



Huntington Herald September 2021

Next Huntington Board Meeting

September 16, 3PM

Clubhouse Carrington Room



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Hello Huntington,

September, and we hope you are all well.

We are still waiting on the approved vendor to do the patchwork on our roads, due to their heavy backlog. We were informed it should be completed within the next two weeks.

This month's Board meeting is Thursday September 16th in the Carrington room.

PLEASE NOTE: If you wish to make any changes or additions to the outside of your house, or in your yard, and gardens, you will need to submit an application to proceed, to ensure you are following the Master Guidelines of Kings Ridge.

Thank you for your co-operation,

Dave



Kings Ridge Community Association

Report to Huntington HOA Board from Board Representative Tom Guequierre September 2021

Note: This report is general information for our residents. It is not an official record of the Kings Ridge Community Association nor is it a full and complete account of same. Check the Web site, Royal Times and/or other sources for official records for more information. While I do attempt to provide accurate information and avoid bias others could have a different recollection or view.

I attended a Webinar on August 4th hosted by Leland Management on Navigating Association Claims. I attended the Neighborhood Network Meeting on August 5th. I attended the Huntington Board Meeting on August 19th. I attended a Webinar on August 24th Hosted by Leland Management covering Advanced Guarding Methods.

The Regular Monthly KRCA Board meeting was held on Wednesday August 25th. 15 of the 15 Board members were present. Listed will be items the Board took action on during the meeting along with some general information.

General Information: City Council Representative Purvis advised that the project to widen Hartwood Marsh Road to 4 lanes from Hwy 27 to Heritage Hills was approved. He also advised that it was possible that traffic signals might be placed at Danbury Mill and Hartwood Marsh.

A Date was set for the Kings Ridge Neighborhood Garage sale on October 23rd.

Under Financial Reports: Through the end of August the HOA Budget is running about 97K favorable as salaries, grounds repairs and irrigation system repairs continue to run below plan. The Clubhouse Budget is about 66k favorable as staff vacancies, clubhouse utilities and pool expenses account for much of this condition. We have several projects coming up including roof repairs, sidewalk repairs, resealing the main pool deck and completing the North Spa issues.

The Clubhouse Pool and Heat Pump #5 needed replacement. The Board voted to approve the purchase and installation from Universal Heating and Air Conditioning for \$5,564 to be taken from reserves.

Under Old business: A brief update was given on the North Spa Renovation Progress. Jimerico will continue to work on resolving the issues. Costs were determined on a number of items and the Board voted to approve \$16,242 from reserves. Much of that was to install proper ventilation. The Steam Room remains closed at this time.

The Ad hoc Revitalization of Clubhouse Ballroom Committee gave a status report. Two companies provided bids for the reupholstering of our 387 ballroom chairs. Chairs to be reupholstered and some may need foam replacement. There was a significant difference in the bid amounts. The Board voted to have the work done by Olevix LLC for an amount not to exceed \$41,000. Other pending items, the Sound system work began on October 11th. The committee is working with a carpenter to get a proposal for replacing valances, and possibly under-stage curtain by adding cabinet doors. Also being looked at is the possible replacement of the Bingo Boards with three 65-inch TVs on each wall.

Under New business: Back on July 29th the Board was poled and issued updated Clubhouse Covid Rules because of the surge in infections. The Board was required to Ratify that decision with a vote at an open meeting and voted unanimously to do so. To refresh everyone's memory especially for those who may not abide by the rules here they are in part: Masks are required for all Clubhouse Staff and Vendors – Masks are highly recommended for all Residents and their Guests – Residents who have not received a vaccine should continue to adhere to CDC's preventive measures and wear a mask and maintain physical distancing (6-feet) – Unvaccinated Guests are discouraged from entering the Clubhouse.

Committee & Miscellaneous Information: As mentioned in the July report, resident Diane Pilkington asked about adding additional colors to the approved colors for Kings Ridge homes. They put a report together and presented it at this meeting. The report asks for 29 house paint colors to be added and 6 door colors that can be used with any house color. The Board decided not to approve at this time and to have the ACC review it and make comments and recommendations if any. The matter will be put on the next meeting agenda.

The CEC provided a report showing decisions on two violations. One involves a home that had planted trees without approval. Owner has agreed to have the trees removed. The other was for a resident that had rudely

refused to show his resident badge when asked. Resident was fined \$25 and advised that future violations could result in suspension from use of amenities.

Because of some problems with Golf Carts driving on sidewalks, in particular on Chapel Hill sidewalks the Traffic Committee suggests that some additional signs be posted that show no golf carts.

Open Forum Information: One resident complained that they felt that Blvd. Bushes needed more trimming.

End of meeting, next full meeting set for September 22, 2021

After the close of the meeting, the Board reconvened in the Conference room for a special closed session meeting to discuss a number of confidential legal matters. The Association Attorney was present via phone conference. As the matters require confidentiality, I can't make further comment.

Friendly but important reminder. Any change to the outside of your residence requires that you file and receive approval of an ACC guideline Application. Failure to do so can result in consequences, so do yourself a favor and be sure to file an application. Also, another warning, some vendors may claim that they can obtain all needed approvals including from the HOA. That is not true, only the resident can file the application for approval. If you have any questions, your neighborhood NARC is here to help.

