

What's Happening at Wiggins

"Great things are never done by one person; they are done by a team of people." Steve Jobs



The Clubhouse remodel is complete!

As summer ends, the work continues and our Clubhouse has a fresh new look. Take a look at the pictures below. As the leaves turn as fall arrives in the north, weather here in Wiggins continues to be hot and dry. This year, the rainy season has not materialized; we are 25 inches below the normal level, still in drought status. The last week in September has brought us some badly needed rains, but we have a long way to go!

IN THIS EDITION:

- Clubhouse remodel
- Message from the President
- How our Lakes and Preserves are organized
- Budget information
- As Snowbirds return...
- The new Book Club season
- Hurricane information



Community Updates

A message from the President



As I write this on September 27, I am remembering making preparations for Hurricane Ian that made landfall on September 28, 2022. I am thankful that everyone in our community remained safe, those that stayed looked out for and checked up on each other. Although devastating, the impact to our community was minimal compared to many of the communities around us. We have made unbelievable progress in the last 365 days but have significant work still ahead.

We have begun to wrap up many of our summer projects and you have received updates on those during Board meetings and through this newsletter. The Board, KPG and our management company have now moved in to budget season. Dave is leading our effort to ensure we are saving money appropriately for the future while making sure all expenses we do incur today are managed appropriately. We have shared previously that those in The Preserves will see a special assessment (\$5000) and that monthly HOA fees will be increasing for everyone (\$150-250 per month). We are preparing to share all of the math in detail over the next couple of months.

Many of you will start traveling back soon, so I wish you a safe journey and look forward to seeing you when you return.



The connection to potable water is being completed by Collier County workers.



The new signs for our community have been completed and installed.

In Case You Were Wondering...What are the three different condo associations that make up our community?

When Wiggins Lakes and Preserve was developed, the condos, which are the long buildings, were built first. The condos (long buildings) are called The Lakes. Then, in the next stage of development, the coach homes were built in two phases, P1 and P2. This resulted in three different associations within our one community to provide representation. Here are the designations:

Lakes: All Lakes buildings (the long buildings) have twelve doors under one roof:

757 Wiggins Lake Drive
 760 Wiggins Lake Drive
 765 Wiggins Lake Drive
 773 Wiggins Lake Drive
 774 Wiggins Lake Drive
 781 Wiggins Lake Drive
 790 Wiggins Lake Drive

TOTAL: 84 doors



Preserve 1: (P1) All Preserve buildings (the coach homes) have four doors under one roof:

651 Wiggins Lake Drive
 654 Wiggins Lake Drive
 657 Wiggins Lake Drive
 660 Wiggins Lake Drive
 743 Wiggins Lake Drive
 744 Wiggins Lake Drive
 747 Wiggins Lake Drive
 752 Wiggins Lake Drive

TOTAL: 32 doors



Preserve 2: (P2) All Preserve buildings (the coach homes) have four doors under one roof:

431 Wiggins Lake Court
 434 Wiggins Lake Court
 437 Wiggins Lake Court
 440 Wiggins Lake Court
 443 Wiggins Lake Court
 449 Wiggins Lake Court
 661 Wiggins Lake Drive
 665 Wiggins Lake Drive
 668 Wiggins Lake Drive
 671 Wiggins Lake Drive
 675 Wiggins Lake Drive
 679 Wiggins Lake Drive
 680 Wiggins Lake Drive
 683 Wiggins Lake Drive
 684 Wiggins Lake Drive
 687 Wiggins Lake Drive
 688 Wiggins Lake Drive
 691 Wiggins Lake Drive
 729 Wiggins Lake Drive
 733 Wiggins Lake Drive
 736 Wiggins Lake Drive
 737 Wiggins Lake Drive
 741 Wiggins Lake Drive
 768 Wiggins Lake Drive

