

THE STEEPLECHASE REVIEW

JUNE 2026



Bi-annual Newsletter including news, views and announcements.

Contributions welcome.

Contact: jzwynen@gmail.com

Breaking News from Cambridge on last page!

TABLE OF CONTENTS

- PRESIDENT'S MESSAGE
- KILLDEER. Noticing the birds on our lake.
- MESSAGE TO HELP WITH PEST MANAGEMENT
- SAFETY ON OUR WALKING PATH
- [STEEPLECHASE HANDBOOK](#)
- MESSAGE TO RESIDENTS, RENTERS/LANDLORDS
- RULES AND REGULATIONS
- INTRODUCTION: Mayra Blanche
- INTRODUCTION: Ed Finamore
- NEW LAW FIRM FOR STEEPLECHASE
- SURGE PROTECTION IN ALL BUILDINGS
- POOL COMMITTEE REPORT
- WATER VALVE LOCKS
- STEEPLECHASE BOOK CLUB
- SOCIAL CLUB
- ROOF WORK
- FACEBOOK PAGE FOR STEEPLECHASE
- STEEPLECHASE CALENDAR
- STATUS OF FUTURE TV/INTERNET SERVICES

PRESIDENT'S MESSAGE. This has been a very active time for your Steeplechase Board of Directors. Over the first quarter of the year and with the exceptional service of our Maintenance Committee Chair Ken Abel, we were able to accomplish cleaning of the sidewalks and driveways, and entrance pavers, regular cleaning of the dryer vents, and a major cleaning and treatment of roofs with the Roof-a-Cide preventative. And, Ken graciously helped residents with their own home challenges.

And there's no doubt that Landscape Committee Chair Linda Reed does an exceptional job keeping Steeplechase looking top-notch. Her "assistant" Board member Mayra Blanche is right there pulling out weeds, cleaning up debris and replanting plants with Linda.

Social Club ran some wonderful events over Season, and please watch for their upcoming socials on our website calendar. They recently put out an eblast to encourage those residents still at Steeplechase to join them for scheduled dinners at local restaurants over the off-season.

And as always, we have individual owners who come forward to help with everyday jobs, such as, Rick Elnes, who recently repaired the outgoing mail slot at the kiosk to prevent frogs from making the inside of the mailbox their home!!

Special thanks to Jim Fronk, who recently served on our law firm selection committee.

Your Board of Directors is so pleased to have so many owners contributing to the liveliness of the community. (See the new articles on BOOK CLUB and FACEBOOK Page). We have seen new owners joining in the "collective" fun at the pool and at socials, and we encourage everyone to take part in the community.

Maureen Dellacona, President, Board of Directors

THE STEEPLECHASE REVIEW

JUNE 2026

ORCHIDS IN OUR MIDST

The orchid family (Orchidaceae) is the largest flowering plant family on earth with about 28,000 species. It is also one of the oldest plant families – developing about 100-125 million years ago. Being so old, orchids have had plenty of time to develop into a diverse plant family with special pollinator/environmental relationships. There are orchids of every color, fragrance, size, and shape imaginable. We do have some beautiful orchids in Steeplechase and a few real Orchidists!



An interesting thing about orchids is how they draw their nutrients from the environment. Orchids do this primarily through specialized aerial roots that absorb moisture, minerals, and decaying organic debris (leaves, bird droppings, dust) trickling down trees during rain. These roots use a spongy covering called velamen to trap moisture and nutrients, and they form symbiotic relationships with fungi and bacteria to break down organic waste into absorbable nutrients.

You have maybe seen orchids with their roots exposed and turning green. This allows the roots to photosynthesize, producing some of their own energy.

It is possible to attach an orchid to a tree (which can be nicely done for example at the end of the season when you are heading North again and can't take the orchid with you). First, select a tree with rough bark, such as oak, mahogany, or many palms, which allows roots to grip. Next, remove the pot and old soil or dirt around the plant, then securely tie the root ball against rough bark using biodegradable material like pantyhose, jute twine, or cotton string. Some people place a small pad of sphagnum moss on the roots to maintain moisture. The moss can be purchased dried from gardening centers. Place the orchid in a shaded area of the tree to allow new, permanent roots to anchor to the bark.



Orchids typically take a few weeks to six months to attach securely to a tree, with full establishment and consistent flowering often taking one to two years. The fastest results occur when attaching during active new root growth, with strong attachment generally within 3–6 months.

