



Welcome to North Shore Lake Villas

North Shore Lake Villas, located in beautiful Naples, Florida offers residents the perfect blend of conveniences.

Our neighborhood is situated near the gorgeous Gulf of Mexico waterways, beaches, fine shopping, entertainment, and beautiful Collier County Parks.

Managed by SAK & Associates Mgmt, Inc.

12901 McGregor Blvd, Ste 20-216
Ft. Myers, Fl 33919
Tel: (239) 645-0830
SAKMgmt@gmail.com

Property Manager

Stephanie Kolenut, CAM

NSLV Board of Directors

President-Courtney Hill cjhillma@aol.com
VP- Claudio Albini
Secretary- Lisa Smith
Treasurer- Jack Lain jkinfl@hotmail.com
Director- Bill Connelly

Important Numbers

Comcast

Tel: (239) 793-3577
Cable/Internet/Phone

Century Link (Phone)

Tel: (866) 294-0066

Florida Power & Light

Tel: (239) 262-1322

Adanced Door – Kevin Kratt

Tel: (239) 289-4441

Gate Entry System

***Please contact SAK & Associates Mgmt, Inc. to enter/change name & phone numbers.**

Collier County Utilities

(239)252-2380

Water & Sewer

Waste Management

Tel: (239) 252-2380

Garbage Pick Up: Tuesdays & Fridays

Recycling: Friday

Trash cans should not be out prior to 6:00 p.m. the night before and should be put away by 6:00 p.m. the night of pickup.

HOA –Fees

Due Quarterly, the 1st of January, April, July & October

Owner Responsibility

- Complete Replacement or repairs of roofs Replacement or repairs of exterior walls.
- Replacement or repairs of driveway and sidewalk on owner's lot.
- Replacement or repairs to lanai.
- Replacement of all landscape elements on owner's lot.
- Replacement or repairs to the owner's sprinkler system.
- Any maintenance or repairs to the interior of the original structure.
- Repair or replacement of the fixtures on the exterior of the units.
- External power washing of driveways, walks, lanai and villa.

Association Responsibility

- Maintaining and repairing all storm drains, drainage courses, clubhouse, common area, sprinkler system, utilities and utility easements.
- Lawn and landscaping maintenance.
- Annual Mulching.
- Hardwood Tree trimming
- Irrigation System Checks for ground keeping damage.
- Maintain lake and lake equipment, fountains, plantings, etc.
- Repairs and maintenance pool Area.

Pets-Section 8.6

Unit owners may keep common household pets in their units. Renters may not have pets. Dogs may not be larger than forty (40) pounds and may not be a breed determined by the State of Florida as dangerous.

PLEASE be courteous to your neighbors and always keep your dog on a leash and pick up after them.

Parking-Section 8.7

No motor vehicles shall be parked on any part of the Property except in an Owner's

driveway or garage. Commercial vehicles may not be kept on the property. Boats, boat trailers or any trailer of any kind, motor homes motorcycles, and vehicles which are not in operable condition or validly licensed may only be kept on the property in a fully enclosed garage when not in use.

Website Log-In

North Shore Lake Villas maintains a community website which is full of useful information such as Rules and Regulations, NSLV Documents, Minutes, forms for Sales, Rentals, Architectural Review, Home Owner Contact Information, etc.

Go to northshorelakevillas.com
 User Name: NSLV
 Password: nslv2021

Design Review & Maintenance

Any additions/alterations to the exterior of your home will need to be approved prior to the work being done. Forms are available on the website or from the Property Management office.

Landscaping & Irrigation

We are currently contracted with Down to Earth for all of the Community landscaping and irrigation. They provide the following:

- Weekly/Bi-Weekly lawn cutting
- Seasonal Fertilizer
- Pruning
- Tree Trimming (under 12ft.)
- Irrigation Services

Any issues regarding landscaping should be directed to SAK & Associates Mgmt, Inc at (239) 645-0830.

This Welcome Letter is not intended to fully cover all NSLV Rules & Regulations or NSLV Documents. Please read your Rules & Regulations and Documents thoroughly.