

August, 2015



**Kings Bay Community Association**  
Winter Garden, Florida

## Neighbor News

### NEWS FROM THE BOARD

Thank you to our amazing association of neighbors. We have all joined together in overcoming a financial issue in March, and now are well past the hurdles this board of directors walked into. Without all of us, it would not have been possible.

We hope you have been able to notice the little changes thus far, such as the tree trimming, the community social, your board members out and about to make sure everyone is happy, and consistent news updates on what is going on.

Lastly, the board is sad to say that Branden Stephan will no longer be able to serve on the board of directors as he had planned and we are in need to find a replacement. If you are interested, please call one of

the board members or email us at:

[kingsbaycommunity@gmail.com](mailto:kingsbaycommunity@gmail.com).

Thank you again, and if you have any questions, concerns, or just to say hello, please do not hesitate to reach out to any of the board members.

### BOARD OF DIRECTORS

**President**– Mike Caines  
(407) 509-1700

**Treasurer**– Larry Blair  
(321) 229-3028

**Secretary**– Staci Blair  
(321) 436-7443

### Board Members

Tony Blair  
(407) 383-7950

Jim Gallagher  
(407) 656-1343

Branden Stephan  
(321) 202-6531

Josh Caines  
(407) 947-5089



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Meet Your  
Neighbors  
Labor Day  
Social

September 7th  
from 5-7 pm

**\*More information  
inside\***



## JOIN US FOR OUR LABOR DAY SOCIAL

We are excited to have a neighborhood social on Monday, September 7th from 5-7 pm at the cul-de sac off of Bayside. The association will provide hamburgers, hotdogs, chips, water and juice. Tents will be set up as well as games for all to enjoy. Please bring chairs, any additional drinks and/or food you would like to have. Even if you are just getting back from a family picnic or mini vacation, please come and join us just for a short while. It is a great chance to get to meet your neighbors and wind down at home before starting another week. We hope to see you there!

*“The Winter Garden Police Department recently has responded to connected fraud incidents targeting elderly victims...”*

## PROTECT YOUR MONEY



Picture of suspect involved in the alleged incidents. Picture provided by WGPD

The Winter Garden Police Department recently has responded to connected fraud incidents targeting elderly victims, according to a department release.

This month, victims have gotten calls from a female subject saying she works for the victim’s bank. She tells victims the bank must replace the victims’ credit or debit cards and will send a representative to their house.

Later that day, a black male around 25 years old visits the victims to request the cards and get PIN information. The suspects tell the victims they will get new cards in the mail but then use the cards to withdraw money or go on spending sprees.

The agency has not been able to locate any similar crimes within other jurisdictions. Anyone with information in these cases should contact Detective James Davis at [407-656-6633](tel:407-656-6633) ext. 4094 or CRIMELINE to remain anonymous.

## HOME IMPROVEMENT REQUEST FORM

### Home Improvement Request Form

In an effort to preserve homeowners’ rights and maintain property values, that any homeowners, or group of owners, considering improvement(s) to their deeded property, submit a Home Improvement Request Form to the Homeowners Association for approval. This must be done **PRIOR** to initiating work on planned improvements. Example of improvements include, but are not limited to, exterior paint, additions, outside buildings, fences, driveways, pools, and decks. Please fill out this form completely, and mail to address at the bottom of this form.

Please include drawings, paint samples, and places for the proposed improvement(s)/construction.

NAME \_\_\_\_\_ EMAIL \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 HOME PHONE \_\_\_\_\_ ALT. PHONE \_\_\_\_\_  
 Briefly describe the proposed improvement(s). \_\_\_\_\_

### Location of proposed improvement(s) – Check all that apply

- Front of House    Rear of House    Side of House    Garage  
 Second Story Addition    Patio/Yard    Other \_\_\_\_\_

### Material of proposed improvement(s) – Check and describe

- Paint Color(s) \_\_\_\_\_  Stain Color(s) \_\_\_\_\_  
 Fence Material(s) \_\_\_\_\_  Brick Type(s) \_\_\_\_\_  
 Cement    Gutters    Height \_\_\_\_\_  Other \_\_\_\_\_

I understand that the King’s Bay Community Association has thirty (30) days to approve or disapprove this form from the submittal date. If not responded to in the allotted time, the homeowner has the right to proceed with improvement(s), however, all other restriction will apply. I also agree not to begin improvement (s) until contacted by the Board, or review period expires.

Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

Board Approval Signature \_\_\_\_\_ Date \_\_\_\_\_

## HOME IMPROVEMENT REQUESTS

At a recent meeting of the King's Bay Community Association board, it was discussed to create a home improvement request form. This form will provide organization for our community. This form is not to impose on our homeowner's ideas and improvements of their properties, but to allow the association to be aware of ongoing projects.