As you wander around our grounds, begin to notice these amazing plants that can be found on a range of trees in our environment.

Nature merits care and attention as seen during the recent roof cleaning. The maintenance and land-scaping committees, and owners, covered the many orchids growing on trees around the courtyards. These were opened up again after the work was completed.

Much of the information above comes directly from the [American Orchid Society](#).

Do visit the site for more interesting information about Orchids. Additional information and photos were possible thanks to Linda Reed of the Steeplechase Landscaping Committee.

THE STEEPLECHASE REVIEW

JUNE 2026

KILLDEER. Noticing the birds on our lake

Would you be able to identify a *killdeer* if you see one during a walk around King's Lake? The pictures here show this lovely graceful plover, an amazing shorebird that you do not have to go to the beach to see. They love large lawns, golf courses and even edges of parking lots. And they love our lake!

Photos: Serge Wynen



The most distinctive feature is the two black bands (or rings) across its white chest, which distinguish it from all other North American plovers, which only have one band. It is often referred to as a 'double necklace'. They also have a black band on the face and forehead, giving them a very distinct, patterned appearance.

We regularly have a pair, and in the spring their chicks, in the middle section of the southern border of King's Lake.

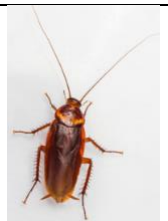
The picture of 3 young chicks was taken on our Lake; these chicks are precocial, meaning they hatch covered in downy feathers, with their eyes open, and are capable of leaving the nest to forage for their own food within hours of hatching.

Killdeer tend to run across the ground in spurts, stopping with a jolt every so often to check their progress, or to see if they've startled up any insect prey. Their voice is a common sound even after dark, often given in flight as the bird circles overhead on slender wings or as an alarm to warn others of threats. You can learn to recognise their cry and identify them without even seeing them.

They are named after their distinct, loud, and shrill call, which they say sounds like "kill-deer!" or "kill-dee!". And speaking of sound identification, consider downloading the MERLIN BIRD ID app. The **Merlin app** is a free, globally recognized bird identification app developed by the renowned Cornell Lab of Ornithology. It functions as a digital field guide that uses artificial intelligence to help you identify birds visually and by their songs. Sitting on your patio or out walking, you can turn on the app and it will put a bird name to the sounds that it captures.

So head out on a walk and give yourself the challenge of finding this sweet ground nesting bird that is the Killdeer or simply walk to the sounds around you. Both will make you smile with each encounter. Happy birding!

MESSAGE TO HELP WITH PEST MANAGEMENT During a recent home visit from our Pest Management team (FIRST CALL), they reminded a home owner about risks of leaving garbage - even in a closed garbage bag - overnight in the garage. This practice can draw insects into the garage. And who wants that? It would be preferable to take trash that comes out of the home directly to the trash container.



THE STEEPLECHASE REVIEW

JUNE 2026

SAFETY ON THE WALKING PATH AROUND THE LAKE

Ensuring safety on a multi-use lake path like ours on King's Lake requires adhering to "rules of the road". The King's Lake Association has placed signs up to guide residents and their visitors regarding how best to respect the safety of everyone on the path.

Bikers must yield to pedestrians. All users should wear visible clothing and ensure even footing; this is especially true for those with frail health.

But recent experiences have shown that we can still encounter some risky situations for our pets, our (grand)children and ourselves. If you do encounter any difficulties on the path, it would be worthwhile sharing your experience with the King's Lake Association (president@kingslake.today) in a constructive manner. They do an amazing job caring for our environment and they do need our input and support.

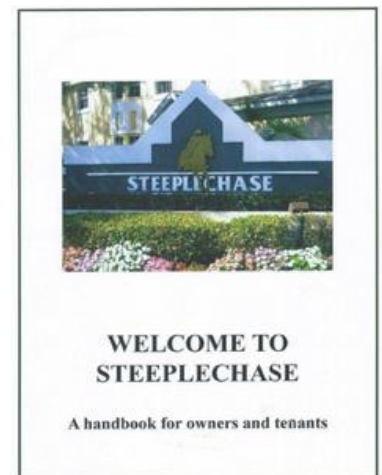


STEEPLECHASE HANDBOOK

This 'handy' document is available on the Steeplechase website under the Governing Documents tab and contains a load of useful information for all and necessary information for owners. You can find information on the Steeplechase resources, the website, the Rules and Regulations, Common Procedures and much more. It's a responsibility of owners to be aware of the contents of this [Handbook](#). Have a quiet (maybe bored) moment? Consider clicking the link and giving it a new readthrough!

