

*CORINTHIAN GARDENS HOA, INC.
4802 Airport Road, Naples, FL 34105
P: (239) 263-5068
E: Office@worldtennisclub.net*

November 15, 2025

Dear Corinthian Gardens Homeowner,

Welcome to our community. Corinthian Gardens (CG) is one of eight sub-associations of the World Tennis Club, Inc. (WTC). WTC, the Master Association, has its own Rules and Regulations and governing documents that apply to all owners, their family, tenants and/or guests. In cases where the WTC documents differ from those of Corinthian Gardens, the more restrictive rule, regulation or restriction will apply.

Corinthian Gardens has rules, found in our Declaration under “Article VII, Use of Property”, applying particularly to single family homes and house lots. We have highlighted and summarized WTC and CG rules and regulations in “Highlights of WTC and CG Rules and Regulations” that can be found on the CG Portal [Highlights of WTC and CG Rules and Regulations](#).

We remind all owners it is your responsibility to review and understand these community rules. You may obtain and review a copy of the Corinthian Gardens Governing Documents, CG Architectural Guidelines, Exterior Home Inspection Procedure, WTC Governing Documents, WTC Rules and Regulations, available on the CG portal at [Corinthian Gardens HOA Governing Documents](#).

GENERAL INFORMATION FOR CORINTHIAN GARDENS HOMEOWNERS

Corinthian Gardens Board of Directors

Your Board is made up of five members, elected for one-year terms at the Annual Membership Meeting, held in February or March. The Board then elects its officers and meets periodically to conduct community business. Notice of all Board meetings are posted in the community at least 48 hours in advance of the meeting. All Owners and members are invited and encouraged to attend. Your board members, elected in March 2025 and currently serving are:

Barbara Tilley	President	bwtilley@gmail.com	(781) 626-0157
Ron Cohen	Vice President	ron@chartwellcomm.com	(613) 298-7171
Bruce Beardsley	Secretary	brucebeardsley@yahoo.com	(239) 434-0186
Earle Sanborn	Treasurer	earlesanborn777@gmail.com	(239) 290-2344
Bill Clark	Director	suebillclark@gmail.com	(973) 270-3608

The CG community also elects a representative for a three-year term to the WTC Master Board. Your representative is currently serving to March 2026.

Jim Graham	WTC Board	jim.jamesgraham@gmail.com	(314) 315-6674
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Corinthian Gardens Architectural Review Committee (CG ARC)

The CG ARC is authorized by the CG Board of Directors to administer the architectural review process in compliance with the World Tennis Club and Corinthian Gardens governing documents and the CG Architectural Guidelines. The committee strives to supervise compliance with the rules in a fair, reasonable and equitable manner while maintaining the integrity, aesthetic quality and value of the community.

A copy of the CG Architectural Guidelines can be found at [CG ARC Guidelines](#) or available in the office. We encourage Owners to thoroughly read the Guidelines and remember that, in most cases, proposed modifications to the exterior of your home or lot require CG ARC and WTC ARC approval prior to beginning your project.

Owners planning changes to their home or lot must submit a Request for Modification or New Construction form (RFM) available online or from the WTC office. Once approved, requests are passed along to the WTC Architectural Review Committee (WTC ARC) and finally to the WTC Board. Your CG ARC committee members currently serving are:

Gregg Wohlers, Chair	wohlersgregg@gmail.com	(651) 283-1901
Bruce Beardsley	brucebeardsley@yahoo.com	(239) 434-0186
Pam Hero	pmhero@aol.com	(508) 733-5016
Frank Spaeth	fjspaeth@gmail.com	(336) 260-1985
Nancy Moe	nancy@nancymoe.com	(651) 216-1413

Corinthian Gardens Exterior Home Inspection Procedure

Florida sunshine and humidity make periodic cleaning of roofs, fascia, soffits, outsides of gutters, hurricane shutters, driveways, sidewalks, mailboxes, and exterior walls necessary to remove black and green mildew. The CG Exterior Home Inspection Committee inspects our community in November and sends a letter to owners who need to power wash or clean parts of their property. If the work is not performed in the time frame provided, the homeowner will be subject to fines, as directed by Corinthian Garden's fining process and the Compliance Committee.

A complete copy of the Exterior Home Inspection Procedure is available at: [Exterior Home Inspection Procedure](#) on the WTC website, the CG portal or it is available in the office upon request.

