

STEEPLECHASE NEWSLETTER

Fall 2019

From the President – *Toni Rosenbaum*

As the leaves on the cypress trees around Kings Lake change and drop we are reminded that autumn is approaching. The calendar tells us that, although our temperatures are still 90s and we have about five inches of rain deficit for the “rainy” season. Our pattern of late afternoon showers during the summer was different this year than the past years. We have not been able to set our “beach clock” by the summer showers.

This time of the year reminds us that our seasonal neighbors are about to return to Steeplechase. On October 22, we will have our first Board meeting since last April. There is lots to do beginning with plans to have our buildings painted in 2020. The gutters will be cleaned as well. Our Building and Maintenance Committee works year- round keeping track of issues, and you will find a report in this newsletter.

The Social Club has a new leader, Arlene Goffredi. She and the other members have developed a social calendar, which you will find in this newsletter. We need volunteers for several dates if we’re to enjoy a full social experience this season.

In October, the Board will meet with Guardian Property Management to develop our budget for 2020. We will continue to have some spending constraints due to two condo defaults. We may see reduced landscape improvements again next year.

In February, three seats on the Board will be up for election. You may recall that last year and the year before no one volunteered to run for our Board. Residents who have served more than 25 years collectively in the past agreed to be appointed. They deserve to “retire” and continue to serve us with their institutional memory. Steeplechase earns its Kings Lake reputation as one of the premier associations because of its careful stewardship of our fees. Please consider running for a seat on the Board. The time commitment is minimal, but a full, committed Board is critical to the continued functioning and desirability of our community.

Also, after many years of leading the Landscape Committee Linda Reed is stepping down. If no one steps up now, our grounds will be mowed and trees trimmed. However, not much else may occur to maintain or enhance the property. Please consider leading this effort because the beauty of our neighborhood will decline if we have no leadership in this important endeavor.

Finally, pat yourselves on the back! I want to applaud those seasonal residents who donated non- perishable items to the Harry Chapin Food Bank and perishable items to St Matthews. We collectively donated around 60 pounds of food. Let’s do more next spring. I am grateful to all the volunteers who make my efforts easier. Thanks.

Board members

Toni Rosenbaum (President), Ron Connelly (Vice President & Director),
Jon Foerster (Director & Treasurer),
Joe Tracy (Director), Glenda Childs (Director)

From the Treasurer – *Jon Foerster*

Welcome back everyone! I hope everyone has had a pleasant summer and is excited for another wonderful winter here in Naples.

We are on the cusp of some big projects next year, and I know that always makes some people nervous about special assessments. By Florida condo statute we are obliged to maintain a reserve account for paving, pool, and painting. As a Board, we have been diligent in socking away money for these big expenditures. I think we are in good shape for our major painting job in 2020, even if it comes in at a higher cost than expected. We have put this out to bid and expect to discuss at the October Board meeting.

For the year (through August, which is the most recent financial statement I have from Guardian), we are running a bit over budget. However, \$7,500 of that deficit is on paper as it is the write off of bad debt we could not collect from a previous Steeplechase resident who defaulted. Luckily, we are back to having all our units in good standing.

Our biggest issues from a financial sense remain our aging infrastructure, particularly our irrigation system, which needs constant repairs. Our building and property maintenance budget for the year has been stretched. Our community is approaching 30 years old. Some items are going to need attention. We will need to address these as a community going forward and begin deciding what our priorities should be in the coming years.

Board meetings

Meetings for the remainder of 2019 are posted on the bulletin board and the website. Everyone is encouraged to attend the meetings. The upcoming meetings are:

October 22

November 26 – both a regular meeting and the budget adoption meeting

December 17

New Residents

Welcome to new residents Mary Shaughnessy and Bill Wickham who recently moved into H101. We hope we did not miss anyone!

Reminders

Many recurring questions and issues are covered by documents on our website at SteeplechaseNaples.com. For instance:

There are forms on the Steeplechase website for condo renovations (Request to Modify Property), guests (Occupancy When Owner Not Present), Emergency Contact, Insurance, and more.

A complete set of the Steeplechase Declarations and Rules are on the Website. A listing of resident telephone and email for those that have chosen to share them. This list is password protected. If you don't know the password, ask a Board member, please.

GUESTS: Anytime you are in residence, guests are permitted without restriction. Guests are permitted twice yearly when you are NOT in residence. See our Declarations on the Steeplechase website, section 12.2, for information.

KEYS: We are all obligated to give a key to our unit, or the access code if we have one, to Guardian. It is recommended by your Board that you give the same to the Board President. This is a safety issue. We are all connected by virtue of living in a condominium, so if something goes wrong in your neighbor's unit which results in yours being damaged while they are away, the only way to help you is to access your unit via the "safety key" and visa versa. For instance, if there is a leak from above and your upstairs neighbor is away, an emergency key is the only way access can be gained to stop the leak and protect your property.

BEING AWAY: Speaking of being away -- if you are going to be away from your unit for more than 48 hours, you need to shut off your exterior water main, and lock it. Again, this is a safety measure as a leak in one unit will almost certainly damage a neighboring unit. If your unit does not have a padlock, ask the Building and Maintenance Committee.

TRASH: The dumpster is not intended for large items -- only bagged garbage. Waste Management will pick up bulk items like sofas from Steeplechase. But the pick-up has to be authorized by Guardian Management 48 hours prior to the proposed pick up. There is a fee for this service. Call our condo manager, Steve Beane, at Guardian at 239-514-7432.

