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*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*

PRESIDENT'S CORNER

August 2021 Newsletter



PRESIDENT'S LETTER

It seems that in my letter each month, I am welcoming you to another season, this month it seems to be "Rainy Season." The good news about rainy season is "everything is green," and as you can see from the picture above, our "resident" bald eagle is enjoying it just fine!

As has been posted on the BLMA website at our July meeting, our guest speaker was Penny Taylor, who is our District Collier County Commissioner. We provided Commissioner Taylor with a list of issues that were of concern to our community. The list of concerns included Delayed Street Repairs, Traffic on Devonshire and Speeding on Devonshire. 18 owners attended the meeting via Zoom and 20 homeowners attended in person. We thank them for their input on the areas of concern. We also greatly appreciate the prompt response and support from Commissioner Taylor, Trinity Scott and her team in getting this project underway so quickly.

As a result of the items discussed, an additional meeting was set up for Friday, July 23rd which included Trinity Scott who is the Deputy Department head of Growth Management for Collier County. As a result of these meetings, we recently announced that repaving of Berkshire Lakes' streets would begin on Monday, July 26, 2021.

The equipment for the resurfacing was moved into Berkshire Lakes on Saturday morning. Work on the resurfacing began on Monday, July 26th and is making excellent progress. Information on access has been disseminated to affected owners.

On Friday, we also discussed with Trinity Scott how best to get an accurate measurement of the types of vehicles, speed, and volume of traffic on Devonshire. Once we have this information, it will be easier to arrive at a solution to the problems. We felt this was a very productive meeting and await the results of the measurement of the traffic.

Best wishes for a great August at Berkshire Lakes!

*Your BLMA President,
Maureen Richards*

KEEPING OUR NEIGHBORHOOD BEAUTIFUL

Although the rainy season has pumped up the lushness of our landscaping, there are many of us who could take this opportunity to resod. Most of our lawns are planted with Floratam which evidently has a lifespan of about fifteen years and requires periodic replacement. The rainy season is the right time to get this necessary piece of home maintenance accomplished.

The Compliance Committee has noticed that many of the mailboxes in our neighborhood are in need of attention, and many only require a new coat of paint or street numbers attached to the box itself.

The Post Office requires numbers that are at least one inch tall on the front or flag side of the box. If your entire mailbox and light need to be replaced, contact Karen at the Clubhouse office where it may be purchased for \$360.

If you only need the box itself and not the pole or light, Home Depot & Lowes carry them. Please take this opportunity to inspect your mailbox and determine if it is in good repair.

If not, act now! In order to allow time to address, the Compliance committee will delay writing any mailbox violations until after September 1st!



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 berkshirlakesmaster@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 **703 Henley Drive** and Most Improved Yard was awarded to **793 Belville Blvd**. If you see the signs please offer a congratulations to your neighbor for these distinguished awards! *Great Job Neighbors!*

LAKES UPDATE

The remediation of Horseshoe Lake has been completed. Areas that had been compromised by erosion are now stabilized with riprap or littoral plantings. Everything is under water now but we expect, judging on past performance of our contractor Seabreeze, that the shoreline will retain its integrity once the water recedes. The littoral plants themselves will take about two years to fill in and cover the bank but we have a one year warranty on the plants and so we feel comfortable that the flag iris, golden canna and pickerel weed will do their job in reducing the amount of nutrient runoff in the pond itself and providing habitat for our wildlife. Lawn maintenance people must be advised that the use of Round Up within five feet of the riprap is prohibited. Round Up kills the root structure of the plants it touches which allows runoff water to undermine the integrity of the riprap structure. Riding lawn mowers should not be used within five feet of the remediated edge because their weight alone will cause the slope to deteriorate. Homeowners may consider leaving the edge of their backyards to grow au naturel or trim only with hand mowers or weed wackers.

Next on the remediation agenda is Belville Lake which evidences serious erosion issues in several locations. Work will probably begin at the beginning of 2022 when the lakes begin to recede again. Contract negotiations are in progress and should be finalized soon and will encompass the completion of the remaining four lakes.