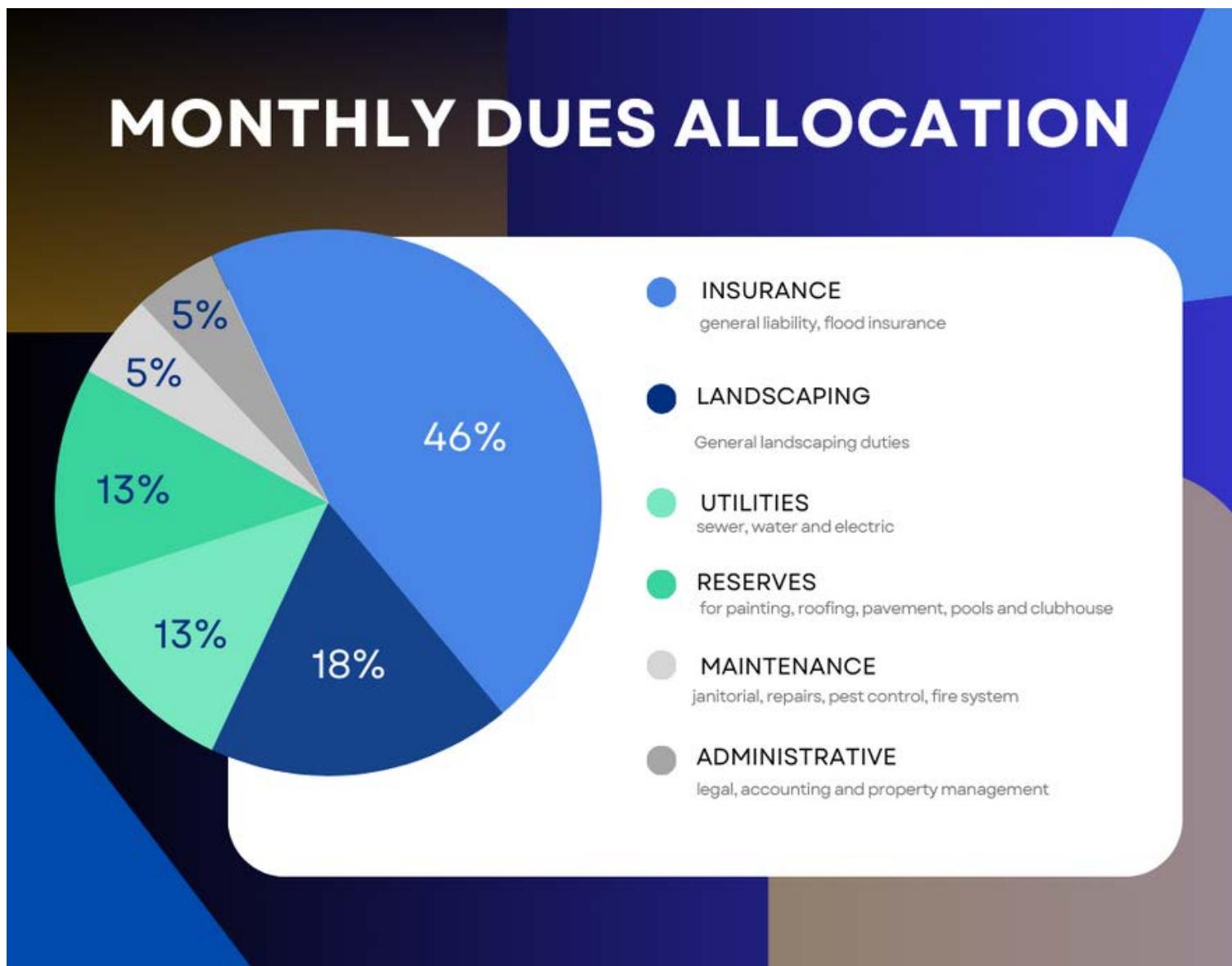
TOTAL: 96 doors

Budget Information

Budget information can be confusing! We have attempted to make this a little easier by creating a visual representation of how the money collected for monthly dues and our special assessments are allocated and spent. The percentages shown here have been rounded up or down to make them more manageable.

In the charts below, the percentages were derived from the budget data available on our website (<http://wlpnnaples.com>)

The amount collected by the Association monthly goes toward regular, planned maintenance items. These include items such as lawn cutting and regular landscaping chores, building maintenance, and utilities. In addition, funds are allocated to a reserve fund to cover some unexpected expenses. These are generally fixed at the beginning of each year and adopted annually by the Board.



Budget Information - Continued

As mentioned on the previous page, maintenance funds are collected monthly and used for planned expenses throughout the year. Occasionally, a special assessment may be required when there is a shortfall in the reserve funds or when a circumstance, such as a hurricane, causes significant unplanned expenses. Special assessments are approved by the Board and shared by the community. The special assessment allocation detailed below is directed to current and future expenses associated with Hurricane Ian.

THIS INFORMATION IS FOR THE INITIAL \$2,000 SPECIAL ASSESSMENT WHICH WAS APPROVED IN APRIL AND WE HAVE ALREADY PAID. We will provide updated information as any new assessments are approved.