SECURITY CAMERAS: Florida law allows security cameras as long as they are conspicuously placed or visitors have written warning of their existence. It does not allow cameras where they are aimed at an area where people may expect privacy in a state of undress. This would probably include the pool area. Therefore, it is recommended that if you install a security camera, OR A DOORBELL CAMERA, you review statute 810.145 (Video Voyeurism).

Building and Maintenance Committee

Reported by Len Hook, CoChair

Committee members: Co-chair Rick Elnes, Galen Ausloos, Glenn Ruoff, George Sworin

Under the Board's direction, focus was on categories: Safety, asset preservation and cleanliness.

Safety

In the 4th quarter, walkways and driveways on the property will be surveyed for possible tripping hazards, and those areas ground to acceptable standards or the concrete replaced.

Note: It is strongly recommended that all owners periodically review *Maintenance of High Risk Components*, under Forms, on the Steeplechase Website. There have been occurrences of smoke detectors and water heaters over 10 years old that should have been replaced.

Asset Preservation

A major flashing issue on many upper windows (36) above the garage was discovered and investigated for correction. Where deterioration was detected, flashings were repaired by B&B Building Services. Metal ledge cornerbead was cut out, combinations of new casings, polyurethane caulk, and modified elastomeric sealer bead were installed, to prevent water leakage into wooded structure.

Stucco was seen bubbling at B201 kitchen bay window. Steve Glazier, a Certified General Contractor who focuses on concrete restoration, spalling, stucco repairs, completed the work that was needed. Thanks to Guardian for handling this.

Based on reserve planning & budget, Steeplechase buildings are due for repainting every 7th year, which is 2020. Specifications and Scope of Work have been developed that describe the work to be performed. Our intent is to send this out to contactors for bids during the fourth quarter with work to start in January.

A Steeplechase Maintenance and Systems Manual was completed and distributed. It covers the most important areas of operation and repairs on Steeplechase property. It is a knowledge and fact-based document.

Cleanliness

Rust builds up over time from irrigation system overspray, which is heavy in iron. This needs to be cleaned annually to keep property in pristine condition.

Landscape News

Reported by Linda Reed, Chair

Committee members: Bo Duplinsky, Len Hook, Smitty Howarth, Carol Vietch

Not much landscaping was done over the summer. Two trees damaged by lightning were removed lake side and some clean up work was done. We all take pride in the appearance of our development so please contact Linda if you have any issues you think should be addressed.

Pool Happenings

Reported by Ralph Childs, Co-Chair

Pool Committee: Pat Hueter, Arlene Goffredi, John Rosenbaum (Co-Chair), Carole Veitch

The only notable activity at the pool is that In September ER Pools replaced the feeder pump that feeds the chemicals into the pool.

John Rosenbaum volunteered to CoChair the Committee during the summer.

Emergency Committee

Submitted by Linda Reed, Chair (402.890.5010)

Committee members: Arlene Goffredi (239.537.5895), Galen Ausloos (239.348.2587)

An example of an emergency is a hurricane warning, including an evacuation advisory or mandate from Collier County officials.

Committee members are volunteers to help in an emergency and are not obligated to stay here during an emergency.

During an emergency keep in mind that communication is often difficult, as power and cell phone service is often interrupted. The Association will get a blast email out regarding the status of the development as soon as possible.

Please keep in mind that neither the Board, nor any individual, is responsible for your unit. Nor can they ensure that things go as you would like during an emergency. Everyone helping is doing so as a volunteer.

It is essential to coordinate with your condo watcher when storms are forecast.

If you are in-residence when a storm or other emergency is forecast, please inform one of the Committee members at the numbers above if you plan to leave or stay in anticipation of the emergency. Make sure your Emergency Contact form is filed with the Board and up to date.

If a storm is forecast, please help move the pool furniture into the clubhouse without anyone formally organizing it. We all have a vested interest in protecting our commonly owned items from damage.

Social Club

Submitted by Arlene Goffredi, Chairperson

The following are the currently scheduled social events. Keep an eye on the bulletin board and Steeplechase Website for updates, postponements, and cancellations.

October 24, 2019	5:30 pm	“Fall Down Party” - BYOB & Appetizer
November 21, 2019	5:30 pm	Soups, Salads, Sweets – sign up & BYOB
November 30, 2019	10:00 am	Decorate Steeplechase for the Holidays
December 1, 2019	4:00 pm	Tree Trimming - BYO Wine & Cheese
December 12, 2019	5:30 pm	Tapas & Treats - BYOB & Tapas
January 23, 2020	5:30 pm	Chinese New Year – to be catered (Need volunteer to organize)
February 13, 2020	5:30 pm	Valentine’s Day Celebration (Organized by Donna & Ed Finamore)
March 12, 2020	5:30 pm	Irish Celebration (Organized by Deb & Jim Finamore)
April 16, 2020	5:30 pm	(Volunteer needed to organize)

Remember to bring \$\$ for the 50/50 Raffle!

Thanks to all those that work hard in this club to make this a fun place to live!

Listserv

A number of people have expressed interest in a listserv for Steeplechase. A listserv is an internet account that would let us send messages to members in the Steeplechase listserv community to notify everyone about things such as a speed trap on Kings Lake Blvd., upcoming social or other events, contractor referrals, borrowing tools, child car seats or whatever. If anyone has an idea how to set one up just for Steeplechase, please contact Bo Duplinsky (boduplinsky@gmail.com) and we will set it up.

The Bulletin Board

The town crier is the bulletin board at the kiosk located near the mailboxes. Make a habit of checking it when you get your mail to be current on goings on at Steeplechase.

If you have any suggestions for the next newsletter contact Bo Duplinsky at 301.807.0290 or boduplinsky@gmail.com.