

LCCPOA QUARTERLY NEWS

2ND QUARTER 2022

VOLUME 2, ISSUE 2

P R E S I D E N T ' S C O R N E R

Lely Country Club is a deed-restricted community. Our General and Protective Covenants dictate what we can and cannot do with our properties. The least desirable part of serving on the Board of Directors is enforcing the covenants. Let's face it, no one wants to be told what to do, and Board members do not enjoy sitting in judgment of their neighbors and friends. But one of the principal responsibilities of a homeowner's association is to enforce its covenants.



The first step in ensuring covenant compliance is simply to make someone aware there is a problem. Sometimes all it takes is an email or mailed violation notice, and problem solved. When covenant violations persist, however, sterner action may be called for. The one enforcement tool most commonly employed is fining.

In December 2020, the Board adopted compliance procedures developed by the Association's law firm that meet the requirements of Florida statutes. The process usually begins with a violation notice sent by regular mail to the address of record. In some cases, we've contacted property owners informally via email. If the property owner does not respond or refuses to correct the condition the matter is referred to the Board for fining. All fines are discussed and voted upon in public session at regular monthly Board meetings.

If the Board assesses a fine, the matter is referred to the Hearing Committee. The Hearing Committee is comprised of 3-5 community volunteers who have no connection to the Board. Property owners are notified via certified mail of the fine assessment and of their right to attend the Hearing Committee meeting at which their case will be decided. Property owners may attend the hearing by themselves, or with legal representation, to protest the fine. The job of the Hearing Committee is to uphold or dismiss the fine. The Hearing Committee cannot change the amount of the fine. Their vote is either to impose the fine, or dismiss. If the fine is imposed, the Association sends another certified letter informing the property owner of the action and their obligation to pay the fine. The fine is added to the owner's account and is payable within 5 days after they are notified.

Levying fines is administratively costly, contentious, time consuming and really doesn't solve the problem. But the Board can't simply ignore a violation hoping it will go away. We are legally required to enforce our covenants. "It's a free country," as they say, but when you live in a deed-restricted community you've agreed to give up a little freedom for the benefit of the whole. So be a good citizen and neighbor and try to obey the rules and maintain your property to the best of your ability. It'll save everyone a lot of money, time and trouble.

LELY PUBLIC UTILITIES INFRASTRUCTURE PROJECT

Collier County began distributing leaflets this past week to inform our residents about a significant infrastructure project planned for our community. The County plans improvements to water, wastewater, stormwater, irrigation water and sidewalks within Lely Country Club and Lely Golf Estates. The Collier County Public Utilities Renewal (PUR) Program seeks to repair and replace aging water, wastewater, and storm water infrastructure. The Lely area communities were started in the 1970s and will benefit tremendously from this project. A Collier County representative said that, given the size of the Lely area, the work will likely occur in stages. Survey work to confirm the location of target utilities is expected to start soon followed by a request for bids on design planning. In addition to distributing notices the County expects to hold community outreach meetings to keep us informed. The Lely Country Club Property Owners Association Board plans to communicate regularly with the Public Utilities Department to represent the interests of our community. For further information residents can call 239-272-0065, email info@LelyPur.com, or visit project website at www.lelypur.com.



QUICK LINKS & RESOURCES

[Lely Country Club Website](#)
[Resort Management Website](#) - Management Company
for Lely Country Club Property Owners Association
[Resort Management Homeowner Login](#) - Register or
Login to Resort Management Homeowner Portal

[Lely Country Club By Laws](#)
[Lely Country Club Covenants](#)
[Quick Reference Need to Knows in Lely Country Club](#)
[Lely Country Club Board of Directors Meeting Minutes](#)
[Approved Post Light/Mailbox Assemblies](#)

COMMUNITY UPDATES & INFORMATION

LELY COUNTRY CLUB GOOD NEIGHBOR CHECKLIST

Below is a summary of some of the most important requirements detailed either in our Declaration and Protective Covenants or County Statutes or both. Your awareness of and adherence to these standards will reduce Association administrative costs and help keep dues under control. Further, it will keep our neighborhoods looking good and enhance property values and quality of life for all who live here.