Message to residents, renters/landlords

As you read our Steeplechase Handbook, you will see that owners are required to give a unit key to the management company and to the Association Board. Some owners provide instructions for different access, such as a door or garage code, to allow entry to a unit in an emergency. Need for access happens a few times every year. It could involve an issue in an adjoining unit- up/down or left/right. These keys (or codes) are kept in a box in a safe place and controlled access. They can only be accessed by Treasurer Gary Ryan or another board member. Please provide a copy of your key to Gary. If you prefer to have keycode access on your front door or garage door, please provide that code. Thank you!



THE STEEPLECHASE REVIEW

JUNE 2026

RULES AND REGULATIONS.

Since the beginning of time, living in community has held its joys and its frustrations. Breaking rules and regulations has been a persistent issue for as long as humans have recorded laws. I could list out examples of this from Ancient Egypt, Ancient Greece, Ancient Rome and let's not even get talking about modern times!



Rules don't arise in a vacuum—they're usually created because people are already violating social norms. So the existence of detailed early laws strongly suggests:

- Rule-breaking is a fundamental part of human society
- Enforcement systems (courts, punishments) developed very early
- Even ancient societies struggled with fairness, corruption, and compliance

So what does this have to do with Steeplechase?

Well, we live in Community and as a Community have the possibility to nurture a safe and respectful environment. As I recently heard said: "Shine your light in your own environment before complaining about the world in general".

Our [RULES & REGULATIONS](#) (linked here and available on the Steeplechase website) are not very complex. An easy read. If we all review them and then gently share them with our visitors and renters it will make for a more peaceful environment.



INTRODUCTION. Mayra Blanche

If you have not yet met Mayra Blanche, it is worth pausing to introduce yourself to this new Board member. Mayra has been in Steeplechase since 2023, having moved over from Daytona Beach to be closer to her only granddaughter. Mayra had a career as an occupational therapist making a daily impact on patients' lives and is now retired.

From early on, Mayra showed interest and curiosity in discovering life in a condominium, diving in to contribute to the beauty and well-being in our Association, initially assisting with some Maintenance Committee support, and then helping on the Landscaping Committee. With Spanish as her mother-tongue, she is also a precious language resource. She has a passion for all things nature and gardening, and this shows in the way she has cared for the Courtyard in front of 2819 D-building.

Mayra enjoys going to the theatre and art museums, as well as reading, zumba and salsa classes.

She brings all her skills and leadership along with her open-mind and a sense of community to her role on the Board. Welcome and thank you Mayra for taking on this important role.

INTRODUCTION. By Ed Finamore

I would like to introduce myself as a newly elected member of the Steeplechase Board of Directors. As a resident here at Steeplechase for nearly 9 years, I take great pride in our community and in keeping Steeplechase as a safe, beautiful, and vibrant place to live. My goal is to bring fresh ideas and transparent communication to the Board, and to help ensure that our efforts work for all condominium owners. I look forward to connecting with many of you and working collaboratively to enhance our property values and quality of life here at Steeplechase.

Welcome to the Board Ed and thank you for your engagement!

THE STEEPLECHASE REVIEW

JUNE 2026

NEW LAW FIRM FOR STEEPLECHASE



Disappointment with our current law firm has brought the Board to explore a change in the support to the condo association from a law firm.

A small committee, led by Jim Fronk, a lawyer among the residents in Steeplechase, was established and began work to identify a new firm.

Criteria that was established to evaluate potential new firms included:

- familiarity with the Florida Statutes that govern Condominium associations,
- experience with other condominium associations in the Naples area,
- experience in handling Steeplechase typical legal requirements (liens, foreclosures, etc.) and
- having a fair and equitable rate structure.

Cowan Boyd has been voted in by the Steeplechase Board as new law firm.

Sincere thanks to Jim Fronk, Maureen (Traxler) Dellacona and Ed Finamore for the work in finding this new law firm.

