

Lely Civic Association Newsletter

Winter 2025

President's Corner

I can't believe another year has gone by. I want to thank all the board members, committee members, and homeowners who volunteered their time to make a positive impact on our community. In addition to managing the routine affairs of the HOA, the Board successfully achieved the following goals:

We updated our records to ensure we have accurate contact information for all homeowners, enabling timely delivery of important notices.

We secured a quorum ahead of this year's Annual Meeting, avoiding the cost and inconvenience of reconvening. This was made possible thanks to the efforts of several Board members and 3 dedicated homeowners who went door to door to gather proxies.

On February 11, 2025, the County Commissioners approved the transfer of the decorative signs to MSTU. The MSTU can now begin to address the damaged and missing signs throughout our community.

We also took action on two significant issues related to the Hibiscus Golf Course Renovations:

Flooding resolution: Several homes adjacent to the golf course experienced serious flooding due to changes in grading and drainage. We brought this to the attention of both Hibiscus and County Storm Water Management, and Hibiscus is addressing the issue.

Pump Infrastructure Reimbursement: During the renovations, damage was caused to our stormwater pump infrastructure. After sending two formal demand letters, we received full reimbursement for the repair costs required to return the pump to proper operation before storm season hits.

Thanks again to everyone who contributed to making these accomplishments possible. Your involvement helps strengthen and protect our community.

Treasurer's Report

Our financial results for the 2024/2025-year show that we can continue to remain solvent for many years if we are prudent with our spending and with our actions. Our HOA depends upon homeowner dues to be able to carry out its required activities... meetings, state and federal business and tax reports, acquiring insurance, maintaining infrastructure.



2025-2026 Lely Golf Estates

Board Officers

President: Laura Mann

Vice President: Chuck Schnell

Secretary: Ellen Clifford

Treasurer: John Clifford

**Property Manager
(Anchor Associates)
Maya Ashley Francois
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Newsletter Editor: Ellen Clifford

Upcoming Board Meeting Dates

April 15, 2025

May 20, 2025

June 17, 2025

July 15, 2025

**All are welcome to attend
Meeting location is at the**

Lely Presbyterian Church
110 St Andrews Blvd
Naples, FL 34113

Meeting notices are on the website, Ourlely.com, and signs are posted at least 48 hours prior to each meeting throughout the community.

Our dues cycle aligns with our fiscal year starting on March 1. Most of our dues come in between March 1 and June 30th, and we slowly spend this until the end of the fiscal year. Thus, we see a significant and rapid inflow of money followed by a gradual expenditure of that money each year.

How can you help? I ask two things of every homeowner: pay your dues by June 1, and please! don't incur any covenant violations.

Paying your dues is important because dues comprise over 95% of the HOA's income. Our \$100 annual dues are 60% less than our neighbors in Lely Country Club and a small fraction of what most Naples area HOA members pay. We invariably lose money on delinquent dues, and don't want to send any of our neighbors to collections. Paying your dues on time keep costs down, ensures we can plan, and lets us absorb hits on our budget from unanticipated events (like the storm pump being disabled without funds to repair it resulting in flooding).

Help us help you by paying your dues on time and avoiding violations. I look forward to collaborating with the community to build upon the things that have made Lely Golf Estates a pleasant and enjoyable place to live.



Community Tips!

Tackling Orange Iron Stains

Several members have reported orange water stains, especially from well water used for irrigation. Iron in groundwater, particularly in Florida, causes these stains by forming iron oxide when it reacts with oxygen. A Pinehurst Estate resident recommended "Rid O Rust," available on Amazon, Home Depot, and Lowe's. Spray it on the rust stain and rinse shortly after. Consistent use is effective, though old stains may require more than one application.

New Lely Civic Association Board for 2025/2026

The organization's Annual Meeting took place on February 18, 2025, in the sanctuary of Lely Presbyterian Church. Thanks to the efforts of a small group of Board members (and their spouses!), we accomplished our goal and achieved a quorum, enabling the organization to complete its fiscal year on schedule. The Board has re-elected the 2024/2025 slate of officers and welcomed a new board member for St. Andrews West.

Board duties

The Board remains committed serving the needs of the community, guided by the Lely Golf Estates mission statement: "Maximize owners' enjoyment of our community while maintaining and improving the value of our investment."

This year's primary focuses include addressing speeding on St Andrews Blvd through the Public Safety Committee, collaborating with Collier County water agencies to reduce the need for the stormwater pump, and ensuring all owners comply with the covenants.

Board members also have a fiduciary duty to act in the best interests of the community. Our Board has committed to openness and transparency in fulfilling our legal and ethical responsibilities to ensure decisions are made with diligence, deliberation, and integrity, protecting the HOA from potential conflicts of interest or abuse of power.

In Florida, HOA board members are required to complete a state-approved education course within 90 days of election or appointment to ensure they understand their legal and ethical obligations. Additionally, they must complete four hours of continuing education each year to stay informed and remain qualified.

Enforcing our covenants

One of the most important activities that the Board conducts is ensuring that Lely Golf Estates remains a beautiful and safe place for our residences. We are duty bound to enforce our covenants while adhering to a very tight budget. Our CAM, Maya-Ashley Francoise, leads this activity for the Board and is supported by all its members.

As a reminder, in real estate, a covenant is a legally binding agreement, often included in a deed or contract, that restricts or dictates how a property can be used or developed, and these restrictions "run with the land," meaning they bind future owners. They are different than bylaws which are defined as the internal, legally binding rules and regulations that govern how the organization operates, including its structure, decision-making processes, and member rights and responsibilities. It may be helpful to think of covenants as defining what homeowners can and cannot do with their property, while bylaws outline how the HOA governs itself and makes decisions to enforce those covenants.

