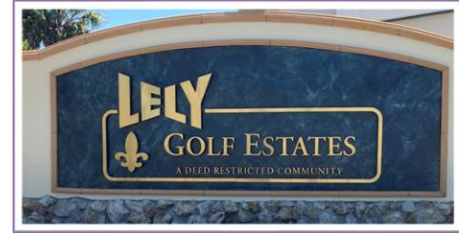

Lely Civic Association Spring 2026 Newsletter



Friendly Reminder:

Annual Dues: This is a friendly reminder that, according to our By-Laws, Article III, Section 5, each member is required to pay their annual dues by March 1st of each fiscal year.

Please note that any unpaid balances will be considered delinquent as of June 1st of that fiscal year. If you have not yet submitted this year's dues and/or other assessments, please do so at your earliest convenience.

For your convenience, there are several ways to submit payment:

1. Mail your payment payable to Lely Civic
2. Drop off your payment at the Anchor Management office. There is a secure drop box located near the front doors for after-hours payments.
3. Submit payment through the Community Portal at portal.goenumerate.com or scan the QR code below to link to the Portal.



If you have questions regarding your account balance, please contact Anchor Management for assistance.

Open Seats

We currently have the following positions available:

- 1 seat in Unit 2
- 2 seats in St. Andrews East
- 1 seat in St. Andrews West
- 1 seat in Pinehurst Section

If you are interested in representing your section, please contact one of your area representatives or visit Ourlely.com to complete a candidate form. The form can be found under the "Important Notice" tab.

2026-2027 Lely Golf Estates Executive Board of Directors

President: Lisa McGarity

VP: Chuck Schnell

Treasurer: Tillie Mihalovich

Secretary: Laura Mann

Property Manager
(Anchor Associates, Inc.)

Belinda Janes, CAM

239-649-6357

belinda@anchormanagers.com

Upcoming Meeting Dates

July 21, 2026

August 25, 2026

September 15, 2026

October 20, 2026

November 17, 2026

December 15, 2026

January 19, 2027

Annual Meeting

February 17, 2027

Meeting location is at the

Lely Presbyterian Church

110 St Andrews Blvd

Naples, FL 34113

**Notice of all meeting will be available
on our website: Ourlely.com and signs
will be posted throughout the
neighborhoods.**

The Importance of Obtaining ARC Approval for Exterior Changes



Our governing documents require all homeowners to obtain written approval from the Architectural Review Committee (ARC) before making any exterior modifications to their property. Homeowners who begin an exterior project without written approval from the HOA, and in some cases without Collier County permits, may result in the project being halted, fines being imposed by the HOA and/or Collier County, and, in some cases, being required to remove the completed improvement.

The Association strongly encourages all homeowners to follow the approval process before any work begins to avoid unnecessary delays, expenses, or compliance issues.

Why Is ARC Approval Required?

1. Restrictions and Covenants vary by section throughout Lely. Therefore, all proposed exterior modifications must be reviewed to confirm they are permitted within your specific neighborhood. Your section's Covenants and Restrictions can be found on our website at **OurLely.com** under the "Covenants & Restrictions" menu.
2. **Ensure the proper County permits are or have been obtained.**
Many exterior improvements require permits from Collier County. While permits may seem like an added expense, they help ensure that work is completed according to current building codes and safety standards, protecting both your family and your property.
3. **Importance of making sure your contractors are properly licensed and insured:**
Before hiring a contractor, homeowners should verify that the contractor is properly licensed and carries current liability and workers' compensation insurance. This is an important safeguard, as homeowners may face significant liability if an uninsured worker is injured while working on their property. As part of the review process, the ARC may request proof of licensing and insurance coverage.
4. **Submitting Your Application**
To help expedite the review process, please provide as much detail as possible with your application. Helpful documentation may include:

- Site plans or diagrams
- Photographs
- Material or color samples
- Product specifications
- Contractor drawings or plans

A properly completed ARC application is typically reviewed and approved within four days or less.

REMINDER: An ARC application must be submitted and approved for all exterior projects before any work may begin.



Scan me for a copy of the ARC Form

Protecting Our Community Standards

Our Covenants, Bylaws, and Restrictions are in place to preserve, protect, and enhance property values within our deed-restricted community. Regular inspections help ensure that all homeowners are maintaining their properties in accordance with these standards. Below is a list of common maintenance concerns identified during past and recent inspections, along with helpful reminders to avoid violations and keep our community looking its best.

