

June, 2015



Kings Bay Community Association
Winter Garden, Florida

Neighbor News

NEWS FROM THE BOARD

In March, we held our annual association meeting. At that time, our community elected new board members and the members of the board are excited to bring new life back to the association and getting an opportunity to enhance our neighborhood. Since the annual meeting, the board has met on several occasions to begin working together to assist our neighbors. The board would love to hear from all of you as to what the association can do to help bring back the "neighborly" feeling. We have begun to plan our first neighborhood social for September 7th from 5-7 p.m. Make sure you mark your calendars and look inside for more details. We

are excited to get to know you and we look forward to seeing you soon. If you have any questions, or comments, please email us at kingsbaycommunity@gmail.com.

MEET YOUR BOARD

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!

“Protecting your home can be as easy as making it look occupied while you're gone.”



DO NOT FORGET
YOUR FURRY
FAMILY MEMBERS
WHILE AWAY ON
YOUR VACATION!!!!

PROTECT YOUR HOME

While you're away from home, make sure your personal property doesn't end up in the hands of a burglar. Protecting your home can be as easy as making it look occupied while you're gone. Leave drapes and shades slightly open. If closed, it's a sign you're gone. Don't stop all deliveries. Have someone you trust pick up mail and newspapers every day. Here are some simple measures you can take that can pay off in security and peace of mind: Leave a radio on. It signals to a burglar that someone's home. Also, if you have a land line, turn the volume adjustment on your telephone bell down so a prowler will be less likely to hear the ringing of an unanswered call. Use automatic light timers. Set them to turn lights on and off in different rooms at different times. Park a car in your driveway or ask a neighbor to park a car there. This not only gives the impression you're home but also stops burglars from backing up a van and loading your possessions. Stay safe and enjoy your vacation.



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, 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

In the last two board of directors meetings, we have had the opportunities to have a Winter Garden Police Officer present to address our concerns along with updating us as to what is going onto our local community.

In recent weeks, some of our neighbors have experienced the stress and hassle of vehicle break-ins and bicycle thefts. We 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:

- Let's keep everyone safe by obeying the stop signs and speed limit set by the City of Winter Garden as there are more pedestrians in the summer months with everyone out walking, riding bicycles, or working in their yards. Be considerate and drive safely.
- If your 2015 dues have not been paid, please send them to P.O. Box 771021, Winter Garden, Florida 34777.

BOARD OF DIRECTORS MEETINGS

As stated briefly, your board of directors have met on several occasions to begin the process of bringing back the community in appearance and socially.

At the annual meeting, many were informed that our HOA insurance was fast approaching its due date and the funds were not available. We are pleased to announce the insurance dues have been paid on time and in full effect.

In addition, a discussion of a tree that had been struck by lightning on the south side of the front entrance on Timbercreek Drive South, needed to be removed. It has since been determined that this tree does not fall on the HOA's property and is on Winter Garden City

property. It has been placed on the city's schedule to be removed as soon as possible.

Lastly, the board, in April, decided to hold off on utilities and lawn maintenance until all billing issues had been resolved. The board members have all been assisting in keeping our common areas kept until such time. Beginning in July, we will have a new lawn maintenance company taking over and mowed accordingly.

We are thrilled that we are able to announce all of the major concerns at the March meeting have been addressed and resolved. Thank you King's Bay homeowners for all your help.



TREASURER'S REPORT

As of June 17, 2015:

Account balance: \$1,395.05

Payments made: Insurance: \$1171.00; Checks and Deposit Stamp: \$152.52; Annual Division of Corporation Report: \$61.25.

2015 Annual dues: 34 homeowners have paid.

**Past dues are being assessed and notices are being sent. If any questions, please contact our treasurer, Larry Blair.*

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 to download yours today.



WHAT'S HAPPENING IN WINTER GARDEN

ALL AMERICAN KIDS PARADE & BREAKFAST

Event Date: Saturday Jul 04

2015 - 8:00am—11:00am

Location: Masonic
Lodge, 230 West Bay Street

Breakfast, activities &
fun! **Parade starts at
10am.**



PARTY IN THE PARK

Event Date: Saturday Jul 04

2015 - 5:00pm to 9:30pm

Location: Newton Park, 29
West Garden Avenue

**Firework display at
9:15pm.**



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