So that's all for now Huntington. Take Care and Stay Healthy.

Our Huntington Neighborhood Architectural Committee (NARC) has requested the Herald to post a copy of the City of Clermont Tree Removal Permit application form. If you decide to apply for an ACC guideline application for a tree removal, you will be required to apply for and obtain approval from the City. This is best done by going to the City Offices in person. You will see on the City Permit application that you must also attach to the application a property survey or sketch showing tree location and all trees on your lot. While the City mentions a sketch is ok you may as well start with the survey or plat map as the current Kings Ridge ACC guideline requires it and will not accept a sketch or diagram for approval. Should you have further questions or need assistance you can contact any member of our Huntington Neighborhood Architectural Committee for help. On the next page, you will see a copy of the City Tree Removal permit



CITY OF CLERMONT
**TREE REMOVAL PERMIT
APPLICATION**

Date: _____			
APPLICANT/OWNER INFORMATION			
Name _____			
Address _____	City _____	State _____	Zip _____
Telephone _____	Fax _____		
Email _____			
PERMIT INFORMATION			
Alternate Key _____		Subdivision _____	
Reason for tree removal _____			
Number of trees to be removed (and type if known) _____			
Attach a property survey or sketch with tree location(s), and City staff will inspect.			
_____ Applicant Name (print)		_____ Applicant Name (signature)	
DO NOT REMOVE ANY TREES UNTIL THIS PERMIT IS APPROVED			
FEES	Regular: \$25.00	After-the-fact: \$155.00	
OFFICE USE ONLY			
Approved by: _____	Date: _____		
Conditions: _____			

This permit expires on: _____			
Inspected by: _____	Date: _____		
Comments: _____			

Permit #: _____			

05/26/2020

ATTENTION NEW HUNTINGTON RESIDENTS:

Opticaltel: your cable, internet and telephone provider is providing another 101 training session in our Clubhouse. With many new residents in Huntington, it is recommended that you make every effort to attend one of their scheduled sessions. It is also recommended that you label your Hopper and Joey Remotes with your name and bring them to the session with you. Everyone is welcome to attend. Seating is limited, so you might want to arrive early as these sessions are open to all Kings Ridge residents.



KINGS RIDGE
OPTICALTEL 101

JOIN US Thursday September 23, 2021
9am-11am OR 1pm-3pm

IN THE BROADWAY ROOM AT THE CLUBHOUSE.
DON'T FORGET TO BRING YOUR REMOTE CONTROL!

Presentation Topics Included and More

- Do you know you can watch 1000 + free movies?
- Where to find your favorite tv shows/series you missed?
- What are the short cut color buttons on the remote?
- How do you access and use the apps?
- How can you watch tv on your tablet/phone?

Seating will be limited to first-come. We will be practicing social distancing guidelines.

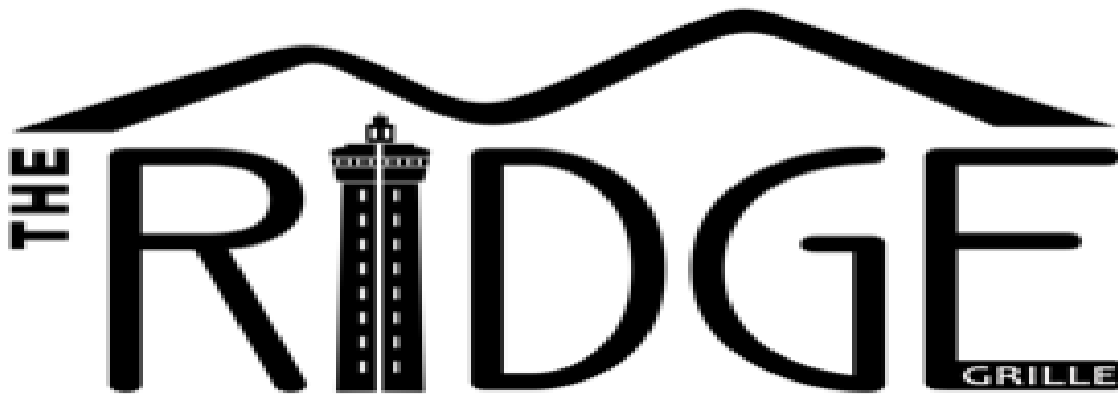
GET IN TOUCH

✉ support@opticaltel.com | 🌐 www.opticaltel.com | ☎ 1-855-30 FIBER (3-4237)

HUNTINGTON NEIGHBORHOOD

Happy Hunter's Luncheon
Thursday, September 23, 2021 at 12 Noon

The Ridge Grille at Sanctuary Ridge



The Menu:

Taco Salad Bar, Peach Cobbler, and refreshments

\$15 including tax & gratuity

RSVP no later than September 20, 2021

Victoria Remington
auerila127@gmail.com

352-717-3072

Or

Peggy Arn
pegfredarn@msn.com

352-404-8430

REMINDERS

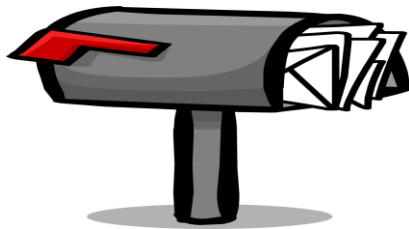
Huntington Board of Directors -- As needed -- please review our President's message page.

