



Volume 21
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PRESIDENT'S CORNER

October 2021 Newsletter

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PRESIDENT'S LETTER

Welcome to Fall, at last, cooler weather is on the way!

The Berkshire Lakes Board of Directors is working on a number of projects/issues in addition to addressing our semi-annual up-keeping of our community property, and as we welcome back our seasonal neighbors and friends we welcome the change of the seasons and more beautiful weather to Berkshire Lakes! Some info to share with you as we begin a new season...

- **PRESIDENTS CLUB (All Berkshire Lakes Condominium Presidents)** – Our Opening Meeting will be held on January 17, 2022, at 10:00 am. All condominium presidents have received an invitation.
- **MONUMENTS** – Clean-up of area behind the monuments has been completed. Cleaning the monuments is scheduled for November 16th.
- **DIRTY DRIVEWAY & ROOF AMNESTY** will run until December 1st to give time for the rains to end and dirty roofs and driveways to be cleaned.
- **ADDITIONAL FENCING** by boat launch area – the fence is being installed so that nonresidents are unable to access the lakes in front of homes and condos. This will be done when the water is shallow enough to install the fence.
- **BLMA 2022 BUDGET** – review scheduled for November BOD meeting.
- **PAVING OF CLUBHOUSE DRIVEWAY & sealing the parking lot** – we are awaiting two more quotes.
- **PAINTING CLUBHOUSE RESTROOMS** – reviewing scheduled of rentals – 2 weekends needed to complete this painting.
- **NEW FORM** - To ensure that owner questions are answered as soon as possible, a new form titled Send Us a Message,(matching the format on the website,) will be available in hard copy format at the Clubhouse or via email at your request. The form on the BLMA website can be found at the very bottom of the homepage. These forms should be completed and returned to the BLMA office via email or drop off, so they can be forwarded to the appropriate person for a timely response.
- **FISHING RULES** - There seems to be some confusion about where residents can fish.

For clarification....

Lakefront Homeowners - on your own property that fronts the lake.

Condo Owners - on the property in your condominium association.

Single Family Homeowners – those who do not live on a lake may fish on the lakes along the walking path and off the dock behind the clubhouse.

Have a very SAFE & HAPPY HALLOWEEN!!!

*Your BLMA President,
Maureen Richards*

The Clubhouse has reopened for business, fun and games, and is available for private parties and events. Contact the BLMA Office for information! 239-353-7633

COMPLIANCE UPDATE

Many thanks to all our neighbors who have made the effort to refurbish their mailboxes. The improvements have been noticeable as more paint has been applied and new numbers adhered. The Compliance Committee will continue to monitor this rehabilitation throughout the month.

Maintaining the appearance of our community is beneficial to everyone. Our homes remain, for many of us, our biggest financial investment and an important component of our retirement plan. Clean driveways and roofs, well maintained landscaping and little things like a tidy mailbox; all play a big part in the ambiance of a community and add to its marketability.

You may have noticed the buildup of algae on our driveways during the rainy season. It happens every year and we know how to fix it. Since there is no reason to power wash sidewalks or driveways before the rain stops, the Compliance Committee will not begin to report these issues until December. Perhaps now is the time to line up an appointment with the power washing companies or to make sure your own power washer is ready to go to work.

You can help keep your community stay beautiful. If you believe someone is not complying with the covenants or is seriously deficient in the maintenance of his/her property, fill out a compliance form. They are available at the office. We all have a stake in keeping Berkshire Lakes in the best condition possible. We have a great community, in a great location with great possibilities. Please help us in our efforts to improve and grow.



YARD OF THE MONTH

BLMA was proud to announce the "Yard of the Month" and "Most Improved Yard of the Month" program in April 2021. This program was started by a group of volunteers who wanted to say "Thank You" to the homeowners who demonstrate extra efforts to keep their yards beautiful. Perhaps you have seen these signs on your street. The awards have been well received by the eight winners to date. They reacted with pride and were flattered to be recognized for their hard work in maintaining a beautiful yard.