Your committee members currently serving are:

Barbara Tilley, Chair	bwtalley@gmail.com	(781) 626-0157
Brenda Pierce	brendampierce550@gmail.com	(850) 278-6515
Gregg Wohlers	wohlersgregg@gmail.com	(651) 263-1901

Landscape Committee

When CG contracted directly with Greenscapes for our landscaping and irrigation inspection services we formed a committee to negotiate the contract, attend monthly horticultural meetings with Greenscapes and act as a liaison with the community and office. Your committee members currently serving are:

Bill Clark, Chair	suebillclark@gmail.com	(973) 270-3608
Ron Cohen	ron@chartwellcomm.com	(613) 298-7171

You are encouraged to contact any board member or committee member with questions or concerns you may have.

Quarterly Homeowners Association Dues

Your Corinthian Gardens quarterly assessment is due the first day of January, April, July, and October of each year. It includes the management fee to WTC, landscaping and irrigation services, property and general liability insurance, accounting and legal fees, and office expenses. The approved annual budget is mailed to owners in December of the preceding year.

Your master assessment is also due the first day of January, April, July, and October of each year. Billing and accounting for both WTC and Corinthian Gardens is managed by Buckmaster Accounting. If you have any questions about your billing and account, or if you have not yet registered for the portal to pay your dues by ACH or you have questions about how to access or use the portal, contact the WTC management office.

Landscaping Maintenance Services*

Regular landscape maintenance to CG lots is essential to maintain the clean, well-kept appearance of Corinthian Gardens. Just as important, irrigation systems must be kept in working order to prevent dead or otherwise unsightly landscaping. CG contracts for landscaping and irrigation inspection services and WTC manages them on our behalf.

These services are currently provided by Greenscapes (<https://greenscapesfl.com>) and include:

- Mowing, edging, lawn debris removal – weekly April through November and bi-weekly December through March. Edging and trimming within turf areas with each mowing visit.
- Periodic pruning of ornamentals, shrubs, and hedges
- Periodic fertilizer applications, insect and disease control and turf and ornamental bed weed control.
- Trimming and maintenance of palm and hardwood trees up to 14 feet bi-monthly.
- Trimming of palms over 14 feet once per year. Any additional trimming exceeding this height will be done at the Owner's expense.
- Hardwoods exceeding 14 feet will be trimmed at the Owner's expense.
- Periodic fertilizer applications, insect and disease control and turf and ornamental bed weed control.

Irrigation Services*

- Bi-monthly maintenance inspection of irrigation systems and adjustment and cleaning of sprinkler heads to ensure proper operation to maintain healthy landscape areas.
- Greenscapes will make minor repairs that become necessary to ensure proper water coverage of the turf and landscape areas. These may include installation of risers, head replacements, nozzle/filter replacements, valve, and solenoid replacements. Proposals for any major repairs or modifications to the system will be presented and charged to the Owner.
- Repairs that become necessary to ensure proper water coverage of the turf and landscape areas that are over and above our routine maintenance contract will be done on a time and material basis. These repairs may incorporate the following items, however, are not limited to valve, solenoid replacements and valve boxes and covers.
- Service calls required between scheduled visits will be billed on a time and material basis.

If you have landscape or irrigation service requests, please contact Greenscapes Customer Service at (239) 643-4471 or go to <https://greenscapesfl.com/contact-greenscapes/>.

* For more details, please see the Greenscapes 2025 Contract posted on our website at [2025 Greenscapes Contract](#)

Cable Television Service and High-Speed Internet

Basic cable service and high-speed internet, currently provided by Hotwire, is included in your monthly dues paid to WTC. For customer service, contact Hotwire at (800) 355-5668. Any additional services, including upgraded cable or internet services, will be billed separately to you by Hotwire.

Trash and Recycling Pick Up

Trash and recycling containers are picked up on Wednesday and trash only on Saturday. Containers may be put at the end of your driveway the evening prior to pick up and must be placed out of view of the street and adjoining properties by the end of the pickup day.

As homeowners, we pay for trash pickup in our annual Collier County property tax bill. For further information on schedules, customer service or pick up of extra-large items, call Waste Management at (239) 252-2380 or go to <http://www.colliergov.net> and Trash Collection.

Bulk Pickup

You must call Collier County Utility Billing and Customer Service 48 hours in advance of your recycling day to schedule a pick-up of any appliances, electronics, and other bulky items. Call (239) 252-2380 to schedule collection and then place the items curbside before 6:00 a.m. on your collection day (no earlier than 6:00 p.m. the night before). For more information go to Collier County's <https://www.colliercountyfl.gov/government/public-utilities/solid-hazardous-waste>

Utilities

Florida Power and Light: (239) 262-1322 or FPL.com

City of Naples Water and Sewer: (239) 213-1800 or naplesgov.com

Hotwire Internet and Cable: (800) 355-5668 or gethotwired.com