In practice, our covenants function as a set of rules all homeowners agree to when they buy a home in our community. Lely Golf Estates is comprised of 6 separate sections or units that while operating under one set of bylaws, are governed by their own set of covenants. While there are some differences in each section, the commonly shared rules are also those that incur violations on a regular basis. Please make sure you know your covenants – they can be found on the OurLely.com website under the "Covenant & Restrictions" tab.

Below is a list of the most common violations that have occurred across our community:

- Making changes to the exterior of your home without approval by the HOA via the **ARC** process – this includes windows, doors, and paint colors.
- Leasing your home without approval from the HOA.
- Parking vehicles outside of the driveway borders (i.e. on the lawn)
- Not maintaining your lawns – dead grass/plants /high grass, prolific and unsightly weeds
- Not maintaining mailboxes and keeping your lights lit from dusk to dawn. Bulbs, including solar, must be white and illuminated at least 60 watts/ 800 lumens
- Placing structures on your lot (the only structure allowed is the house itself)

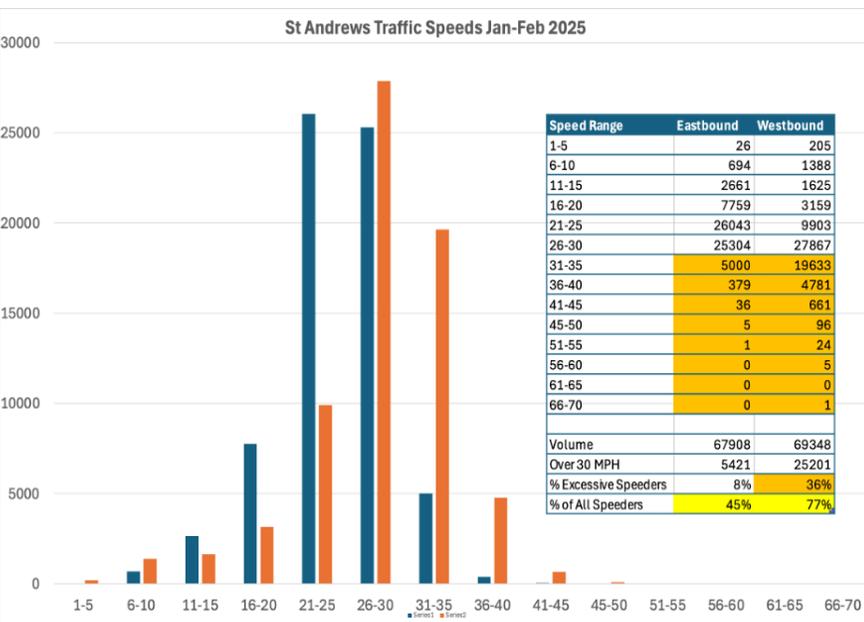


Whenever the violations process is initiated, we incur administrative costs. Mailings, meetings, monitoring... sometimes talking with the HOA's attorney... all increase expenses. Most violations are simple and quickly corrected by residents.

ARC - the purpose of the ARC application is to:

- 1- To ensure that the project is allowed by your section’s Deed Restrictions & Covenants.
- 2- To make sure that the proper County permits have been obtained. Properly permitted work is inspected to make sure it’s “up to code”. Without the proper permits it may affect your ability to sell your home in the future.
- 3- The application also calls for proof that the contractor is licensed by the County and that the contractor has current Liability and Workman’s Comp. Insurance. This is to protect you from un-insured workers injured on your property.
- 4- If a homeowner starts an exterior project without the HOA approval this will result in the project being halted and the owner being fined by the Association and/or County. In some cases, the owner will be required to remove the exterior changes.

When applying, the Committee asks for as much detail as possible. Diagrams, pictures, a copy of the contractor’s license and insurance information and a copy of the County permit make for a properly completed application which is usually reviewed and approved by the committee within a week.



St Andrews Blvd Traffic Calming Project: Progress and Next Steps

For years, residents along St. Andrews Blvd have expressed concerns about excessive speeding. Following discussions at the February 2025 Annual Meeting, the HOA Board committed to addressing this issue. The Board president appointed John Clifford to chair a new Public Safety Committee, and the group is working toward a long-overdue solution for our community.

Over the past month, the team has been gathering data, engaging with

residents, and collaborating with Collier County officials to identify potential traffic calming solutions. Here is what has been done so far:

- The data confirmed what residents have long suspected—over 45% of vehicles exceed the speed limit, with a sizable portion traveling 6 mph over or faster (excessive speeders). Every 8 minutes a vehicle on St Andrews is traveling westbound west of Warren Street at more than 40 mph!
- Representatives from the HOA including John and Lisa McGarity, along with St Andrews resident JP Pfundstein, met with key County officials, including representatives from the Traffic Operations, Budget, and Project Management teams, on February 27.

Key takeaways:

- **We are beyond the Neighborhood Traffic Management Program (NTMP) process** – The County acknowledged that we have demonstrated the need for action, have already explored alternative solutions, and meet their traffic count and speeding criteria.
- **Potential Solutions Discussed** – The County is considering a variety of options, including integrating solutions into the upcoming PUR project. However, some options—such as speed humps/tables—face resistance from the Fire Department due to response time concerns. We have pushed for temporary solutions to assess their effectiveness, and to mitigate the problem without waiting for the PUR project to be completed.

The County will follow up with us within 30 days of the February 27 meeting. Our next actions will depend on the answers we receive, but we will not accept lack of action on this issue and will continue pushing for a viable, effective traffic calming solution for St. Andrews.



St Andrews Blvd West to 41

St Andrews Blvd East from 41



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