If you see a neighbor who has received one of these awards then please offer your congratulations! Keeping a nice yard is not only a lot of hard work but becomes an asset to the entire community.

We invite you to be a part of recognizing your neighbor's contribution to this great neighborhood, or better yet merit one of these awards for your own front lawn! If you would like to nominate a yard for either of these awards please let us know by emailing the BLMA office at berkshirelakesmaster@gmail.com.

And the Winners are...

BLMA would like to congratulate the "Yard of the Month" and the "Most Improved Yard of the Month" Winners! Yard of the Month was awarded to **497 Henley Drive** and Most Improved Yard was awarded to **264 Lambton Lane**. If you see the signs please offer a congratulations to your neighbor for these distinguished awards! ***Great Job Neighbors!***

OCTOBER LAKES UPDATE

Since our yearly assessment was raised, the HOA has allocated \$400,000 a year for the repair of the erosion in our lakes. This year we completed the shoreline improvement on Horseshoe Lake and came in under budget. The next lake to be remediated will be Belville Lake. We will begin by installing riprap on the single-family side of the lake where the most severe erosion has occurred. We have signed a contract with Seabreeze Erosion Solutions that will allow us to continue with our lake remediation for a period of years without exceeding the funds appropriated for the project by the Finance Committee.

Currently Horseshoe Lake is experiencing an extensive outbreak of Southern Naiad algae. We can't help but question whether the severity of this outbreak is due, at least in part, to the runoff from Berkshire Commons which drains into Horseshoe at a point on Devonshire Boulevard. No other lake has evidenced this significant outbreak. Advanced Aquatics, our lake management company, has suggested a two prong approach involving different types of algaecides plus the addition of aerators at each fork of the lake. BLMA has also begin asking the owners of Berkshire Commons to increase the fees they pay for the privilege of releasing their parking lot overflow into Horseshoe Lake to cover its maintenance.

Henley Lake also receives runoff from Berkshire Commons. Those of you who may have viewed the lake on Google Maps know that its color is disturbingly brown and unlike any of the others. Collier County Pollution Control did an investigation of the car washes at the Commons. They are apparently not the culprit at this point in time because both systems are new and are designated as "Closed Loop", which allows no nutrients to escape into the storm sewer. We do not know that the previous car wash in the 7-11 was also a closed loop system. Kamila Perez, Senior Consultant with the County has suggested that littoral plantings combined with strict control of nutrient runoff from lawns and prevention of any introduction of organic matter into the lake will help mitigate the excessive buildup of phytoplankton that are probably the cause of the discoloration. These micro algae so densely populate the lake that very little vegetation is growing in or near the water. BLMA introduced floating islands to help ameliorate the situation, but they died within months. Advanced Aquatics has proposed a possible solution involving a chemical that will encapsulate the excess phosphates and clear up the water so that fish and vegetation could hopefully thrive again. A meeting will be set up soon to discuss this further.

Finally....we have snails – invasive Island Apple Snails. These large mollusks apparently escaped from aquariums and are threatening many lakes and canals in south Florida. Their eggs are pink and look like blobs of bubble gum. The Island Apple Snails displace the native snails and eat littoral plants thus adding even more nutrients to our overburdened lake waters. At this point the Lakes Committee is spraying the eggs with alcohol to try to reduce their numbers. Hand removal of the eggs is also effective, but gloves must be worn because the eggs exude a mild toxin.

Please remember to monitor your landscapers wherever you live in Berkshire Lakes. Stop your mowers from spraying grass onto the street where it will be washed into the storm sewer with the next shower. Lakefront owners, please direct your landscapers NOT to use the riding mowers within five feet of the water. Those heavy machine break down the shoreline and contribute to erosion. We all need to work together to stop the overuse of fertilizer, pesticides and irrigation in order to maintain the health of our lakes. And please don't feed the ducks. Thank you.

