



Kiki Scovel President, Landscaping, Webmaster

President's Letter December 2025

Merry Christmas and Happy Holidays,

During this special season I hope you are enjoying the cheerful lights and beautiful decorations around our community.

Homeowners are reminded the quarterly payment changes as of January 1, 2026 to \$1082 per quarter. Please change your payment amount accordingly. You can check your Resort Management account online at www.resortmgt.com

Our Annual Homeowners Meeting is scheduled for February 18 at 4:00pm in the Pelican Landing Community Center. Here's hoping we don't get booted out like last year! A party is planned for after the meeting.

Whether you are spending the holidays far or near I wish you a blessed holiday and all the best in 2026!

Kiki

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Landscape News December 2025

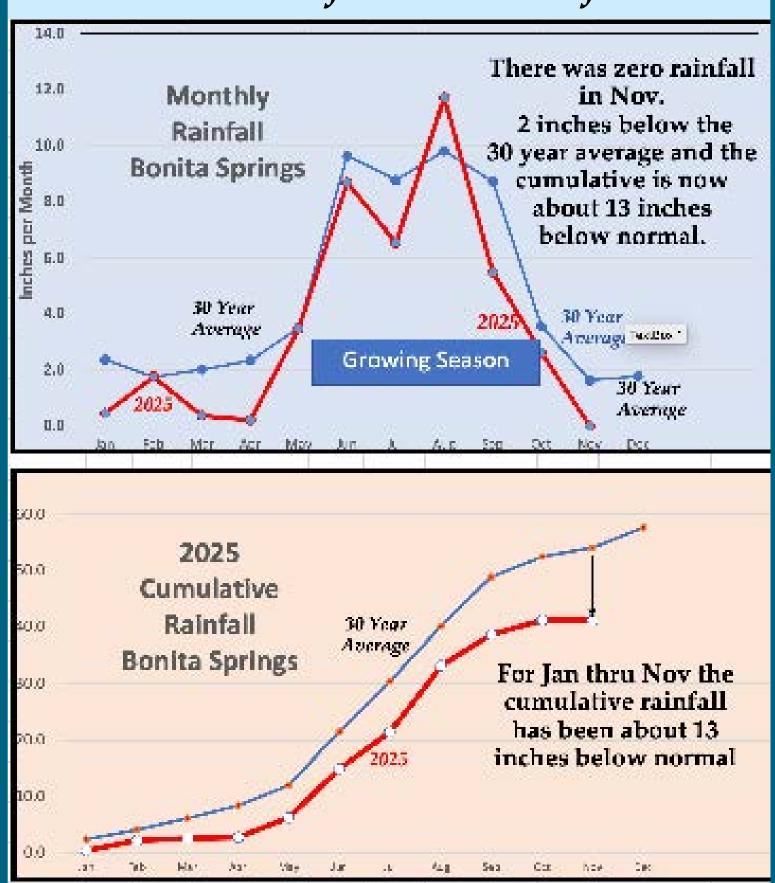
HOSE BRIGADE

The Bonita Springs area is already 13" below normal for rainfall for 2025. As of November 17th the CDD reduced the watering days. You should plan on using your hoses and sprinklers to water front yard flowers and grass. Try to keep hoses as unobtrusive as possible, behind shrubbery for example, or put hoses

and sprinklers away after each use. Hoses lying around on the grass can cause a tripping hazard for landscape workers and may end up with damage to your hose. There are reliable timers you can attach to the hose bib to make watering more convenient. Dead plants should be pulled out promptly. Replace dead plants when regular watering can be provided. Thank you for your cooperation in keeping our front yards looking as attractive as possible during the vagaries of nature.



The coming dry season may set records for low rainfall



Xmas Lights

Kiki Scovel put up lights at the Gazebo and holiday wreaths at the entrance.





Irrigation News



Rain sensors were removed from the 24 homes on the East side prior to the start of painting.



Irrigation watering was adjusted to accomodate the painting schedule.

Landscaping



Tree Trimming

Soto Tree Service trimmed 288 Sabal Palms at the end of September.

\$5,475 (\$19 per palm)







Fall landscaping

Creen Acres applied 2,000 bags of mulch and 50 bales of pine straw in October.





Finances



Dennis Lowe Treasurer, Newsletter

Te have a balance of \$46,526 in our operating account and \$76,276 in Reserves at the end of October 2025.

Your board approved our

2026 budget which includes a 2.75% increase in our quarterly dues from \$1053 to \$1082 (\$29) effective for Q1 of 2026. This dues increase for 2026 reflects inflationary pressures for 2026 for expenses such as insurance, management fees, mulch and tree trimming as well as the provision for East irrigation wiring to be done in the last quarter of 2026.

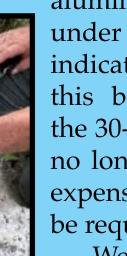
The full budget will be presented at our upcoming Annual Meeting and you should get a budget copy in the information mailer prior to the meeting.

Rich Harper Secretary/Maintenance

Maintenance News

Lights out!

Two years ago we thought we had solved the problem of the entrance landscape lighting always going off during rain storms. Recently the lights went off and West Coast Electric was called to investigate. After a day of tracing wire for a break they found this junction box full of



aluminum wire that was buried under 6 inches of soil. West Coast indicated that a short exists in this bundle of wire. However, the 30-year-old aluminum wire is no longer feasible to use and an expensive rewiring solution was be required.

