



Huntington Herald October 2021
Next Huntington Board Meeting
October 21, 3PM
Clubhouse Carrington Room

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Officially celebrates the anniversary of
Christopher Columbus's arrival in the Americas
on October 12, 1492.



Hello Huntington,

October, and we hope you are all well.

Sentry Management with the assistance of our NARC committee will be doing the six-month backyard inspection for architectural violations. This is planned for Tuesday the 12th in the morning. They will be on a golf cart.

Starting next week, the lawn service will be mowing the grass every other week.

This month's Board meeting is Thursday October 21st 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



NEWS

Kings Ridge Community Association

Report to Huntington HOA Board from Board Representative Tom Guequierre October 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 the Neighborhood Network meeting on September 2nd. I attended the KRCA Budget workshop on September 8th. I took a webinar sponsored by Leland Management on Pets & Communities on September 9th. I attended the KRCA Communications Committee meeting on September 10th. I attended the Huntington Board meeting on September 16th. The Regular Monthly KRCA Board meeting was held on Wednesday September 22nd. 14 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: Two persons announced that they would be recording the meeting.

Under Financial Reports: Through the end of August, the HOA Budget is running about 102K favorable as salaries, grounds repairs and irrigation system repairs are running below plan. The Clubhouse Budget is about 67k favorable as staff vacancies, clubhouse utilities and pool expenses account for much of this condition. As the clubhouse continues reopening the vacancies will be refilled although it has been difficult to obtain replacements. We also have several projects and repairs coming up yet this year.

The remainder of the Clubhouse Roof Repair is being done by Susan McCarthy Roofing Contractor. The Board voted to have the remaining \$9,702 taken out of reserves.

Under Old business: A brief report was given on the North Spa renovation. We are still waiting for some materials, painting and are still working on getting proper ventilation of some areas.

Discussion on the proposed addition of more house paint colors. The proposed colors were posted, attempts have been made to meet with neighborhoods. (Not all neighborhoods responded) It is planned to have the proposal voted on at the October meeting.

Under New business: Presented was information on the continued landscaping and improvement of the neighborhood entry wall areas between 2021 & 2022. The Board voted to approve continuing the work and to approve an amount not to exceed \$28,000 from reserves for additional landscaping.

Presentation of several legal matter situations were made by Association Attorney Ruggieri. First up was a conformation of the Boards Power to approve changes and appoint co-chair positions in



the ACC. One suggestion is to have three co-chair positions and divide the neighborhoods between them rather than having one chair responsible for all. Discussion resulted in no action taken at this time but it will be put on a future agenda.

Next up under the legal update was a discussion of common areas and ownership of a number of parcels that appear may belong to the Golf Course but are maintained by the Association and adjacent or enclosed by Association property. The Board voted to approve further looking into the process of determining ownership and looking into the possibility of working with the golf course to have such areas transferred to Association ownership. Once the process gets to that stage the Board will have to approve after which the neighborhood voting members of the designated 45 will also have to approve it.

Continuing with legal matters due to Florida Law changes a few changes in the Community Association Assessment Collection Policy were presented by our Attorney. The Board voted to approve same.

More legal discussion continues, our Attorney advised that as a matter of periodic accepted practices that it was time to have the Board officially vote to ratify the ACC guidelines currently in place. This does not make changes in them it only ratifies them as officially approved. The Board voted to make such approval.

Leaving the legal update portion next up was approval in some membership changes on the ACC. Jeff Gardner resigned and three new members were proposed. The new members are Bucky Hough, Mike Whaley and Peter McGow. The Board voted to approve the new members.

It was announced that three Resident Comment boxes would soon be put out. One in the clubhouse, one in the North Spa and one that would go out in the neighborhood board meetings if the neighborhood approved. The comment program is called "What's on Your Mind". Initially this is a 3-month trial period. (Note: More Information will be posted in the October Royal Times)

As is required the 2022 proposed Community Association budget is presented at the September meeting for preliminary approval. The proposed budget will result in no increase of monthly fees from 2021 remaining at \$173 a month. The Board voted unanimously for the preliminary approval. The 2022 Budget Meeting for final approval will be held at the October Board meeting on the 27th. Notices will be sent to the residents.

