



Kingsmill Homeowners Association

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

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COMMUNITY YARD SALE
October 19, 2013

Kingsmill Grapevine

Names and telephone numbers of your current Board of Directors and Support Staff

Edward Gunnels	President	254-7821	2753 Empire Avenue	egunnels@cfl.rr.com
Dennis Thompson	Secretary	243-9682	2512 Empire Avenue	dthompson22@cfl.rr.com
James P. Teele	Treasurer	615-9090	2442 Empire Avenue	kingsmill@cfl.rr.com
Susanne Kvasnok	Director	259-2843	2513 Kingsmill Avenue	susannek@underill.com
Vacant	Director			
Susan Willoughby	Facebook Manager	242-1689	3401 Monarch Street	kmhoafb@cfl.rr.com
Alex Gunnels	ARC Chairperson	254-7821	2753 Empire Avenue	alig@cfl.rr.com
Alina Miller	Webmaster	243-5197	2686 Kingsmill Avenue	normal1983@gmail.com

ANNUAL KINGSMILL HOMEOWNERS ASSOCIATION COMMUNITY MEETING

A reminder to everyone that October 22 is the Kingsmill Homeowners Association Community Meeting. It will be held at Beef O'Brady's meeting room, Lake Washington Crossings from 7-9 PM. This meeting is meant to elect new officers and directors for the coming year. Your inputs are important, not only to know who the officers and directors will be, but to step up and take an active interest in Kingsmill. So plan to attend this meeting and learn more about our on-going projects.

ARCHITECTURAL REVIEW COMMITTEE

Just a reminder – any and all exterior home improvements need to be approved by the Architectural Review Committee. Improvements include but are not limited to: house painting, landscaping, adding a fence to your property and pool installation.

COMMUNITY YARD SALE

The community-wide spring yard sale date is approaching fast. October 19, 2013 from 8 a.m. to 1 p.m. Whether you are cleaning out your closets or looking for that special bargain, the Kingsmill community-wide yard sale is the place for you!

EMERGENCY CONTACT INFORMATION

FYI - you can have up to two emergency contacts attached to your Florida driver license. In other words, if you are in an accident and they run your driver's license; two emergency contacts will pop up so they do not have to search for relatives. The contacts do not even need to be in Florida. Pass this information on to your Florida friends and family,



<https://www6.hsmv.state.fl.us/dlcheck/findcustomer>

LAWN MAINTENANCE

Just a reminder that all sidewalks in front of or to the side of your home are your responsibility and the grass must be maintained and edged. Overgrowth can be hazardous to the safety of pedestrians and is unsightly. Pride in the appearance of your home and neighborhood will help maintain property values. Also cut those overhead branches above the sidewalks.

PETS

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

PARKS

Houray park improvements are on the way. These parks affect us all, owners and renters, young and old. Their original and continuing purpose is to provide a safe haven for our children (grandchildren) to play, safely “off the streets”. Improvement plans are **multi-phased** to spread costs over several years and enable resident involvement and inputs to make our parks incorporate multiple features, as desired by you and the majority of others within our community.

Phase 1 is in work, new 8’ high play sets have been purchased and will be arriving soon. This new equipment is targeted primarily at our younger (ages up to 12) residents; however, will include new “replacement” belt swings for the older existing “up-right” structures, for older kids. A conscientious decision was made to switch to powder-coated, steel and high-density plastic (no splinters, warping, or rough edges), for longevity, but yet not get blazing hot during our mid-day sun. Swing seat chains have rubberized grips to prevent little fingers from getting pinched. All equipment is touted to be “Maintenance Free” with weather-resistant, heavy duty galvanized steel, zinc-coated chains, UV-protected plastic, and marine-quality decking, to resist rusting, fading, and discoloration.

Within the near future, each park (playground) will have a minimum of: 6 belt swings, 2 high back, full bucket (baby) swings; 1 three blade propeller swing; 1 rubberized steel trapeze bar with gym rings; 2 9-foot wavy slides; monkey bars with fire pole; and an elevated/covered clubhouse-deck with rope-ladder, regular-ladder and 3-D circular climbing wall accesses. Lastly, rounding out this phase of new equipment installations, is a Geometric Dome Climber with plastic rock climbing hand grips.

Phase 2 is unfunded and unscheduled at this point, will replace the remaining older “up-right” swing structure in both parks with a conventional “A-Frame” 3 position, 10’ high swing set. This new equipment, of course, will be of the same materials and quality as the Phase 1 installations.

Phase 3 “Park Improvements” is on the agenda for the upcoming semi-annual community meeting, scheduled for October 22nd. Future suggested play equipment additions are: Tether-Ball; Teeter-Totters (See-Saw); Fixed-Position Spring-Mounted Rocking Horses; a stand-alone higher slide and a Merry-Go-Round. Suggested bigger ticket items, to date, include: a half-court basketball pad; a dog park; and safety/security camera capabilities.

So please, plan to attend this upcoming community meeting to discuss these and other “Park Improvements” possibilities. These are our parks, we **can** incorporate our desired improvement.

The one thing we **cannot** do, is take the **PLAY** out of the parks!