Your Lakes Committee

STARTING THE NEXT LAKE REMEDIATION: BELVILLE

Weather permitting, our contractor Seabreeze will begin prep work on Belville Lake Monday October 25th to remediate the shoreline and prevent future erosion. If the lake has receded far enough, the workers will lay mat along the shore after preparing the slope to meet four to one guidelines. A porta-potty will be installed on Warwick and riprap will be unloaded in the circle prior to being hand positioned along the shoreline. Owners are encouraged to provide the office with their email addresses so that they can be kept updated about the progress of the remediation.

BERKSHIRE LAKES MASTER COMMITTEES

FROM THE NEWSLETTER STAFF

Below please find a brief explanation of all the Berkshire Lakes Master Association Committees. This newsletter issue contains a brief explanation of the committee responsibility and how each committee is composed. In future issues of the newsletter, we will feature one of the committees, provide more detail on their function, and point you to areas on our website where you can find the documents for each committee and meeting dates.

Committees

There shall be a chairperson for each committee. There shall be appointed a spokesperson for the committee at the Board Meeting. There shall be minutes kept of all committee meetings. Board members may be appointed as advisory members to all committees except the fines committee. The Operation of Berkshire Lakes Master Association is supported by the following standing committees:

Architectural Review Board

The committee is comprised of no less than three (3) resident volunteers who meet twice monthly on the 2nd and 4th Wednesdays of the month. Their responsibilities are two-fold, to review, approve or disapprove resident's submitted requests for changes to their property and or landscape. The review process ensures the submitted request does not violate BLMA standards, Collier County and or Florida State statutes. They are also charged with the responsibility to recommend to the Board of Directors changes to the BLMA Architectural Standards, as deemed necessary, for their approval.

Buffer Zone Committee

Buffer zone committee is working on the buffer zone which extends around the perimeter of Berkshire Lakes. It covers the area from the Buffer plantings outside the fence to 25 to 40 feet inside the fence. All plantings inside the fence must be native plants only and be approved by the ARB. We are working on a contract to clean up all plantings inside the fence and removing all exotics, invasive plants and unapproved plants. Eucalyptus trees will be removed and new trees will be planted outside the fence.

Compliance Committee

Ensures the covenants of the Association are not violated. The committee is staffed by residents who volunteer their time to document and report covenant violation in their travels throughout the community. Documentation includes a summary and a supporting photograph.

Finance Committee

Evaluates all bids more than \$5,000 on all work to be done in all Common Areas; reviews all contracts from vendors; assists in development of annual budget; reports at monthly Board meetings.

Fines Committee

The Board of Directors levies a fine to those residents whose number of violations warrant a fine consideration. The committee evaluates the reports and the board levied fine against those residents. Based on their evaluations of the violations and association documentation as well as the residents supplied documentation, if any, the committee can approve the board levied fine, decrease the fine amount, or rescind the fine. A monthly report is submitted to the board. Board members and or members of their family are prohibited from serving on the committee.

Lakes Committee

Comprised of resident volunteers in conjunction with the Community Association Manager and assigned BLMA Directors who review the status of the Association's Surface Water Management System. Trend analysis and detecting system defects are facilitated by the tools available to the committee which are the monthly Lakes Management Company's reports, the GAF annual water quality analysis report and their visual observation of surface water, lake-shoreline slope, littoral plantings and the floating islands. All vendor activity for system remediation are coordinated through the committee. They report their findings to the Board of Directors with recommended solutions for their approval.

Landscape/Grounds Committee

Comprised of one or more resident volunteers in conjunction with the CAM reviews the monthly irrigation reports, noticeable landscape areas requiring attention, makes recommendations for the improvement of common areas. Submits a report at monthly board meetings.

Newsletter

The committee is comprised of the editor and an Ad-Hoc committee comprised of Board Members, Club Officers and Condo Association representatives who submit information for inclusion in the next edition of the newsletter. They are responsible to submit the articles in Microsoft Word format to the BLMA office to produce the master copy. Once approved copies are distributed electronically to residents who have agreed to receive such information via e-mail. The newsletter is also posted on the website for residents who have not provided their e-mail address to read. The website maintains a library of all past newsletters.