Curb Appeal:

- ___ Use a white light bulb in your mailbox light post
- ___ Lamps must be lit dusk to dawn for security and safety
- ___ Periodically clean and/or repaint mailbox / light post assembly
- ___ Repair damaged mailboxes / light posts in a timely fashion
- ___ Place your house number on your mailbox to assist mail delivery and 911 response
- ___ Keep driveways and walkways clean of dirt and mold and clear of weeds and grass
- ___ Keep lawns, shrubs and trees neatly trimmed
- ___ Water landscaping following Collier County guidelines found on County website
- ___ Remove dead/dying vegetation

Exterior Improvements:

- ___ Obtain Association approval for exterior improvements, roof, painting, landscaping etc.
- ___ Application available at www.lelycountryclub.com or on your Resort Management portal
- ___ Question? Contact Carolyn Sabin: CSABIN@resortgroupinc.com

Parking:

- ___ No parking on public right-of-way such as sidewalks and bike paths
- ___ Park only on approved paved or graveled surfaces. No parking on grass
- ___ Refer to LCCPOA covenant 3.20 and Collier Country regulations

Trash/Recycling:

___ Trash bins should be stored out of sight. If they are visible from the street they are not out of sight! Bring them out according to Collier County regulations, after 6:00 PM the night before and put away by 6:00 PM the day of collection, Sunday and Thursday for trash, Sunday only for recycle and landscape trash. Please refer to LCCPOA covenant 3.18

Above are important highlights only. The full text of our Declaration and Protective Covenants is available at WWW.LELYCOUNTRYCLUB.COM.

WE ARE INSURED



You may have heard the distressing news that a Naples property management firm is accused of defrauding several homeowner and condo associations out of hundreds of thousands of dollars. Some of our residents have approached board members asking whether we are insured against such a loss. The good news is we are, indeed, insured, up to \$200,000, which is slightly above what the Association collects annually in dues and other revenue. Coverage extends to Board members who oversee funds or authorize transactions, as well as to our property management company. Our Association is not audited annually. An audit is not legally required until annual revenues exceed \$1 million. But the Board does receive, and carefully reviews, monthly financial reports, including detail of monthly transactions and copies of bank statements. Our tax return and annual financial statements are prepared by an accounting firm independent of both the Association and our property management firm.

QUOTE OF THE QUARTER

"Those who deny freedom to others deserve it not for themselves, and, under a just God, cannot long retain it."

Abraham Lincoln

COMMUNITY UPDATES & INFORMATION



REGULATION LAMPS AVAILABLE

LCCPOA recently purchased six lamp fixtures that conform to community standards. The lamps were surplus offered to us for \$50 each. As part of our regular surveys of the community we will be citing property owners who have non-conforming lamps.

We are offering these fixtures at our cost - \$50 each. If you have a non-conforming fixture and wish to purchase one of these lamps please contact Carolyn Sabin at CSabin@resortgroupinc.com.



WHATS COOKING

CREAMY CUCUMBER SALAD

INGREDIENTS

- 1 cup sour cream
- 1/4 cup sugar
- 2 tablespoons distilled white vinegar
- 3 teaspoons dried dill weed
- 1 teaspoon kosher salt
- 1/2 teaspoon ground black pepper
- 4 large cucumbers, thinly sliced
- 1 medium sweet onion, thinly sliced

KEEPING IN TOUCH IS EASY

One of the biggest complaints we hear from property owners is we don't keep in touch. Well, you need to meet us half-way, and here's how.

SIGN UP FOR A PORTAL – Resort Management offers private, personal “portals” to all Association members. You can see reports, check your account balance, and even submit an Architectural Review request. Signing up is simple. Just contact our Community Association Manager Carolyn Sabin at CSabin@resortgroupinc.com.

SIGN UP FOR EMAIL DELIVERY – If you're reading this, likely you've signed up for email delivery. But many of your friends and neighbors may be in the dark. Help them see the light by permitting email delivery. Aside from this informative and entertaining newsletter they can receive meeting notices, and email blasts containing important community information. Email delivery improves communication, saves money and helps keep dues under control. Signing up is simple.

Contact our Community Association Manager Carolyn Sabin at CSabin@resortgroupinc.com.



DIRECTIONS

- In a mixing bowl, whisk together sour cream, sugar, vinegar, dill, salt and pepper.
- In a separate large mixing bowl, toss together cucumbers and onions.
- Pour sour cream mixture over top and mix together.
- Chill at least 1 hour before serving.