Volunteers are still needed for ground safety material covering installations, equipment assembly, and equipment securing installations. If you would like to help, join the discussions on

our new “Kingsmill HOA Melbourne FL” Facebook Group, or send your contact info via email to kmparkimprovements@cfl.rr.com or personally contact our Parks Improvements Committee Chairperson Ms. Bridgette Sias @ 2504 Kingsmill Ave. Cell 770-262-2444, home 254-4676, cadd0081@aol.com, or contact one of our board members listed above.

HOA FACEBOOK PAGE

Kingsmill now has a Facebook page run and maintained by Susan Willoughby. This is just another means to share information regarding our community. Please follow us on Facebook. Add your comments, concerns, and other news with us. Thank Susan for getting this started for us. Contact her at kmhoafb@cfl.rr.com to become a member of the page. Here are just a few of the things the page can be used for:

- Increase awareness/understanding of our By-laws and Deed Restrictions
- Improve awareness of undesirable activity (thefts, vandalism, soliciting, etc.)
- Inform the community of:
 - recent events (births, deaths)
 - items for sale or giveaway
 - lost/found items or animals
 - new residents' arrivals

WELCOME COMMITTEE

If you're a new neighbor you'll be contacted by our welcoming committee, who will explain Kingsmill HOA, who we are and what we do. As a resident of Kingsmill you are invited to get involved with the HOA whether through Facebook or by attending monthly meetings. Welcome to the neighborhood!

CODE ENFORCEMENT

As part of our goal as a homeowners' association, we would like to see our neighborhood kept beautiful and up to city code. If you would like to notify the city of possible code violations, you can do so in a number of ways:

- Email the City Code Enforcement of the suspected violation, codecompliance@melbourneflorida.org
- Call the City Code Enforcement of the suspected violation at (321) 674-5702
- Register your concern with the Board of Directors and we will investigate and file the violation on behalf of the homeowners' association

DEED RESTRICTIONS

Reminder, our Deed Restrictions are available on the web site.

- Boats, trailers, jet skis, etc. are required to be placed behind fencing.
- Vehicles' blocking the sidewalk is a Melbourne Code
- Violation, as well as vehicles parked on the street facing the wrong direction
- Vehicles must have current tag registration and be in operating condition. In addition, vehicles are not allowed to be parked on the grass

KINGSMILL NEWS VIA COMPUTER

James Teele, with lots of help from Alina Miller & her son (Jared), is responsible for maintaining our WEB page and the information updates. **For those who would like to have this**

information via e-mail on your computer please forward your e-mail address to James (kingsmill@cfl.rr.com). Please know that these e-mail addresses are confidential to the Board and are not sent to anyone else. Your suggestions are always welcome. The WEB page should be updated in the next few weeks. We will continue to keep everyone informed of our annual or semiannual Kingsmill Homeowners Association meeting via U.S. Mail. The e-mail distribution has helped keep our expenses to a minimum.

FRONT ENTRANCE CHRISTMAS DECORATIONS

The Terry Holm family has stepped up to take on this task, and again, your support would be appreciated stringing lights, hanging decorations, and yes, cleaning up. Don't be shy or miss out on getting the holiday spirit. Let's help Terry. More information to follow.

GROUNDS MAINTENANCE

Among other things always going on is the maintenance of our east and west canals. We have a landscaping service that mows and trims the trees along the embankments, and an environmental company that treats the water for algae growth. The landscaping service also mows and maintains the grass in the front entrance area and the grass in the east and west playgrounds. Additionally, this summer a major tree trimming project was completed on both ponds to improve the looks of the community and safe accessibility to our avid fisherman.

CRIME PREVENTION

With the coming of the holiday season, we all are now spending a great deal of time and money decorating our homes. Unfortunately, our beautiful homes may also interest those who would like to profit through crime.. To make it difficult and therefore unattractive for these folks to target Kingsmill be sure you take the following steps:

- Park cars in garages if at all possible
- Keep the garage door closed, even if you are at home
- Always lock car doors (even in the garage)
- Do not leave valuables inside your car
- If you have to park your car outside the garage, remove the garage door opener
- **NEVER** leave your keys inside the car
- Never leave your car running unattended
- Keep your doors locked

If you observe any suspicious activity, call the Melbourne Police Department at 321-409-2200 or 321-259-1211.

Advertise in The Kingsmill Newsletter for a Small Fee?

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

You could be advertising here!

Your annual Kingsmill Homeowners Association dues directly supports the Homeowner Association. In case you don't know, the annual dues help the HOA maintain the following:



- Our entryways require landscaping maintenance (mowing, watering, tree care, mulching and periodic plantings)
- Maintenance of the east and west retention ponds
- Landscaping maintenance of the trees and grass in the east and west park playgrounds as well as Playground equipment maintenance and replacement in both parks
- Kingsmill HOA must carry liability insurance
- The Kingsmill ARC must review property change submittals (fences, sheds, exterior paint color, code violations, etc) and enforce covenants
- The HOA maintains, through the efforts of a volunteer, a website for the community
- The HOA sends out periodic newsletters to inform the community
- The HOA provides a holiday light display at the front entryway each year
- The HOA holds a community garage sale including advertising in local newspapers, the Kingsmill *Grapevine* and garage sale signs

NO SOLICITING

Remember Kingsmill is a "NO SOLICITING" neighborhood. It is posted at the entrance to our community. You can remind any solicitor that they are in violation and can be told to leave. They should do so without any conflict. We can notify MPD to ban them if necessary.

Sincerely,

Signature on File

Edward Gunnels
President, Kingsmill HOA