Special Assessment Allocation

Future Expenditures

Fencing, attic vents, storm shutters, Soffit, Fascia and Carports, Roofing and gutters, railings, carport lighting and attachments, and items on the 300+ item punch list

Anchor Tree Service

Trimming and removal of trees damaged by storms that were deemed liabilities to property and persons

FEMA

Deductible for all buildings

Blue Outdoor Solutions

Tree (<12') and landscape management post storm)

Misc. Small Vendors

Elec Co of Naples

Photo eye and panel repairs

KPG Accounting

Management of invoices associated with Ian

Lykions Sigttek

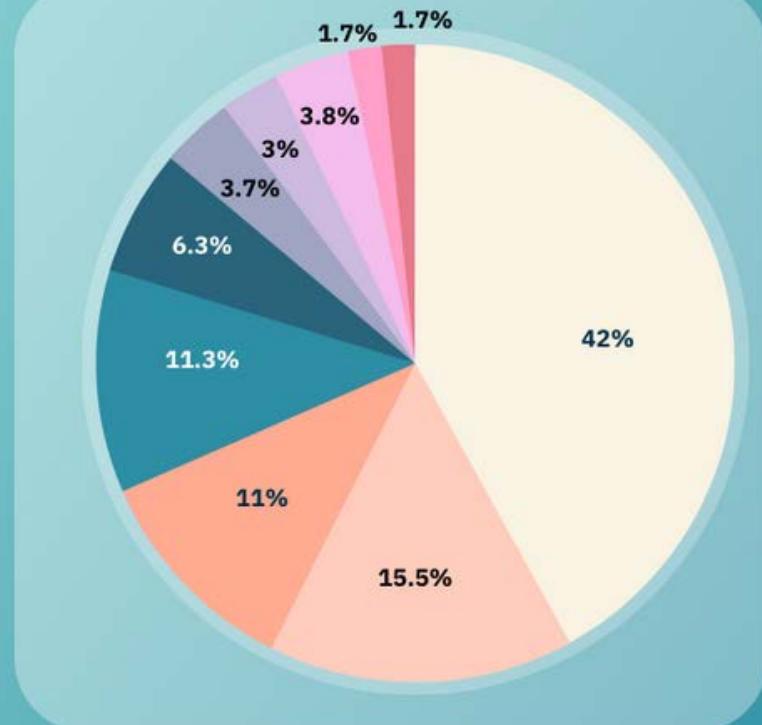
Deposit and replacement of damaged mailboxes

Westcan Home Services

Shutters, Clubhouse Soffit, Sheds, Dumpster enclosures, signs, etc.

Blue Landscaping

Debris removal



Continue to monitor the WLP website for information:



<http://wlpnaples.com>

Welcome back Snowbirds! Some helpful hints:

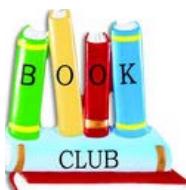
As you prepare to return to Wiggins:

- Make arrangements to forward your mail, suspend cable service, cancel newspaper delivery, transfer prescriptions, and contact your Florida doctors.
- Consider letting a close neighbor or your local police department know your property will be vacant when you leave for the winter.
- Notify your credit card companies that you will be returning to Florida.
- Did you stop cable, phone, or newspaper service while you were gone? Time to schedule getting those started again!
- If you have a WiFi thermostat use the remote system to adjust your thermostat to a lower temperature just before you arrive so you can walk into a perfectly cooled home.
- Reach out to your Florida church, clubs, and other social groups to let them know when you plan to be back.

Get Everything Back Up and Running:

- Turn your water heater back to regular mode from vacation mode and test to ensure your water pipes are functioning correctly throughout the house.
- Run some hot water to ensure your water heater is working at full capacity.
- To avoid and detect any potential leakage problems, inspect pipes, hose bibs, and washing machines.
- Make sure that all smoke detectors are working and have fresh batteries.
- Replace the filter in your air conditioning unit.
- Also, don't forget to check your car if it sat idle for some time. Batteries may need to be checked and possibly replaced if the car won't start. Then sit back and enjoy your winter home at Wiggins!

BOOK CLUB KICKOFF! OCT. 19 at 7 p.m.



If you love to read, consider joining us! Our Book Club kicks off the season with a discussion of **Horse** by Geraldine Brooks. This meeting will be held virtually, so if you are interested in joining, send an email to: sueszach@aol.com

10/19: [Horse](#) by Geraldine Brooks
11/16: [Mad Honey](#) by Jodi Picoult
12/21: [Lessons in Chemistry](#) by Bonnie Garmus
1/18: [Someone Else's Shoes](#) by Jojo Moyes
2/15: [Demon Copperhead](#) by Barbara Kingsolver
3/21: [Lawn Boy](#) by Jonathan Evison
4/18: [The Maid](#) by Nita Prose
5/16: [Hello Beautiful](#) by Ann Napolitano
(Virtual meeting)

Hurricane Preparation



BECAUSE HURRICANE SEASON LASTS UNTIL NOVEMBER 30, WE ARE RERUNNING THE HURRICANE PREPARATION PAGES WE INCLUDED IN THE PREVIOUS EDITIONS. THIS WILL ALSO BE POSTED ON THE WEBSITE.

