



Kingsmill Homeowners Association

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



COMMUNITY YARD SALE
May 3, 2014

Kingsmill Grapevine

March 17, 2014

You could be advertising here!

You could be advertising here!

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

Dennis Thompson	President	243-9682	2512 Empire Avenue	dthompson22@cfl.rr.com
Edward Gunnels	Secretary	254-7821	2753 Empire Avenue	egunnels@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
Susan Willoughby	Director & 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

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

SEMI-ANNUAL KINGSMILL HOMEOWNERS ASSOCIATION COMMUNITY MEETING

A reminder to everyone that **March 26, 2014** 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. Your Community inputs are important, not only to know who the officers and directors are, 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.

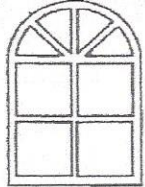
COMMUNITY YARD SALE

The community-wide spring yard sale date is approaching fast. **May 3, 2014** 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>

A BETTER VIEW



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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

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 kmpparkimprovements@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.

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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
- Garbage and trash containers are to be out of sight, from the street, except for the pick-up day.

KINGSMILL NEWS VIA COMPUTER

Alina Miller 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.

GROUNDS MAINTENANCE

Among other things always going on is the maintenance of our east and west retention ponds. This year, we have a new 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 spring a major tree trimming project and fence repair project is underway. This is to improve the looks of the community and provide protection of our chain link fences during the next hurricane season.

CRIME PREVENTION

Our beautiful homes may provide an 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 (MPD) at 321-409-2200 or 321-259-1211.



Advertise in The Kingsmill Newsletter for a Small Fee?

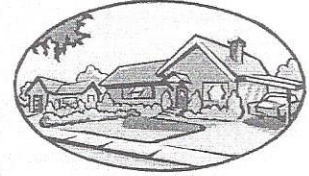
If interested in advertising in our newsletter, please email your business card size ad as a JPEG or PDF file to:

kingsmill@cfl.rr.com and send a \$10.00 fee to P.O. Box 361834, Melbourne, FL 32936-1834.

DUES

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 of the Florida State Statute 810.011 and can be told to leave. They should do so without any conflict. We can notify call the Melbourne Police Department (MPD) at 321-409-2200 or 321-259-1211 to ban them if necessary.

You could be advertising here!

FINAL NOTE (Presidents Corner)

Neighbors and Fellow Kingsmill Homeowners. Since taking an active role in the administration of the association it has been my pleasure to have worked with some of the best professionals in the world. The board of directors sincerely cares about the neighborhood in which we live. They give up much of their time to make sure this neighborhood is a nice and safe place to live. There have been a few improvements over the past 14 months with many more on the horizon. Most of you can see the parks and the new playground equipment. That is phase one of the parks project. Soon there will be landscaping around the playground equipment making it an even safer place for your children or grandchildren. I would like to thank each of the homeowners who have brought this to the attention of the board. We will strive to assist in resolving as many matters as possible.

As many of you know we have an ongoing project to repair the fence-lines bordering the two retention ponds. This will improve the looks of many properties and provide for a much safer environment for you and your guests. Keep an eye out for many other improvements as the year goes on.

Now on to a more solemn subject. It is very upsetting that some parents in the neighborhood allow their older children or their visiting friends to destroy the new playground equipment. It was purchased with your money for the pleasure of your family. Please help us ensure that it is here for years to come and discuss this with all your children. We will likely be installing security systems in the park to help us monitor and hopefully capture the perpetrators of vandalism.

Sincerely,

Signature on File

Dennis Thompson
President, Kingsmill HOA

You could be advertising here!


E-mail E-mail E-mail E-mail E-mail E-mail E-mail

Do we have your home or work e-mail address? Did you know we send out Kingsmill *Grapevine* information electronically, via our Kingsmill e-mail *Grapevine*? There are over 195 homes (60%) using the e-mail distribution list with over 204 different e-mail addresses consisting of both home and work. Those on our "secure e-mail distribution list" were some of the earliest homeowners to find out new information, from the City and your Board. We will send you the news first about upcoming events and information, to anywhere in the world, via e-mail. Drop James Teele an e-mail (kingsmill@cfl.rr.com) to have your e-mail information added to our secure database.

Is the following information correct???

Home Phone: 321-242-3102
Work Phone: 321-254-8160
E-mail: normal1983@gmail.com

Ask for Jay



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Are you a writer? How would you like to contribute to this Community Newsletter? With help from people like you we will be able to pass along information here and on our Facebook page. Drop us a line at *kingsmill@cfl.rr.com*