



Kings Bay Community Association
Winter Garden, Florida

Neighbor News

NEWS FROM THE BOARD

Happy New Year!! And just like that we are at the end of the first month of 2016. Unbelievable! All of us on the HOA board are excited for a new year and the upcoming ideas we have for our neighborhood.

This last Wednesday evening, January 27th, the board had their first meeting of the year. We discussed many topics that included; the Treasure's end of the year report, the proposed budget for 2016, and scheduling more community events. We want to share all of this exciting news with all of our neighbors, so please join us at our Annual HOA Meeting on March 1, 2016 at 7 p.m. so you can hear it all first hand and discuss any concerns you may have with the board and your fellow

neighbors. If you cannot attend, PLEASE sign the Proxy enclosed and look for your board members around the neighborhood to give it to them. We look forward to seeing you all there. Please remember, if you need anything in the meantime, you can always email us at:

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

Josh Caines
(407) 947-5089



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Annual Homeowner Meeting
March 1st
At 7:00 p.m.
Winter Garden Police Station



ORLANDO SENTINEL TOP STORY “WINTER GARDEN HOT HOME SPOT”

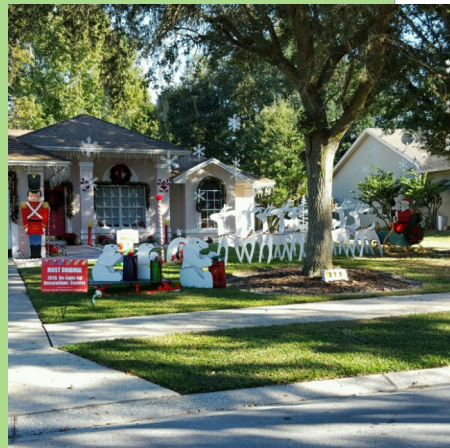
If you haven't seen the Orlando Sentinel's Top Story in the Sunday, January 24, 2016 newspaper, it's worth the time to read. According to the Orlando Sentinel, Winter Garden was listed as "... one of Central Florida's best-selling spots in 2015 for homes sales. The average sales price for Winter Garden zip code last year was \$293,021, higher than

the average price of \$235,182 for Orange and Seminole counties last year."

I know we all take pride in our "Charming little city with a juicy past" far longer than it has taken for us to be placed on the map. We have known how special this city is to live in. Now, everybody else is just catching up.

“Winter Garden was listed as “... one of Central Florida’s best-selling spots in 2015 for home sales...”

DE-LIGHT-FUL DECORATIONS



The City of Winter Garden lights up during the month of December and it shows all through downtown and carries on into the neighboring streets. The city has a fun contest that each homeowner in Winter Garden can enter. This year our very own Gary and Elaine Bowermeister won for most original. Congratulations and thank you Gary and Elaine for all your hard work and creativity. Your home is always so beautiful!

Gary and Elaine Bowermeister's home on Bayside Avenue won for most original

WINTER GARDEN'S UPCOMING EVENTS



Blues & BBQ Festival

Bring your lawn chair and enjoy the sights, sounds, tastes and smells of a one-of-a-kind backyard barbecue featuring local barbecue connoisseurs from throughout the area. Admission is free and BBQ is available for purchase.

February 13, 2016 from 4:00 p.m. to 10:00 p.m.



Evening at the Pops

The Rotary Club of Winter Garden presents Evening At the Pops event, featuring the Orlando Philharmonic Symphony. There will be an instrument petting zoo at 4:30pm and the orchestra will perform at 6:30pm on the shores of Lake Apopka.

Fee: \$10 a Ticket / \$5 Children 12 years or younger

Annual Easter Egg Hunt

The Winter Garden Lions Club will be hosting their annual Easter Egg Hunt at Newton Park. The event is free to the public for children ages 2 to 12. Spare eggs will be available for children under 2.



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 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, 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. 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:

- Although we all love the Christmas lights during the holidays, we would kindly ask that all homeowners make sure all lights are taken down. We look forward to seeing them all back up later this year.
- The growing cat population has been a topic of the board recently due to homeowners having issues on their property. We would ask that if you have pets, please keep them indoors and food not be left out to attract unwanted animals.
- 2016 HOA due invoices are heading towards your mailboxes, please send all checks to P.O. Box 771021, Winter Garden, Florida 34777.



BOARD OF DIRECTORS MEETINGS

The board's last meeting of January 27, 2016 was conducted at the WGFD Headquarters. Larry Blair updated the board as to the treasurer's report; upcoming bills are for the landscaping, general and professional insurance and postage for mailings. The board unanimously agreed to change our banking from Wells Fargo to Fairwinds Credit Union due to no monthly fees. This will save in our 2016 budget. Mike and Larry will be making arrangements in the upcoming week to get all transferred. Past due accounts were discussed and those homeowners will receive notification as to those outstanding dues. A reserve in the amount of \$2,400 has been set aside as our yearly contingency for any emergencies that may arise. Electricity and water for the front entrance has

been approved by the board to be turned back on in the upcoming months. Until such time, our President, Mike Caines has been so kind to have the lights plugged in from his property. With the Spring time coming, the board has approved up to a \$500 for new plants and mulch in and around the front entrance. We will work in phases with the landscaping to refresh. The board has sent a letter to Lake Cove Pointe HOA with regard to the landscaping in the island on S. Timbercreek. We are still hopeful since this is their entry way as well, they will split the costs to refresh this area's curb appeal.

Next board meeting planned for April 20, 2016 at 6:30 p.m.

TREASURER'S REPORT

As of January 27, 2016:

Account balance: \$2,497.05

Please join us on February _ to hear and see the 2015 End of the Year Report and upcoming 2016 Budget

2016 Annual dues: Due March 1, 2016

If you have past dues and have not paid or made payment arrangements, please **immediately contact our treasurer, Larry Blair (321) 229-3028*



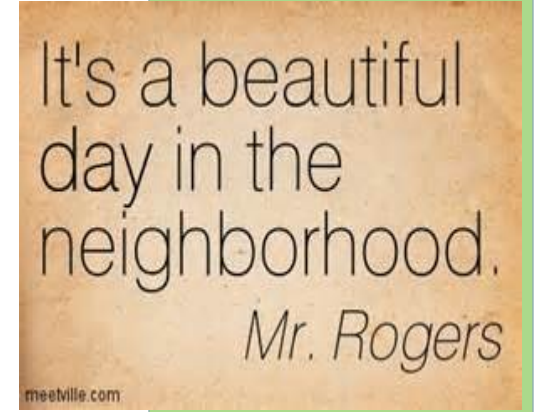
KEEPING OUR COMMUNITY

LOOKING GOOD

We need all of our resident's help in keeping our community looking its' best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Keeping our yards nice and tidy; trees and hedges trimmed and yard mowed.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!



WELCOME TO OUR NEW NEIGHBORS



We are excited to welcome a new homeowner to our community; Johnny and Terry Couch. Congratulations on your new home and we look forward to getting to know you.



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