

**Welcome Letter:           Princeton Place Three Association  
340 Horse Creek Drive**

**Welcome to Princeton Place Three !!**

We are glad you have chosen to reside at Princeton Place Three, the Hidden Gem of Naples, on the Cocohatchee River.

Here are a few things learned from personal experience, and items from our by-laws, which will help you and your neighbors enjoy your time spent here

**Noise issues:**

- Quiet hours are 10pm-8am. During these hours, please
  - keep music and TV down to reasonable level, and avoid talking loud on your lanai
  - talk quietly on walkways/stair wells if you come home during these hours.
- Floors are cement, and studs are metal, so sound travels easily through floors to unit below and to the side of you. Please:
  - keep felt sliders on kitchen/dining chairs,
  - Consider avoiding hard sole shoes walking around in your unit
  - All owners are requested to put vinyl rollers on your lanai doors  
(The Slider Man is one local vendor option for this)

**Smoking:**

Smoking is not permitted on North Balcony or walkways.

**Pets:**

One small dog (<25lbs) or One Cat is allowed by owner, but not renters. Dogs are not allowed south of the buildings, or in pool area. You must pick up after your pet.

**Trash:**

- Only household garbage is allowed in in the dumpster. No storing items in trash rooms.
- Avoid throwing trash down during quiet hours.
- Furniture, appliances, building materials, must be hauled away separately by owner's coordination & responsibility.
- Recycling bins are available across the parking lot to the east of the fire pump house.

**Storage:**

Owners are not to hang or store any items outside their unit on North Balconies or in stairwells.

### **Remodeling/Repairs:**

All remodeling or repairs (other than painting or carpet replacement) must be pre-approved by the Association Board. All work must obtain a Collier County Permit and all work must be conducted by a Licensed Contractor in Collier County. Failure to conduct these activities through appropriate process can lead to fines to the Owner & Contractor. Note: All tile or wood flooring must have "Proflex" or other approved barrier installed under it to reduce noise in unit below.

### **Rental/Leasing your Unit:**

Leases are only allowed for 30 day periods or longer.

- You are required to put in a Lease Application through Southwest Property Management and the Processing fee is \$50. Form available on our website or from SWPM.
- The Association Board reviews these lease applications and must approve or deny the lease.
- The lease may be terminated by the Association for legitimate cause per our By-Laws.
- Failure to follow these rules can lead to fines applied to the owner, and all leases are subject to Florida Tax
- Be sure you arrange a permit/pass ahead of time at the front gate for any tenants/guests.

### **Helpful Condo Unit Advice:**

Maintenance:

- Water Heater failure is a common cause of water damage. Replace it if older than 10 years.
- Use Metal mesh covered hoses on your washing machine.
- Get your AC unit serviced annually. Make sure they put algicide tablets in your condensate drain pan.
- It is recommended you consider putting a surge protector on your main Electrical line coming into your unit. You can contact an electrician or Florida Power & Light on the options for this.
- Unit owners are responsible to maintain their window screens in good order.

When you leave your unit for extended periods:

- Cleanout Fridge, and Run Garbage Disposal
- Leave dishwasher slightly open, and leave doors under sinks slightly open
- Leave Bedroom & bathroom doors open
- Thermostat to 77, Humidistat to 50
- Turn off water heater breaker
- Cover toilet bowls and tanks with saran wrap (keeps them from drying out)
- Cover sink, tub, & shower drains (to keep traps from drying out, and bugs from coming in from sewer)
- Turn off main line water valve coming into unit (in water heater closet)
- Close shades
- Be sure Property Management company has current key for your unit.

## **List of Associations within your Wiggins Bay Community:**

There are a total of 5 Associations in Wiggins Bay Community. A good analogy is there are City, State, & Federal Organizations within our gates.

- You are automatically a member in 3 of these organizations, if you own in Princeton Place Three.
- Your dues are mandatory, and failure to keep current can result in fines and legal action, up to Liens on your unit.
- Please consider attending the meetings to participate in your community's government affairs.

### **1) Princeton Place Three Association (PP3)** This is our building 340 HorseCreek Drive.

This Association is responsible for maintenance of our building's common elements (roof, elevator, water supply, exterior of building, etc...)

Website: [princetonplace3.com](http://princetonplace3.com)

Owner's Only tab: User: PP3 Login: Wiggins

- Our Bylaws, Financials, Meeting Minutes, etc... are kept on our website under the "owner's only" tab.
- HOA fees are currently \$385/month paid to Princeton Place Three, and mailed to Southwest Property Management. (SWPM)
- Contact info is:  
Southwest Property Management                      Manager: Sandy Hagedorn  
1044 Castello Dr #206    [shagedorn@swpropmgt.com](mailto:shagedorn@swpropmgt.com)  
Naples FL 34103-1900    phone: 239-261-3440 x 129
- Please make sure SWPM has a current email address for you, as we do send out email blasts to all owners.

Note: All owners must provide a key for their unit to SWPM to allow access to the unit in emergencies. Failure to do so can lead to costly repairs to your door, and additional damage to units due to emergency flooding situations etc..., which require quick access to your unit. This is agreed to in your By-laws.

### **2) Princeton Place Property Owners Association (PPOA)**, includes the 5 Princeton Place Buildings (300-380).

This Association is responsible for the maintaining our parking areas, carpools, and landscaping around all 5 Princeton Place buildings, and the Princeton Place Pool.

SWPM pays these dues from your PP3 HOA fee.

Website: [princetonplace.info](http://princetonplace.info)      Owner's Only:      User: pppoa      Login: 2017

Property Manager for this group is Therese at Gulf View Property Mgmt:

[therese@gulfviewpropertymgmt.com](mailto:therese@gulfviewpropertymgmt.com)

**3) Wiggins Bay Association**, includes all the associations within the front gate; Bermuda Cove, Cove Towers, Cove Towers Preserve, Harbourside, Princeton Place, and Tarpon Cove Club.

- This Association is responsible for the front gate program, the streets, sidewalks, and landscaping along them, and our cable/internet.

Website: wigginsbayfoundation.info

Owner's Only:        User: foundation

                              Login: 2015

- HOA fees are currently \$1415 billed to owners annually, and are to be paid by January 1.
- Property Manager Contact: Towne Properties, 1016 Collier Center Way, Suite 102 Naples FL 34110  
(239) 596 1031 Phone    (239) 596 1082 Fax    <http://townepropertiesflorida.com/>
- The Wiggins Bay front gate Phone: 239-598-1040. You must call gate to authorize guests to come through gate. You can get frequent visitors put on your permanent guest list at the gate via the website. You must reserve a vehicle registration pass for any lease tenants.

**4) Wiggins Bay Dock Owners Association** Optional Dock Ownership on the River

**5) Tarpon Cove Club.** This is the Optional Club Membership that includes Tennis, Exercise Room, Pontoon Shuttle to Wiggins Pass State Park Beach, Dining, Pool, and special events.

Thank you for being a good neighbor

Ken Bergstrom,  
Princeton Place Three President  
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