Sadly, we all know the dangers associated with hurricanes and the extent of damage that can be caused. Florida's hurricane season officially began on June 1 and lasts until November 30, with the peak season occurring from August through October. **HURRICANE SEASON HAS ARRIVED!!!**

COMMUNICATION IS ESSENTIAL!

The Board of Directors and the Communication Committee will do our best to keep the community informed about coming storms and the conditions in Wiggins after the storm. We know how stressful it is for you when you do not know what has happened.

If you have renters in your unit, please share this information with them!

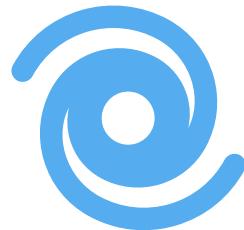
Monitor the WLP website for information :



<http://wlpn Naples.com>

Posted on the website will be pre-storm information and the closing of the pools and the Clubhouse. Also post-storm information will be posted on the website after safety assessments are completed and buildings are reopened and services restored.

Be sure you have important phone numbers at the ready (i.e., neighbors, your home watch and your insurance companies).



Category 1



Winds
119-153 kph | 74-95 mph
Storm Surge
4-5 ft

Category 2



Winds
154-177 kph | 96-110 mph
Storm Surge
6-8 ft

Category 3



Winds
178-208 kph | 111-129 mph
Storm Surge
9-12 ft

Category 4



Winds
209-251 kph | 130-156 mph
Storm Surge
13-18 ft

Category 5



Winds
252+ kph | 157+ mph
Storm Surge
19+ ft

Minimal Damage

Moderate Damage

Extensive Damage

Extreme Damage

Catastrophic Damage

Hurricane Prep: What do we need to know and do?

We are sharing this preparation advice because we need to protect and help each other in the community in the event of a hurricane. Items left outside can blow around and cause serious damage. Even if you are back home for the summer, please have your homewatch or a friend check your property to ensure everything is secured.



OUTSIDE YOUR UNIT:

Remove all items that can blow around and cause damage during a storm. This includes:

- Outside door mats
- Door hangings
- Planters
- Flags
- Bicycles
- Hoses
- Car covers must be secured

Anything left outside can cause damage! Secure all outside spaces. Make sure garage doors are closed completely and storage compartments are closed and locked.

INSIDE YOUR UNIT:

- If you have them, lower your storm shutters
- Close and lock all windows and doors
- Clear your lanai of furniture and other items - bring them inside
- Move valuable items off the floor
- Move vehicles further inland

PLEASE BE AWARE that if a hurricane strikes it is very likely that your internet access will be unreliable or unavailable for several or more days. Therefore, it is suggested that you review, print and store appropriate information to have on hand prior to the arrival of a hurricane.

If you have renters in your unit, please share this information with them!



On page 10 you will find various federal, state and local sites that may be helpful to you in the event a hurricane does occur.

Hurricane Information

Tracking

National Hurricane Center

<https://www.nhc.noaa.gov/>

AccuWeather

<https://www.accuweather.com/en/hurricane>

Naples Daily News Hurricane guide:

<https://www.naplesnews.com/weather/hurricanes/>



Preparation

National Oceanic and Atmospheric

Administration preparation

<https://www.noaa.gov/hurricane-prep>

Red Cross:

<https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/hurricane.html>

Ready.Gov:

<https://www.ready.gov/hurricanes>

Florida division of Emergency

Management

<https://www.floridadisaster.org/>

Shelter Information

Red cross shelters:

<https://www.redcross.org/get-help/disaster-relief-and-recovery-services/find-an-open-shelter.html>

Collier county shelters and evacuation routes:

<https://www.colliercountyfl.gov/government/county-manager-operations/divisions/emergency-management/current-emergency-information/collier-county-shelter-locations-evacuation-routes>

Continue to monitor the WLP website for information:



<http://wlpnnaples.com>

WHERE DO I FIND THIS? Helpful websites:

Wiggins Lakes and Preserve Website

<http://wlpnnaples.com>

Association Rules

<https://wlpnnaples.com/documents/2021/WLP%20Rules%20and%20Regs%20Final%20V3%2002222021.pdf>

WLP Events

<https://wlpnnaples.com/events.htm>

Submit an Association Service Request

<https://www.emailmeform.com/builder/form/P88rcgmycOhCfJfX3Z>



Our Communication Committee:

Sue Szachowicz, Chair

Art Dietze

Debbie London

Howard London

Gary Doyle, Board Liaison

City of Naples

<https://www.naplesgov.com/>

Collier County

<https://www.colliercountyfl.gov/>

FEMA (Florida)

<https://www.fema.gov/locations/florida>

If you have questions or suggestions for the newsletter, please contact us at:

communicationswiggins@gmail.com

Our next newsletter will be published in early November!