SURGE PROTECTION IN ALL BUILDINGS

You will have heard that last year all of the Gang Panels for all buildings were updated to code. And did you realise that this included surge protection? The 2020 and 2023 National Electrical Code (NEC) mandates that surge protection must be installed when service panels are replaced.

Surge protectors on the new main electrical breaker boxes (also known as gang panels) means that a whole-home surge protective device (SPD) has been installed directly into or adjacent to these panels.

Unlike individual power strips, these panel-mounted devices protect every circuit in our homes. This includes sensitive, high-cost equipment like HVAC systems, refrigerators, washers/dryers, and home computers.



This upgrade acts as a "gatekeeper" at your home's main power source, shielding sensitive electronics and appliances throughout the entire building from damaging voltage spikes, rather than just protecting one outlet at a time.

So now you do not need to pay a monthly fee to FPL for surge protection, if by chance you have been doing that. Also, if you purchase a new air-conditioning unit, you do not need to pay for extra surge protection, which can be pricey.

With the complete replacement of all gang panels, surge protection to Collier County standards was installed on every unit in Steeplechase.

Please spread this news around you at Steeplechase to avoid unnecessary costs to all our residents!

THE STEEPLECHASE REVIEW

JUNE 2026

POOL COMMITTEE REPORT by Ed Finamore

After some challenges that were corrected, we are pleased to report that the pool is functioning well. The pool maintenance efforts have been actively focused on ensuring a pristine and safe environment for everyone. We have completed the clubhouse screen replacement, the restoration of the pool deck surface, and the owners and their guests are now enjoying the new pool furniture.



The spa timer has finally been replaced and is working well, and our new pool attendant has been doing a good job of keeping the pool clean and free of leaves and other debris.

One request we have received is to replace the missing pool thermometer so that swimmers can again check the water temperature while in the pool. A resident has purchased one and we are happy to now have this convenience available.

Just recently, we also replaced our old, outdated clubhouse first aid kit and the old fire extinguisher to make sure everything is in full compliance with Collier County requirements.

Some owners have reported that pool rules related to conduct in and around the pool area are not being sufficiently followed.



The Board of Directors approved and received a new Pool Rules sign that has been installed in the pool area. Maybe the fading sign didn't capture pool-goers' attention. We hope that everyone at the pool--owners, renters and guest--will follow the posted rules and be aware that they are sharing the pool with others.

The Pool Committee and Board urge all owners and their guests to follow the posted pool rules so that proper decorum and safety are maintained and we are not in danger of being cited by Collier County. Even more importantly, we avoid accidents and injuries. Thank you all for being attentive.

Keep our pool and spa clean and safe. A reminder that suntan lotions and oil-based substances are almost impossible to get out of the filter systems of pools and spas. A clogged filter can cause the water can get foamy and the chlorine sensor reading to malfunction. In order to correct the problem, particularly in the spa where there is less water, the pool technicians must drain the spa, clean out the filters and replace the water.

THE STEEPLECHASE REVIEW

JUNE 2026

POOL (continued)

But owners, renters and guests at our pool and spa can help prevent or lessen the need for such repair. If you have applied suntan lotion, please shower before entering the pool or spa. A quick shower can remove some of the body's natural oils as well. The pool shower is located near the pool signs. When you do apply suntan oils, rub it in completely so there's no white residue on the skin and allow it to soak in as per the product's directions.

Keeping our pool and spa fresh and clean will add to everyone's enjoyment and possibly prevent unexpected shutdowns.

Another reminder for pool-goers: To keep our new pool furniture in top condition, please refrain from using clip-on umbrellas on the backs of the chairs and lounges. Often those types of accessories can cause tears or damage to the furniture. To protect you from the sun, Steeplechase now has some portable umbrellas that pool-goers can wheel over to their chairs to block the sun when needed.

WATER VALVE LOCKS



One of the safety features Steeplechase has initiated is for each owner to place a lock on their incoming water valve located in the courtyard. Several years ago, the Association purchased locks and distributed them to owners, requiring that the locks be placed on the water valve if the unit is unoccupied for 48 hours or more. These Steeplechase-approved locks are key-coded alike so that in case of emergency, a board member or property management can open the valve.

After a recent water leak situation where no lock was on the valve, the Association purchased 10 additional locks. If an owner doesn't have the lock and key that was originally provided, please get in touch with Gary Ryan, our Treasurer, gary@garycryan.com to purchase a Steeplechase-approved lock and key (\$20).