Common Maintenance Concerns

Exterior of the Home:

- Make sure your home, roof, driveways, walkways, and outside components are in good condition and free of weeds, dirt, staining, and mold.
- Make sure your gutters on your home are free of debris to allow proper water flow. If you have a storm drain near your home, please make sure it is clear of any debris, especially during the rainy season.
- If the paint is faded or peeling, it is a good time to put a fresh coat of paint on. With ARC approval.
- No unsightly refuse/debris is allowed to be stored on the lot.
- Trash and recycling containers must be stored within the garage or behind a screened-in area on the side of the house. Trash, recycling, yard waste, and bulk items may only be placed at the curb the night before scheduled pick up, and containers must be removed from the curb by the end of the day of collection. If any item is refused by Waste Management, it is your responsibility to dispose of that item. It cannot be left at the curb.

Landscaping:

- All landscaping must be kept neatly trimmed, free of weeds, and kept in a pleasant appearance for the neighborhood. Hedges along the rear and side property line must be no higher than 7 feet tall. Front yard shrubs/hedge should be no more than 4 feet in height.
- Remove any dead or diseased trees or plants from your landscaping.
- Take care of any infestation on landscaping as soon as possible.
- Irrigation system must be in good condition and used to maintain a healthy lawn along with any landscaping on the Lot. County codes state there is no irrigation on Fridays or between the hours of 10 AM and 4 PM. If the address ends in an odd number, irrigate only on Monday, Wednesday, and Saturday. If the address ends in an even number, irrigate only on Tuesday, Thursday, and Sunday.

Mailboxes/Lamp post:

- All Sections except Unit 1: Must have an Association-approved mailbox/Lamp post combination.
- The mailbox/lamp combination must be in good condition and black in color.
- The lamp must be illuminated with a 60-watt white bulb from dusk to dawn; this includes any solar lighting system, which must provide equivalent illumination, for security and safety purposes.
- Unit 1 mailbox and posts must be kept in good condition.
- Damaged mailboxes/lamps, and posts must be repaired in a timely fashion.
- Reflected house numbers shall be displayed on both sides of the mailbox.

Other common violations:

Vehicle Storage & Parking

- Vehicles must be properly registered, operable, and parked in either the garages or on the driveway.
- Commercial vehicles, trailers, boats, and recreational vehicles must comply with your section's specific restrictions.

Leasing:

- All owners need to follow their section covenant Article on Leasing of the Home.
- A leasing application must be submitted at least 20 days prior to the tenant's first day of occupancy.
- All homes are intended for single-family occupancy.
- No lease may be for a term of less than 6 months and no more than 1 year.

The Lantern Club

Laura Mann

Recently, Clay Winfield invited myself and Jim Sahrman to his office to review a preliminary version of the project design. Also in attendance was Jeffrey Felger, Project Manager of MSTU.

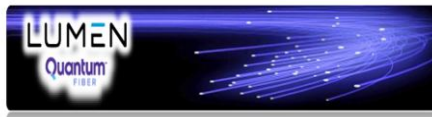
During the meeting, Mr. Winfield requested that any town hall presentation be postponed until a later date. He explained that his team has currently completed approximately 40% of the design work, and the plans remain under development. As the design continues to evolve, they feel it would be more beneficial to residents to wait until the project is further along so they can provide more complete information and confidently answer questions regarding the proposed improvements.

At this time, the project team anticipates being ready to schedule a town hall meeting sometime in September or October. We will continue to keep the community informed and provide updates as additional information becomes available. Thank you for your patience and understanding.

Jim Sahrman and I are dedicated to continue to represent the communities in communication with the new owner and the County on behalf of the Associations. Please forward any concerns or questions to me (lmlelyca@gmail.com) so we can forward them to the owner and if need be, the County.

The picture is an example of what it might look like for those whose properties abut the golf course.





Important updates about Lely Golf Estates Beautification MSTU

Lumen Quantum Fiber Utility Installation Update

Construction has now been completed within the Unit 2, St. Andrews West, and Pinehurst Estates communities, and their teams are currently working in the St. Andrews East and Forest Hills sections.

Their goal is to avoid any surprises to residents as construction continues, and they are committed to minimizing disruption throughout the community during the installation process.



If you have any questions or experience any issues during the installation, please feel free to contact:

Henry Mena (Program Manager) at henry.l.mena@forgedfiber37.com.

MSTU Committee: The committee unanimously voted to appoint Michael Mann as the new Chair of the MSTU and Kathleen Dammert as Vice Chair.

The MSTU is a five-member committee that oversees and provides recommendations to the Board of County Commissioners regarding landscaping and beautification improvements within our community.

The committee currently has one open seat. This is a great opportunity to get involved and help ensure our community continues to remain aesthetically appealing.