Committee & Miscellaneous Information: This report is getting quite long so I will try and be brief. A report was received from the Ballroom renovation Committee. Electrical work complete, sound system work starting, carpet was approved and ordered with expected January install, Fabric for chair reupholster ordered. Larger TV's yet to be ordered.

Reports were received from the ACC, Communications Committee, City Council, CERB, CEC and Traffic Committee. Board approved a request from the finance Committee to have a reserve study done next year, cost at \$7,200. Will also be getting a civil engineer to evaluate roads and costs of resurfacing them when needed.

Open Forum Information: A concern was expressed about both cars and golf carts often not properly stopping and proceeding around the Chapel Hill Fountain circle. A resident mentioned that the Florida Flag in the Veterans Memorial are needs replacement. Another concern was made about the condition of some trees around the parking lot. It was pointed out that South Lake Tree will soon be attending to them and removing as needed. A concern also made about the condition of the Palms at our Main Entryway; it was pointed out again that Kings Ridge does not own the property. It may be one of the parcels we seek transfer mentioned earlier under new business.

End of meeting, next full meeting was set for October 27th.

Take care Huntington and stay Healthy!



HUNTINGTON NEIGHBORHOOD

Happy Hunter's Luncheon
Thursday, October 28, 2021 at 12 Noon

ROMANO'S
Macaroni
GRILL.

3143 Daniels Rd.
Winter Garden, FL 34787

RSVP no later than October 22, 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.

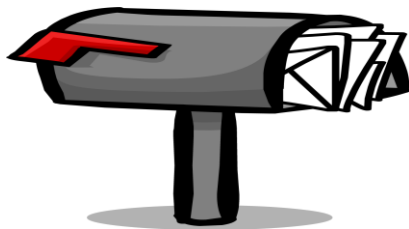
Huntington NARC -- As needed -- APPLICATIONS MUST BE TURNED IN TO CLUBHOUSE OFFICE TO BE CONSIDERED.

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.



Help fight Medicare fraud

2021 Open Enrollment starts Oct 15 - and ends Dec 7

Identity theft: protect yourself

Identity theft is a serious crime that happens when someone uses your Personal information without your consent to commit fraud or other crimes.

Personal information includes things like your name and your Social Security, Medicare, or credit card numbers.

Guard your card and protect your Personal information

Con artists may try to get your Medicare Number or Personal information so they can steal your identity and commit Medicare fraud. Medicare fraud results in higher health care costs and taxes for everyone.

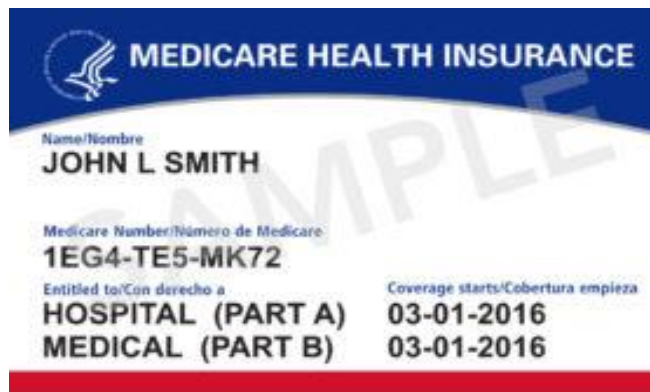
Medicare will never contact you for your Medicare Number or other Personal information unless you've given them permission in advance.

Medicare will never call you to sell you anything.

You may get calls from people promising you things if you give them a Medicare Number. Don't do it.

Medicare will never visit you at your home.

Medicare can't enroll you over the phone unless you called first.



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
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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
	ciruda35@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
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Architectural Review Committee	
Bucky Hough 352-717-3388	Welcoming Committee
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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