We kindly ask that if you are thinking of some ways to improve your property, that you fill out the attached form, and provide it to one of our current board members for review. If you need a copy of the request form in the future, please email us at [kingsbaycommunity@gmail.com](mailto:kingsbaycommunity@gmail.com), and we will be happy to provide it to you.

## HOMEOWNER INFORMATION RECORD UPDATE

As you all may be aware, we have had several new homeowners that have moved into King's Bay over the last few years and some that are just more recent. In order to keep records current, we are kindly asking you to take a few moments and help us update this information. Please email your first and last name of you and your spouse, address in King's Bay, and if there is a different mailing address, phone number, and email to [kingsbaycommunity@gmail.com](mailto:kingsbaycommunity@gmail.com). We are working hard to update not only the records but bringing our community into the internet world. We will be able to update everyone a little more often and easier if we had this information on hand. Your personal information will not be used for solicitation but only for King's Bay board members and news updates. Thank you for your assistance as we continue to work hard in getting all our records updated.

## WARNING



## NEIGHBORHOOD WATCH COMMUNITY

**CITIZENS IMMEDIATELY REPORT ANY  
SUSPICIOUS PERSONS OR ACTIVITIES  
TO THEIR LOCAL LAW ENFORCEMENT.**

## COMMUNITY WATCH

The board is happy to say that we have not had any additional crimes in our neighborhood in the last few months. We continue to encourage each and every one of our neighbors to be a watchful eye for your community, but we all need to take precaution in locking our doors, our vehicles, and keeping garage doors down. We ask that if any suspicious activity is encountered, that you call Winter Garden Police Department to file a report. This assists them and our community in identifying crimes, and helps to provide support for additional patrols to help prevent future occurrences. If an issue arises, please make sure that you call the Winter Garden Police Department at (407) 656-3636, only if non-emergency. Please call 9-1-1 if you and/or someone in your household is in need of emergency personnel.

## King's Bay Reminders:

- Kids are back to school and our roads will be heavier during morning travel and afternoon dismissal. Please no texting and driving, stopping completely at intersections, and watching for any suspicious activity when it comes to any child.
- If your 2015 dues have not been paid, please send them to P.O. Box 771021, Winter Garden, Florida 34777.



## BOARD OF DIRECTORS MEETINGS

The board's last meeting of August 19, 2015 was conducted at the WGPD. Officer McLeod attended and stated no additional crimes in our community have been reported. A traffic study was done to access the speeding on South Timbercreek Drive. He will get that information and pass it along to the board for review. Larry Blair updated as to the treasurer's report; upcoming bills are for the landscaping and P.O. Box dues. 3rd past due notices will need to be sent to several homeowners who have not paid or made payment arrangements. A reserve in the amount of \$1,200 will be set aside for the 2016 insurance dues. Electricity for the front

entrance is being reviewed for the deposit amount needed. Until such time, Mike Caines will continue to have the lights plugged in from his property. Wells Fargo is now charging a monthly fee, the board is looking into other banks to avoid this issue. The board has approved up to a \$100 for new plants and mulching in and around the front sign. We will work in phases with the landscaping to refresh. A letter will be sent to Lake Cove Pointe HOA with regard to the landscaping in the island on S. Timbercreek. We are hopeful since this is their entry way as well, they will split the costs to refresh this areas curb appeal.

Next board meeting planned for November 18, 2015 at 7:00 p.m.



## TREASURER'S REPORT

**As of August 19, 2015:**

**Account balance:** \$2,868.32

**Payments made:** Tree Trimming: \$200, Postage: \$50.73, Bank Service Fees: \$14.00

**2015 Annual dues:** 40 homeowners have paid.

*\*Past dues have been sent. If you have not paid or made payment arrangements, please contact our treasurer, Larry Blair (321) 229-3028*



## WINTER GARDEN POLICE CITIZEN ACADEMY

Would you like to learn how your local police department works? Well, you can beginning every Wednesday from September 2nd—October 28th at 6-9pm. It is free to Winter Garden residents over the age of 18 and no criminal record. Also includes dinner!!! To get an application, please see, Staci Blair, or you can log onto [www.wgpd.com](http://www.wgpd.com) to download yours today.



## WELCOME TO OUR NEW NEIGHBORS



We are excited to welcome two new homeowners to our community; Michael and Caitlin Hurt, and Marcus and Rae Brown. We look forward to getting to know you and your families.



### Farmer's Market

**Saturdays  
9am - 2pm**

Bring the whole family (even your four-legged friends) and experience what makes the Winter Garden Farmers Market so special!

City Pavilion