If you are interested in applying for an open seat, go to fill out an application

<https://www.collier.gov/Collier-County/Advisory-Boards-Authorities/Online-Advisory-Board-Application>

Additionally, the budget for the replacement of all street signs has been approved. The first phase will begin in Unit 1, and at this time, there is no confirmed start date.

Tropical Storms and Hurricane Tips

Just a friendly reminder, especially to all our new owners, that Hurricane season runs from June 1 to November 30. The peak of the season is usually from August to October. However, Mother Nature can have a mind of her own, so we should always be prepared. Collier County offers several alert messaging services for emergencies and early warning systems that you can sign up for. Visit www.colliercountyfl.gov/alertcollier or Google Collier Alert.

Pre-Storm Tips:

- Take pictures or videos of both the interior and exterior of your home so you have documentation of its condition and contents before any major storm.
- Make sure your hurricane shutters are in working condition and that your insurance policies are current and up to date.
- Keep a couple of tarps available, as most insurance companies require homeowners to protect their property from further damage after a storm.
- Ensure that your generator is in proper working condition. Most importantly, if using a portable generator, make sure it is placed in a well-ventilated area to prevent carbon monoxide poisoning.
- Have an evacuation plan in case you need to leave quickly. Let family or friends know whether you are staying at a local shelter or where you are headed, along with the route you plan to take, if possible.
- Make sure you have important phone numbers available and provide alternative ways for family, friends, and either your HOA area rep or the Property Manager to contact you.
- Prepare a storm kit that includes:
 - Non-perishable food
 - Water for each individual
 - First aid kit
 - Batteries and flashlights
 - Hand-crank radio
 - Phone chargers
 - Pet supplies
 - Clothing and bedding
 - Trash bags or plastic totes to help keep items dry
 - Toiletries and medications
 - At least \$500 in cash in small denominations
 - Important documents
- You may also want to transfer important computer files onto an external hard drive for easier transport rather than bringing an entire computer with you.
- Secure any outdoor furniture or loose items that could become dangerous in high winds.
- Trim bushes or tree branches located close to your home.
- Place valuable pictures or important items in waterproof containers and store them on a high shelf.
- Consider turning off the water supply to your home and unplugging appliances or shutting off circuit breakers to help prevent damage from power surges.

Most importantly, STAY SAFE!

BELINDA BETH JANES, CAM

Anchor Associates, Inc.
(Community Association Manager)



Hello! For those of you I have not yet had the pleasure of meeting, my name is **Belinda Janes**, and I am honored to serve as your Community Association Manager with Anchor Associates, Inc.

I have been part of the Anchor team for several years, during which time I earned my Florida Community Association Manager (CAM) license. In addition, I am also commissioned as a Florida Notary Public, allowing me to assist with notarization services when needed. Throughout my career with Anchor, I have worked with a variety of condominium and homeowners' associations, helping Boards of Directors navigate the many responsibilities of community management while providing professional, responsive service to residents.

Although this is my new role with your community, I am certainly no stranger to Lely Golf Estates. Over the years, I have worked behind the scenes supporting the association in various capacities, giving me a solid understanding of the community, its operations, and its history. That familiarity, combined with my strong work ethic and commitment to exceptional customer service, allows me to transition seamlessly into serving as your Property Manager.

As a lifelong Southwest Florida resident, I bring both local knowledge and professional experience to this position. I was born and raised in Everglades City, where my family's roots run generations deep. In fact, streets in Everglades City bear the names of both my mother's and father's families—a testament to our longstanding connection to the area and the community we proudly call home.

I graduated from Everglades City High School in 1991 and later earned my Paralegal degree from Hodges University in Naples in 1997. By the time I completed my degree, I had already begun building a career in property management, working with apartment communities. Throughout my professional journey, I have also gained valuable experience in medical billing and served as a Project Manager for a local residential and commercial plumbing company. These diverse experiences have strengthened my organizational, communication, budgeting, and problem-solving skills, all of which benefit the communities I manage today.

Those who know me would probably describe me as a bit of a workaholic. I genuinely enjoy what I do and take great pride in helping communities thrive. When I do step away from work, you'll most likely find me spending quality time with my six wonderful grandchildren, who are the absolute joy of my life.

I look forward to getting to know each of you and working together to help keep Lely Golf Estates a beautiful, well-managed community that we can all be proud to call home.

Looking for a way to increase your business's visibility and reach more customers?

One of the most effective ways to connect with local homeowners is by advertising in our Community Newsletter, where your business will be featured as a valued local resource.

Annual Cost: \$50

Includes: Placement in 4 issues per year

For more information or to reserve your placement, please contact:

Laura Mann at lmlelyca@gmail.com

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