



**Kingsmill Homeowners Association**

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

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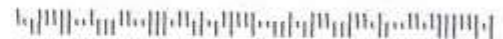


**COMMUNITY YARD SALE**  
October 25, 2014

DE KINGSMILL HOA

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# *Kingsmill Grapevine*

*September 22, 2014*



**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**

All residents are invited to attend all Board meetings, however the October board meeting is an opportunity for the Kingsmill community to fully participate in the meeting. Please plan to attend October 22, 7 PM, Beef O'Brady's (Lake Washington) Meeting Room. Bring your questions, concerns, and comments to the board's attention, first hand. We look forward to a good turnout.

**DRIVERS SLOW DOWN**

Please observe our 25mph speed limit in our community. School is back in session and children are waiting for school buses, riding bikes and walking. We've had one near accident of someone driving too fast, and not noticing a "drop-off". Please STOP at all stop signs and avoid texting.

**COMMUNITY YARD SALE**

The community-wide spring yard sale date is approaching fast. **October 25, 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! Whether it's a single home or multiple neighbors, this is a way to move some of those unwanted items. Kingsmill will be publishing the garage sale notice in the Florida Today newspaper to reach more potential buyers.

**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>



- Window & Door Specialist
- Replacements/ New Construction

**Robert (Bob) Peters**  
Phone/Fax: (321) 259-5913  
Cell: (321) 759-6722

**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**

We welcome our residents to use the playgrounds, and pets are welcome. But please clean up after your pets. Children and adults have stepped in unwanted "left behinds".

So extend the courtesy to your neighbors by cleaning up after your dog. Also, this applies to pet owners who bring their dog to the playground to groom. Please do not leave piles of dog fur behind. This way everyone can enjoy our playgrounds! Brevard County Animal Enforcement, 321-633-2024, <http://www.brevardanimalservices.com>.

**JoAnn Young**  
Principal Broker / Owner



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Mail to: P.O. Box 410564 JoAnn@PeopleComeFirst.net  
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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 [kmbhoafb@efl.rr.com](mailto:kmbhoafb@efl.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! Please contact us at [kingsmill@efl.rr.com](mailto:kingsmill@efl.rr.com) for more information.

**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@melbournefl.com](mailto:codecompliance@melbournefl.com)
- 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

### VOLUNTEERS NEEDED

Anyone interested in helping to decorate the front entrance for Christmas is invited to join us. We usually decorate with a variety of lights in the trees and shrubs, but we're always open to new ideas and suggestions. No date has been set, but follow us on Facebook and the Kingsmill home page for more information. We appreciate all the help we can get.

### 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.

### PERIMETER FENCE

Phase I of the project to repair the fencing around the subdivision is coming to a close. We hope to fund Phase II in the future. We will be sending out bills to those of you who requested a gate or needed a new gate. Please remit you payment in a timely manner.

### 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.

### RETENTION POND BANK RECLAMATION

The board of directors continues to pursue quotes to repair the pond bank on the east side of the subdivision. This will be a costly project and will be completed in phases as the budget allows.

### VOTE NOVEMBER 4TH

Book closing for the 2014 General Election is 5 p.m. on Monday, October 6th. In order to be eligible to vote in the General Election on November 4th, you must be registered with the Supervisor of Elections by October 6th. For more information visit <http://www.votebrevard.com>.

### 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](mailto: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)**

It has been a pleasure to serve this community for the past few months. There have been many improvements in our community. The board strives daily to make this a great place to live. Phase 2 of the playground equipment should be taking place in the next few weeks. We are trying to get the landscaping in place and to secure the equipment.

It continues to be a problem with older children thinking they can destroy the playground equipment. I ask for your help in ensuring to ensure our playgrounds are a safe haven for the children of this neighborhood.

2015 promises to be a great year. There are many projects on the horizon that the board of directors will be working on your behalf.

Hope to see you at our annual meeting next month.

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 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 212 homes (58%) using the e-mail distribution list. 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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You could be advertising here!

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*