Henley Lake is also on our radar because of the phytoplankton that has increased over the years. Comprehensive water testing has revealed this as a probable cause of the reduced clarity in that lake. We sent a copy of the water tests to Kamila Perez, Senior Environmental Specialist with Collier County, and asked her advice. In her reply she denounced over-irrigation and poor landscaping practices like careless mowers who blow grass clippings into the lakes and well-meaning neighbors who continue to feed the wildlife. These infractions of existing directives directly impact the quality of our lake water. One of the most effective solutions, however, is littoral plantings. These plants have an impressive ability to absorb and use the excess nitrogen and potassium we flush into our lakes through the use of fertilizer. Florida State Statutes disallow the use of lawn fertilizer within ten feet of the water's edge. The Lakes Committee would like to suggest that homeowners on all our lakes consider using no fertilizer at all in their backyards. Members of the Committee have been visiting door to door in the Henley Lake neighborhood to encourage better landscaping practices. Littoral plants may be installed as early as next spring.

Your Lakes Committee

DID YOU KNOW?

- One of our homeowners has volunteered to organize pickle ball teams in the fall. Stay tuned for more information.
- Bridge Clubs begin meeting again in October.
- **BLMA NEEDS YOUR HELP!** We need volunteers for the following committee: Compliance, Finance & Fines. If you are willing to help in any way please contact the BLMA office. If you have ideas for making our community better and more beautiful please let us know via email at: berkshirelakesmaster@gmail.com
- If you know someone who can't access this newsletter by email, there are copies available at the Clubhouse. Please share that information with them.
- For information about hurricane preparedness, check in with FloridaDisaster.org.
- The new pool furniture has been delayed again (surprise) but should be in by October. *We hope...*
- Eighteen new home sales closed in July.

LEASING of Single Family Homes

Prior to leasing your single family home, approval must be obtained from the Master Association for all leases and lease renewals. Criminal background checks are ordered for any renter over 18 yrs of age who will reside at the property. For all other residential units (condo's) in Berkshire Lakes, please consult the rules of the neighborhood association that govern leasing of those units.

BLMA rental docs are available on our website at www.berkshirelakes.org under the Real Estate section or at the BLMA office. Berkshire Lakes Master Association's authority for lease approval is listed in its governing documents Covenants, Article XI, section 11.

BERKSHIRE LAKES MASTER COMMITTEES

FROM THE NEWSLETTER STAFF

In this issue, you will 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://berkshirlakes.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

HELPFUL HINTS REGARDING ARB REQUESTS...

During the 2020/2021 timer period, the members of the Architectural Review Board completed an upgrade of their documents, received BLMA board approval on upgrades, received Collier County Approval on the upgrade, send copies of the revised Document to owners, and posted upgraded package on the New BLMA web site. The committee has included in their schedule an annual review of the Documents and remains committed to having up to date information available for all owner when making changes.

Each Monday before an ARB meeting, Committee members receive scanned copies of the requests put forth for the upcoming meeting. When received into the BLMA office all ARB requests are reviewed for dates, signatures and attachments but the Committee members review to ensure all required information is included in the package as well. If there is missing information, the owner is notified and given the opportunity to provide the missing material prior to the Wednesday meeting. This helps to expedite approvals at the time of the meeting.

Once approval is given, each homeowner receives their ARB request stamped "Approved" as well as the Yellow Card they will display on the exterior of their home, while the work is in progress. This card should be displayed where it is visible from the street, to indicate the project has ARB approval and is underway. Once your project is completed we ask that you return the Yellow Card to the BLMA office and this will trigger an inspection of your property by an ARB to ensure the project is completed according to the request that was submitted and approved.

AUGUST 2021 Meeting Updates

ARB Committee meetings for the month of August are scheduled for August 11th and August 25th.

BLMA Board of Directors meeting is scheduled for August 18th 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 Friday, August 13, the 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 at least once a week to keep owners informed of any changes or new items.

Lakes Committee – As recently announced, the refurbishment of Horseshoe Lake has been completed. The committee is working on choosing the second lake to be refurbished and working the vendor contract. The committee reviewed their progress at the June 16, 2021, BLMA meeting. A legal review of the contract for the next lake is in progress. The projected start date will be determined by the water height of the lake.

Road Resurfacing - As announced on July 23rd, Collier County Road Improvement Division would begin repaving within Berkshire Lakes on Monday, July 26. As is the case with work that is done in the summer, this work can only be done when it is not raining. Therefore, it is very difficult to predict when we can expect completion. There will be one lane open at all times for traffic. **NO STREET PARKING IS PERMITTED!!!** Check the website Communications box for updates.

Please note that the streets within the condominiums are not public streets, therefore repaving is the responsibility of the Condo or HOA.

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>

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>