan to leave?

Prepare to be self-sufficient for up to 14 days
without running water or electricity.

- Photograph or video your home for insurance purposes
- Update phone number & email address on your FPL account
- Pay attention to instructions from public officials and the media
- Gather important documents, store in a waterproof container
- Purchase bottled water. American Red Cross recommends at least one gallon of drinking water per person per day
- Gather supplies such as: non-perishable food, medications and personal hygiene supplies, trash bags, paper towels, clothing, bedding & entertainment items
- Check radio, flashlights and batteries
- Obtain cash in case banks are closed and ATMs are not working
- Fill up your car with gas; fill propane tanks for grill cooking
- Charge your phone and obtain a car charger
- Prepare for loss of running water & electricity: turn refrigerators to coldest settings; make blocks of ice & store in coolers
- Sanitize bathtub and fill with water
- Store objects from yard inside; fasten doors and windows
- Cover valuables & furniture with plastic & move from windows
- Unplug any non-essential electrical equipment, including pool

For more storm and safety tips www.FPL.com/storm

Socials planned for Fall

The Social committee is planning Gazebo socials for the upcoming season.

More to follow.



Did you know...

You need to keep your dog on a leash and under owner control at all times? Leashing your pet is required by Pelican Landing. There are no areas in Pelican Landing that allow off-leash pet activities. Bark 'n Play Dog Park is located at 11071 E. Terry St. Bonita Springs.

A large American flag is shown waving against a solid blue background. The flag's red and white stripes and blue field with white stars are clearly visible. The flag is positioned diagonally across the frame.

*4th of
July*

The Cottages Board



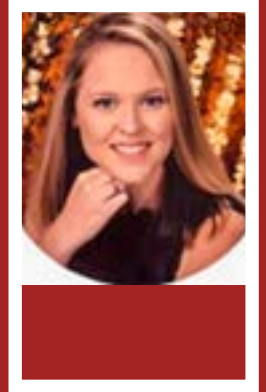
Kiki Scovel
President



Paul Barnicke
Treasurer



Dennis Lowe
Secretary



Megan Tatum
Property Manager