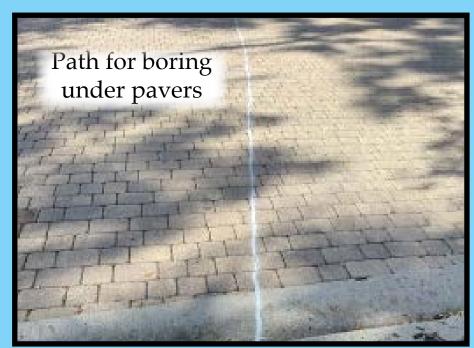
West Coast bored 50 feet under the pavers from the meter at the

Gazebo to the island and then dug a one foot trench 100 feet to the front entry sign. There they linked into a junction box and

then dug a one fort trench down t provided power to the landscape lights. The cost was \$8,220.

Old aluminum wire

This solution will allow us to link into the meter at the Gazebo, eliminating the old meter and the old aluminum wire.



Road boring









Landscape Lighting

The final lighting touch

West Coast Lighting restored power to all of the junction boxes.

The one last step was to replace a faulty low voltage transformer for the center island. Lightcapes Lighting installed a new transformer and adjusted several lights.







Landscape Lighting







Maintenance News

Broken Mailboxes

Two of our mailboxes were recently broken several days apart. The first was hit by a Green Acres truck and the cause of the

other is unknown. The photos below show the second maibox that was broken and has been repaired by ASAP

Mailbox.









House maintenance

Any owners have replaced rotted shutters. The Board does not get involved in that except to ensure compliance with our Architectural Guidelines and the required DRC pre-approval process. Owners should specify their contractor use rough-sawn cedar boards or PVC boards with same texture so the appearance matches the original in shape and material. Paint colors are on the website under the Residents tab. Mark Beatty recently replaced shutters at 3675. He does good work for a reasonable price and has done a number of jobs for the HOA. Contact Mark at marktbeatty@yahoo.com 239-404-9995.

Exterior lights
A close match to
original shown here.
Maxim 1003WT
Westlake
24" 1 Light Wallsconce
build.com



Maxim 1003WT Westlake 24" 1 Light Wall Sconce build.com

Around the Neighborhood

Lanai concrete raised

Laura Hohing (3665) had areas of her lanai raised due to water erosion underneath. A foam is injected below the cracked area to raise it up. The seams are then ground level. Laura is planning on having the curent floor resurfaced with stamped concrete.









Kiki Scovel

Cottages Web News

https://cottagespl.org

Click this link

What are **YOU** looking for...

- Roof Tile Specs
- DRC Form
- Cottages Contract Vendors
- Irrigation Schedules
- Paint Codes
- HOA Documents
- Board Minutes
 - Newsletters

The Cottages website has all this and more.



Remember that the quarterly dues will increase from \$1053 to **\$1082** effective the first quarter of 2026.

The Cottages 2026 Board Meetings

Pelican Landing Community Center 3rd Wednesday of the month

2 0 2 6	January	21	9:30 AM	PLCC
	February	18	ANNUAL MEETING	PLCC
			4:00 PM	
	March	18	9:30 AM	PLCC
	April	15	9:30 AM	PLCC
	May	20	9:30 AM	PLCC
	June-August		No Scheduled Meetings	
	September	16	9:30 AM	PLCC
	October	21	9:30 AM	PLCC
	November	18	9:30 AM	PLCC
	December	16	9:30 AM	PLCC



Remember to update your email and mailing address with Thomas Pfuner, CAM at Resort Management tpfuner@resortgroupinc.com

THANK YOU!

General Manager
Jim Hoppensteadt
jim@pelicanlanding.com
(239) 947-5977

PLCA Contact Information

Privacy Director and Barcode Administrator Levi Herrera <u>barcodes@pelicanlanding.com</u> (239) 947-5977 Ext. 207

Director of Covenant Enforcement Savanna Mauler savanna@pelicanlanding.com (239) 947-5977 Ext. 203

Director of Island & Marine Operations Captain Jamie Boese jamie@pelicanlanding.com (239) 219-4841

PLCA Administration Office 9am - 5pm Mon-Thurs 8am -4pm Friday

24501 Walden Center Drive

Bonita Springs, FL 34134

Phone: (239) 947-5977

Privacy Services

Weekdays 9 a.m.- 4 p.m. (239) 947-8563

24/7 Patrol 1: (239) 233-4628 24/7 Patrol 2: (239) 908-8212

The Privacy Department provides the following services:

- Emergency response service (First Aid, CPR and use of AEDs)
- · Implementation of community emergency storm plan
- Reporting association and neighborhood infractions
- · Responding to resident and guest concerns
- Community access control
- · Traffic enforcement
- Well-being checks
- Vehicle jump starts

Fall Pizza Social



The Social had a great turnout. The weather was beautiful! Plenty of good food and a lot of catching up to do.











Cottages Board



Kiki Scovel President / Landscaping / Website



Rich Harper Secretary/ Maintenance



Dennis Lowe Treasurer/ Newsletter



Thomas Pfumer Assocition Manager

New Cottages Association Manager

Thomas Pfuner was born in the Austrian ski resort town Sankt Johann in Pongau, near Salzburg. After attending high school he went to university in Vienna, the capital of Austria. In 1994, after selling his part of an insurance brokerage, he permanently moved to Florida and was involved in the family businesses, mainly in construction and real estate. One of his accomplishments was Town Lakes, a residential development with 425 homes. He was responsible for the sales organization and for all the underground and vertical construction. Also setting up the Homeowner Association was a very interesting part. He expanded the construction business to also include residential swimming pool construction, and he holds a general contractor license and a pool contractor license with the state of Florida. It is those experiences and his knowledge gained in the insurance industry will be able him to utilize in his current position having the customer needs in mind! He resides in Fort Myers, Florida, got married and they have a daughter who studied communication and criminology at the university of Tampa and played beach volleyball on a collegiate level.