



Kingsmill Homeowners Association

P.O. Box 361834 ♦ Melbourne, Florida 32936

www.kingsmill-hoa.com



KINGSMILL GRAPEVINE



Garage Sale OCTOBER 23, 2010

Names and telephone numbers of your current Board of Directors

Robert Peters	President	242-5883	2529 Majestic Avenue	Rpeters80@cfl.rr.com
Nelly Slaughter	Vice President	253-2761	2542 Nobility Avenue	
Nora Foster	Treasurer	259-8436	2517 Kingdom Avenue	nks0515@aol.com
Christina Ray	Director	427-0249	2472 Kingdom Avenue	lachrisray@aol.com
Susanne Kvasnok	Director	259-2843	2513Majestic Avenue	jKvasnok@cfl.rr.com
Randall Miranda	Director	259-8356	2500 Kingdom Avenue	jet478@aol.com
Norman Miller	Director	254-8160	2686 Kingsmill Avenue	normanthedoorman@gmail.com

Yard Upkeep

Yard upkeep and appearance are important components of all HOA communities. Kingsmill is an HOA community, so please be reminded that it is the responsibility of each resident to maintain their lawn and landscaped areas. This includes a mowed and edged lawn that is regularly fertilized, watered and is free of debris.

Deed Restriction Reminder

Kingsmill Homeowners are governed by Deed Restrictions. The intent of the restrictions is to provide a reasonable set of rules to maintain the quality and property values of the neighborhood. Homeowners who have inadvertently violated a restriction will receive a site review letter from the community's Board. The letter will include a specified amount of time to bring the property back into compliance. Please take some time to read the Deed Restrictions that are available on our website: <http://kingsmill-hoa.com/>. This information will help you to prevent from violating the restrictions set by our community. If

you need a copy of the Deed Restrictions, please contact Robert Peters, President.

Some of the most common violations are:

- Vehicles parked on the grass at the front or side of home
- Boat or trailer not placed behind a fence
- Garbage cans/Recycling bins not put away from the pickup area after collection on the same day as collection day
- Garbage cans/Recycling bins not stored out of sight from street
- Fencing is in disrepair and/or does not comply with HOA restrictions
- Exterior changes – paint colors , structural changes, fence additions, pool additions- applications not submitted to the Architectural Review Committee c/o Susann Kvasnok , phone 259-2843

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

Vandalism

Please make sure to lock your homes securely and if you have an alarm system use it! Lock your cars as well so as to prevent access to your homes through the garage door opener located in your car. Please visit our website to obtain further information on crime prevention from the Melbourne Police Department. If you have any information regarding who might be responsible for these acts of vandalism, please call the Police Department to file a report.

Front Entrance

Over the past several years, the Kingsmill Board has worked diligently to improve and maintain the appearance of our front entrance. Community dues have paid for the improvements made to the entrance. A stucco band has been added to the entrance wall to improve its appearance.

Please help in maintaining YOUR community by NOT throwing your trash in the gardens! Many beer bottles, half eaten fruit and 6assorted are only a few of the items that have been collected from the center island.

Retention Ponds

West and East Pond Update:
Current work projects have been completed.

American Fence has repaired and replaced several areas of fencing. The fences in the East Park Area have been repaired, a gate was added to the West Park area for easy access by the aquatic contractors, and the front fencing along Lake Washington Road has been completed and hopefully will endure.

The ponds are being treated regularly and have improved a great deal.

A problem is now occurring within fenced area of the retention ponds. It is not a new problem. For as many years as our development has existed multiple boards have addressed the problem of eroding embankments. It has been brought to our attention that at least one large areas of embankment has dropped into the pond. Some of these problems are caused by the nature of the design of the ponds. Other problems, we feel, may be caused by homeowners modifying the banks to accommodate their taking water out of the ponds and/or draining water from their property into the ponds. There are several areas on the banks that pipes are entirely exposed and the embankments have severely eroded. We realize that the ponds are community property, however, if we determine that property owners are directly responsible for the need to repair the pond embankments, they will be asked to repair the problem or pay for the repair. If your property abuts the retention ponds and you are one of many homeowners who use them as a means to take out of or put water into, please check that your methods are not causing damage to the embankments.


Web News

Alina Miller has graciously agreed to assist with maintaining our Kingsmill Homeowners web site. Please direct any questions, etc. to her at 242-3102.

COMMUNITY MEETING

KINGSMILL HOMEOWNER'S ASSOCIATION meeting on **Thursday October 7, 2010 from 7:00 to 9:00 pm** at Melbourne Campus of Brevard Community College. Meeting room location will be posted at a later time.

News



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



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