Board of Directors

THE STEEPLECHASE REVIEW

JUNE 2026

STEEPLECHASE BOOK CLUB

A lovely
opportunity



Ever thought of trying out a Book Club? Well, Deb Heyerdahl is making it easy at Steeplechase. In February, an email blast invited anyone interested to a first meeting of the Steeplechase Book Club.

Book clubs provide significant value by fostering social connection, enhancing critical thinking through diverse perspectives, and providing structure that boosts reading habits. They encourage exploring new genres, improve comprehension, and act as a supportive community, offering a "safe space" for discussing complex themes and even combating loneliness.

On March 10th, 9 people showed up (with others voicing interest for the future). The discussion was great. Most attendees are interested in multiple types of books including: historical fiction, mystery / thriller, literary fiction / best sellers, nonfiction - biographies, memoirs, periods in history, interesting places. So the group is going to try to include different book types in the monthly selections.

The Club met again on April 14th having read a first book: [The Housemaid](#), a psychological thriller, by Freida McFadden. 9 of us discussed its interesting and deeply flawed cast of characters and agreed that this book was a rather "dark" start to our reading! But we also were reminded that we seldom know the true story of people around us and need to give them grace and support when we can. What was particularly enjoyable was the sharing of reflections and experiences of everyone in attendance. It was a rich time of community.

Now that the Steeplechase Book Club is truly up and rolling, dates and books are set for January and February 2027. Maybe you will join us at the Clubhouse at 10:30 - 11:30 AM for discussion of:

- 1/13/27 (Wed.) - "Storm Clouds Rolling In" by Ginny Dye, historical fiction set during the Civil War.
- 2/9/27 (Tues.) - "Theo of Golden" by Allen Levi, current best seller and a feel-good read.

We all want to extend a very special thanks to Deb Heyerdahl for her initiative and delightful leadership for this wonderful space of both literature and community. So on your marks (book marks)!- Get set (in a comfortable chair)!- Go (on reading until the January discussion)!



THE STEEPLECHASE REVIEW

JUNE 2026

SOCIAL CLUB. We like to remind everyone about the SOCIAL CLUB in each newsletter because it is such a wonderful chance to meet the people that live around us. The Social Club organises once a month informal get-togethers at either the Club House (theme parties from October to April) or in a local restaurant (during those hot and muggy summer months).

It's called a CLUB because it is not an official Steeplechase Board-supported Committee. It is not a part of the Association budget. Events are funded by attendee participation. There is also a raffle at major events where people donate money then 50% is saved for the SOCIAL CLUB budget (paper plates, decorations, etc.) and the rest is raffled off.

The leaders listed on the website (Barbara Sworin, Arlene Goffredi, Richard Atkins and Barbara Elnes) get help from others to make these events fun and a lovely time of community.

And everyone at Steeplechase is invited to attend. Check out the sign-up sheets that are posted on the bulletin board next to the mailboxes and please do join us sometime!

A few pictures from the January belated-Christmas celebration, the Valentine's Day and St. Patrick's Day events and the April lū'au .



THE STEEPLECHASE REVIEW

JUNE 2026

ROOF WORK

Did you know that Florida Statutes require only three items that a Condominium Association must continuously cover in the Community Reserves; they are road paving, building painting and roofs and roof repairs. So we are wise as a COA to take good care of these items.

Recently you all will have heard or seen that we had the entirety of our roofs swept, with gutters cleaned and a treatment called Roof-a-Cide applied to control not only mold and mildew, but also stains.



Roof-A-Cide is EPA-approved and non-toxic. This chemical treatment is designed to keep roofs clean for two years or more without requiring harsh, high-pressure washing or destructive chemicals like chlorine bleach. (*Company statement*)

The treatment process takes 2 to 3 months before visible black stains may completely disappear, so don't be surprised if you expected immediate results.

Colonial Roofing did a good job with completing the task on time and to our specifications. As mentioned, they protected the plants and cleaned up after their work. Sincere thanks to Ken Abel for all his time and effort managing and overseeing this and so many other maintenance projects.

FACEBOOK PAGE FOR STEEPLECHASE



Did you know we have a FACEBOOK STEEPLECHASE NAPLES COMMUNITY page? Thanks to the work and drive for greater connectivity within Steeplechase that has been championed by Denise Crowel, the FACEBOOK COMMUNITY has been up and running for a couple months now.

