



Kingsmill Homeowners Association

P.O. Box 361834 ♦ Melbourne, Florida 32936
www.kingsmill-hoa.com

PRSR STD
U.S. POSTAGE
PAID



COMMUNITY YARD SALE
May 2, 2009

Kingsmill Grapevine

May 2, 2009

Names and telephone numbers of your current Board of Directors

Nelly Slaughter	President	253-2761	2542 Nobility Avenue	-----
Pete Meyers	Vice President	259-6251	2445 Empire Avenue	pete_meyers@bellsouth.net
Nora Foster	Treasurer	259-8436	2517 Kingdom Avenue	nks0515@aol.com
Alina Miller	Secretary/ARC	243-5197	2686 Kingsmill Avenue	KingsmillARC@gmail.com
Christina Foster	Director	-----	2472 Kingdom Avenue	lachrisray@aol.com
Robert Velez	Director	259-2385	2514 Kingdom Avenue	BobVelez@bellsouth.net
Robert Peters	Director	242-5883	2529 Majestic Avenue	dpetersfl@cfl.rr.com
Randall Miranda	Director	259-8356	2500 Kingdom Avenue	jet478@aol.com
Nate Paini	Director	259-2235	2711 Empire Avenue	npaini@cfl.rr.com

Bi-Annual Kingsmill Homeowners Association Community Meeting

November 5, 2009 at CrossRoads Community Church, 2436 Croton Rd. (SW corner of Lake Washington Rd. and Croton Rd) at 7:00 p.m.

Community Yard Sale



The community-wide spring yard sale will be here soon! It is being held on May 2, 2009 from 8 a.m. to 2 p.m. Mark your calendars and start some Spring cleaning by clearing out some of those unused or unwanted items that are cluttering your closets or garage. The Kingsmill community yard sale is a great way to make some extra cash and find a great bargain or two!

Parks

Thank you to the Parks committee for the new tables and benches! Please help the community by observing the parks for any acts of vandalism that may take place. **Call the Melbourne Police Department if you see anyone damaging, destroying, or attempting to remove our equipment!**

Kingsmill News Via Computer

There are times throughout the year when there is information that we would like to be able to send out to the community via the computer by email or through our website. If you would like to have information sent to you via email, or if you have an update to your email address, please send the information to **KingsmillARC@gmail.com**. Your email address is kept confidential to the Board and is not sent to anyone else. The e-mail distribution helps to keep our expenses to a minimum. If you have any suggestions that may help our community, please feel free to let us know.

Front Entrance Garden

Please remember to keep our entrance clean. Beer cans, fast food wrappers, discarded fruit and many other trash items have been thrown in the garden. Please wait until you find a proper trash receptacle to discard your trash.

East and West Ponds

The Board of Directors have been researching the condition of our ponds and the best possible treatment and service available. A decision was made regarding a new service

Please visit our website <http://www.kingsmill-hoa.com> for important information and forms.

provider and treatment of the ponds has begun. The appearance and condition of the ponds will take anywhere from 3 to 6 months to improve. Please have patience as the treatment takes effect. Should you have any questions or concerns please do not hesitate to contact us.

Code Enforcement

To promote safety and maintain property values, our Association routinely calls City Code Enforcement to report possible code violations in our neighborhood. Usually this involves cars parked over sidewalks, cars parked in the wrong direction or on lawns, trailers or boats parked in front of a home, overgrown lawns, or fences in disrepair. Please be vigilant in helping to maintain property values in Kingsmill. **City Code Enforcement : (321) 674-5702 or email to : codecompliance@melbourneflorida.org.**

Deed Restrictions

Please remember that Kingsmill is a deed restricted subdivision. These deed restrictions are given to each homeowner when they purchase their home and they are posted on our website. Please take the time to review this legal document so as to refresh your memory regarding the restrictions. Unfortunately, homeowners are forgetting or do not know the information listed within the deed restrictions. For example:

- ✧ Any changes or modifications (i.e. paint color, fencing, pools, sheds) to the exterior of the home must be submitted to the Architectural Review Committee prior to commencing work.
- ✧ Trash cans must be removed after trash has been collected and placed behind a fence or out of the sight as viewed from the street
- ✧ **Trailers and boats must be placed behind a fence!** Our deed restrictions are very specific and do not allow for trailers and boats to be placed at the side or front of the home and visible from the street!

These are only a few of the items that can be found on our Deed Restrictions. If a homeowner is found to be in violation a letter will be mailed to them requesting that the violation is addressed and remedied. Please remember that the Restrictions are in place in order to help maintain our property values and the beauty of our neighborhood.

Water Restrictions



It has been a relatively dry winter and our lawns are a bit thirsty. However, there are watering restrictions that must be followed in Melbourne. Even numbered homes may water on Thursdays and Sundays for 1 hour per zone but **NOT** between the hours of 10 a.m. and 4 p.m. Odd numbered homes may water on Wednesdays and Saturdays for 1 hour per zone but **NOT** between the hours of 10 a.m. and 4 p.m. Please visit **MelbourneFlorida.org** for further information.

Pets



Remember that when walking your dog you must pick up its waste! No one wants to walk in stinky dog waste that has been irresponsibly left on someone's lawn. Please be considerate of your neighbors!

Brevard county Animal Enforcement: 321-633-2024
<http://www.brevardanimalservices.com>

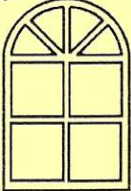
Kingsmill Board of Directors

Please take a moment to review and welcome our new board members! Thank you to our past and present volunteers for all of their dedication, hard work and time spent in the care of our community.

Advertising in the Kingsmill Newsletter

If you are interested in advertising in our newsletter, please email your ad as a JPEG file to: KingsmillARC@gmail.com and send a \$10.00 fee to P.O. Box 361834, Melbourne, FL 32936

A BETTER VIEW



OF BREVARD

- Window & Door Specialist
- Replacements/ New Construction

Robert (Bob) Peters
Phone/Fax (321) 259-5913



LICENSED & INSURED
FREE ESTIMATES

RANDALL
Pressure Washing
321-259-8356 * 321-243-4280

Special Discount for Kingsmill Homeowners
Ask for details

Sidewalks

Patios-Pool Decks

Homes-Driveways

Crime Prevention begins with you!



Recently, some of our Kingsmill neighbors have been the target of break-ins. Please be vigilant and be aware of what is going on in our neighborhood. Here are a few tips to follow to keep your home safe from thieves:

- ✧ Secure sliding glass doors with a safety device or a simple rigid wooden dowel wedged in the track
- ✧ Lock your windows and use deadbolt locks on doors
- ✧ Keep your garage doors closed even when at home
- ✧ Trim back shrubs hiding doors or windows so as to not provide a hiding place for thieves
- ✧ Keep porches, entrances and yards well lit
- ✧ Do not hide house keys in mail boxes, planters or under door mats
- ✧ Use a peep hole on your door and do not trust flimsy door chains
- ✧ If going away on vacation, make your home look as lived in as possible-use timers for lights, stop mail and newspaper service