Website Committee

This is an Ad-Hoc* committee comprised of the Webmaster, BLMA Directors, Office Staff and Condo Associations representatives, who submit information for inclusion on the website. The Webmaster is responsible for the posting of information and keeping the site's applications technically current. The website's designation is <http://berkshirelakes.org>

**Ad Hoc Committees are appointed as needed to address concerns for the short term and then dissolved.*

Berkshire Lakes Master Association

2021

Board of Directors

President

Maureen Richards

Vice President

David Orr

Treasurer

Ori LaCroix (temp)

Secretary

Linda O'Connor Craig

Directors

Charles Lascari

Robert DeMarco

Mike Peppe

Walter Sanford

BERKSHIRE LAKES WOMEN'S CLUB UPDATE

It is always exciting to welcome back our snowbird friends and begin an enjoyable season of fun events with the Berkshire Lakes Women's Club. The number of attendees ramp up incrementally as the holidays approach. Our first event this fall was the annual Lasagna Dinner held at the Clubhouse for 22 ladies. It was great to see everyone and enjoy a meal together. The first week of October found us lunching together at Bice on Fifth Avenue where we had a gorgeous meal and welcomed back our president, Barbara Donald and Linda O'Neill, our Chair of Luncheon Programs.

The Berkshire Lakes Women's Club offers social events and outings plus the opportunity to serve one's community in a variety of ways. Meetings are held on the third Monday of the month and luncheons on the first Thursday. Please consider joining us. For more information contact President Barbara Donald at berkshireBLMWC@gmail.com or 508-737-9311.

495 Belville Blvd Naples, FL 34104

239-353-7633

Allen Bouley, CAM @

Ability Management: 239-591-4200

CLUBHOUSE OFFICE

Contact: Karen Thurner, Administrative Assistant

Phone: 239-353-7633

Fax: 239-353-3770

Hours: M – Th 9am to 2pm, Fri 9am to 12pm

Closed Holidays & Weekends

E-Mail: berkshirelakes@embarqmail.com

Website address: <http://berkshirelakes.org>

October 2021 Meeting Updates

ARB Committee – Next meetings for the month of November are scheduled for November 10th & November 24th.

BLMA Board of Directors meeting is scheduled for November 17th at 7:00 p.m. at the Berkshire Lakes Clubhouse. The meeting will be available on Zoom. Owners will receive the Zoom access information prior to the meeting. On the preceding Fridays, signs containing information on the meeting will be placed at the 3 entrances to Berkshire Lakes as well as at the Clubhouse driveway.

BLMA Web Site – The BLMA web site is updated regularly to keep owners informed of any changes or new items.

RECRUITING NEW COMMITTEE MEMBERS – Our BLMA office is continually recruiting new members for our Committees which support and maintain the safety, cleanliness, beauty and peaceful nature of our community. We still have vacancies on our Fines and Compliance Committees and welcome new volunteers. If you'd like to be considered, please submit a resume or background sheet to the BLMA office stating which committee is of interest and we'll present to the Board of Directors for your approval. There are no time limits on serving on these committees and many of our volunteers have been hard at work on your behalf for years now. Please consider joining, your participation and input is always welcome and greatly appreciated by all.

CONDO ASSOCIATIONS

Coach Homes:

<http://berkshirelakes.org/associations/coachhomes>

Partridge Pointe:

<http://berkshirelakes.org/associations/partridgepointe>

New Waterford:

<http://www.newwaterfordnaples.com>

Windsor Place:

<http://www.windsorplacenaples.com>

The Colonies:

<http://berkshirelakes.org/associations/colonies>

Melrose Gardens:

<http://berkshirelakes.org/associations/melrose-gardens>

Newcastle:

<http://berkshirelakes.org/associations/newcastle-2/newcastle>

Berkshire Landings:

<https://berkshirelakes.org/associations/berkshire-landings>