This FACEBOOK group is a place where members can share information, ask questions, post events, curb alerts, lost/found pets, jobs, crafts, etc. Basically a community forum where almost anything goes ... within reason and with respect for each other.

Anyone who is not an active member of the community/group will not be allowed to market their business/products in this group. Inappropriate content will be removed if deemed necessary.

It is a private page which means you have to be approved to be in the group, which is a great thing for security and privacy. It means that it's targeted to an owner/resident or family member of the owners, though exceptions can be made for renters as well.

Above all, this Community encourages links between everyone at Steeplechase who likes using FACEBOOK for connectivity. It will not replace the email Blasts that come from the Board and are sent to all Steeplechase owners, though these may be re-posted on the Community page to help FACEBOOK users to have ready access.

Please join! You are free to post any content relevant to the community anytime.

Questions? Feel free to contact Denise Crowel (croweldenise@gmail.com).

And thank you Denise for this support to enhance the connectivity within Steeplechase.

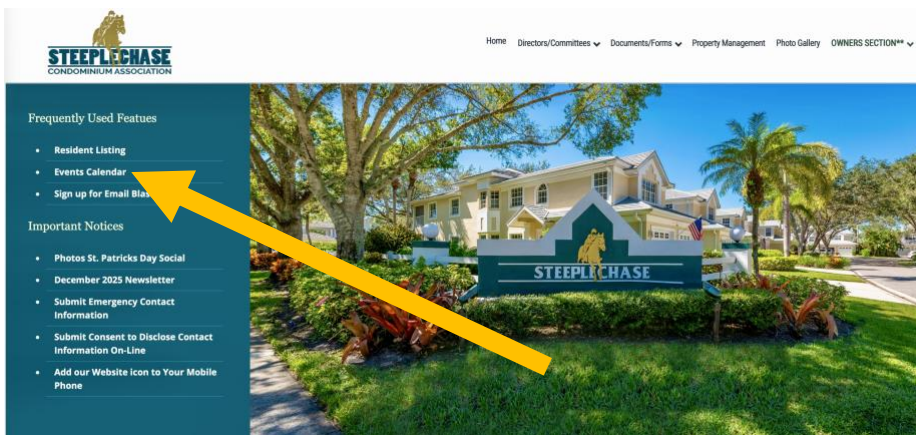
THE STEEPLECHASE REVIEW

JUNE 2026

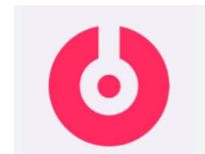
STEEPLECHASE CALENDAR

Wondering what may be happening at Steeplechase? Have you ever looked at the Steeplechase Calendar on our website? ([Link here](#)). You can find the Calendar on the Home page in the left-hand column. Throughout the year, the Calendar posts key activities, opportunities, maintenance interventions and other key events of interest to owners and residents.

Check it out!



Status of Future TV/Internet Services



The Board was grateful to receive responses from more than half of our unit owners to the recent survey seeking comments on your experiences with Comcast, retaining streaming service providers, and the need to pay separately for Internet service. In early May we sent out an eblast with some information from the survey and a list of Questions and Answers to many owner inquiries we received over the past months.

The Board has been evaluating contracts provided by Comcast and Hotwire and has consulted our law firm for their review. Currently, the Board has responded to Hotwire to negotiate some changes to its proposal that we feel will better serve the interests of the community.

The Board continues to work toward a solution that will bring Steeplechase residents excellent TV/Internet service with long-lasting infrastructure at a price close to, or perhaps lower than, what most owners are now experiencing. While we recognize that our owners have broad needs and desires, our goal is to provide residents with superior TV and Internet service at competitive pricing.

THE STEEPLECHASE REVIEW

JUNE 2026

News from Cambridge Property Management



Bora Agastra (Bora@cambridgeswfl.com) is now our new property manager. She is taking the place of Sarah James who has been supporting us for the past year. Bora has successfully completed additional management training and we are happy to see her move up at Cambridge and continue to support Steeplechase, now in this new role. We also have a new administrator (taking Bora's place). He is Michael Dorflinger (michaeld@cambridgeswfl.com).

Thank you Sarah for your support over the past year. Warm thanks for all your work, Bora, in your role as administrator for Steeplechase and we are thrilled to continue working with you. And welcome Michael to this new role. We look forward to getting to know you.