Huntington NARC -- As needed -- APPLICATIONS MUST BE TURNED IN TO CLUBHOUSE OFFICE TO BE CONSIDERED.

Happy Hunters (Huntington ladies' luncheon) – Watch for location announcements. *For questions on scheduling, please contact:*
Victoria Remington 352-717-3072 auerila127@gmail.com Or
Peggy Arn - 352-404-8430 pegfredarn@msn.com

Kings Ridge Master Board – monthly, 4th Wednesday at 8:30 am, - Kings Ridge Clubhouse – Ballroom

Kings Ridge Master Architectural Control Committee (ACC) – twice monthly, 1st and 3rd Wednesday from 2:00 pm to 4:00 pm – Kings Ridge Clubhouse – check at the desk for room location.



Resident name on mailbox

For new residents who are having trouble finding your home, please contact Classic Graphics, 352-394-8775. No ACC application is necessary to update your mailbox. For Kings Ridge residents, they will paint your name on the mailbox for a small fee.

Religious Holidays and Halloween Decorations

May be displayed no earlier than four weeks prior to the actual holiday date and promptly removed no later than two weeks after the date of the holiday. Christmas decorations may be displayed as early as the day following Thanksgiving.

Huntington Contact Information	
President	ENEWS Coordinator
David Stailey 813-220-8411	Thomas Schriver 586-295-5558
Dpstailey@aol.com	teschriver@aol.com
Vice President	Mary Lewis 732-27-3454
William Miller 352-404-8001	ml4jesus@yahoo.com
bmi975d@gmail.com	
Secretary	Sunshine Fund
Dee Hough 407-765-5532	<i>Temporarily Contact</i>
flhough@gmail.com	David Stailey 813-220-8411
Treasurer	Dpstailey@aol.com
Stella Mount 352-404-7651	
stella_32804@yahoo.com	
Director at Large	
Tom Guequierre 863-242-6369	Lawn, Trees & Irrigation
guequiet@gmail.com	David Stailey 813-220-8411
	dpstailey@aol.com
Huntington Association Property Manager	
Sentry Management	Nominating Committee
1645 East Hwy 50 Ste 201	Tom Guequierre 863-242-6369
Clermont, Florida 34711-5199	guequiet@gmail.com
Vice President - Randy Miller 3552-243-4595	Marion Sukitch 352-432-3376
Community Assoc Mgr. Teresa Flores 352-243-4595	marian.sukitch@gmail.com
email: rmiller@sentrymgt.com	John Arruda 352-241-4960
	cjruda35@gmail.com
Huntington Committees	
	Disaster Ready Plan Coordinator
Representative to the Master Board	Thomas Schriver 586-295-5558
Tom Guequierre 863-242-6369	Teschriver@aol.com
guequiet@gmail.com	Joseph Kristofik 240-674-7606
	jkristofik@tekjunke.com
Architectural Review Committee	
Bucky Hough 352-717-3388	Welcoming Committee
flhough@gmail.com	JoJo McMillen 407-340-9002
Christine Morse 262-617-6633	jojo1800@earthlink.net
cbmorse47@gmail.com	Peggy Arn 352-404-8430
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	kathyhester123@gmail.com
Huntington Herald	Dee Hough 407-765-5532
Thomas Schriver 586-295-5558	flhough@gmail.com
teschriver@aol.com	Painting Committee
	William Miller 352-404-8001
SurveyMonkey	Bmi975d@gmail.com
Thomas Schriver 586-295-5558	
teschriver@aol.com	OpticalTel Coalition Representative
	Thomas Schriver 586-295-5558
	teschriver@aol.com

Local Contact Information
Local Services
City of Clermont Contact Information
Animal Control 352-343-9688
Police, Fire, Rescue Emergency 911
Chamber of Commerce 352-394-4191
Clermont Police non emergency 352-394-5588
City Hall 352-394-4081
Kings Ridge Fire Dept non emerg 352-243-0093
Post Office 352-394-2423
Lake County Sheriff non emerg. 352-343-2101
Public Works Department Trash 352-241-0178
Poison Control Center 800-282-3171
Water 352-394-7178
South Lake Hospital 352-394-4071
Irrigation Emergency Daytime 352-242-9653
Other Services
Sumter Electric SECO 352-429-2195
After Hours 407-947-6448
DMV – Drivers Licenses 352-243-0679
DMV – Licenses & Tags 352-343-9602
Kings Ridge Services
Kings Course Pro-Shop 352-242-4653
Clubhouse 352-242-9653
Gatehouse 352-242-5008
Leland Management 352-242-2955
Kings Ridge Website https://www.kings-ridge.net
Orlando Sentinel 407-420-5353
OpticalTel Call Center 855-303-4237
Spectrum Cable 352-394-5541