

Huntington Herald

November 2021



Next Huntington Board Meeting

Thursday November 18th, 2021 at 3:00 PM in the Clubhouse Carrington Room.

****The meeting will follow the COVID-19 guidelines of Kings Ridge. We have a limit of fifty attendees, including the Board and Management.**

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Hello Huntington,

November, and we hope you are all well.

We are now entering the time of year, that our mailboxes get dirty and need to be cleaned more often. Thank you for your help in this matter.

Also of note, is our 2022 monthly assessment, which will increase by 3.2% to \$191.00.

Cable service, (OpticalTel) and lawn services, (Down 2 Earth) represent 79.7% of the total. The reserve portion, (painting, roads and trees) is 13%. Our portion of electricity, (street lights, etc.) and management fee, (Sentry) amount to another 4.7%. The remainder is for general administrative costs, (postage and bank fees).

This month's Board meeting is Thursday November 18th 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

SPECIAL NOTE:

You may not be aware, but on the www.sentrymgt.com website, you can register very easily to gain access to online HOA payments, your personal account information including balance and payment history, and Huntington Neighborhood community documents and information. Registration is simple and secure. If you are interested in registering to use CommunityPro Portal, you can request to have instruction documents sent to your email box by sending a request to Huntingtonnews@gmail.com



Kings Ridge Community Association

Report to Huntington HOA Board from Board Representative Tom Guequierre November 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 took a webinar sponsored by Leland Management on Material Alterations on October 13th. I also took another webinar hosted by Leland on Overcoming the Unexpected on October 20th. I attended the Huntington Board meeting on October 21st.

The Regular Monthly KRCA Board meeting was held on Wednesday October 27th. 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: Two persons announced that they would be recording the meeting.

Under Financial Reports: Through the end of September, the HOA Budget is running about 123K favorable as salaries, grounds repairs and irrigation system repairs are running below plan. The Clubhouse Budget is about 75k favorable as staff vacancies, clubhouse utilities and pool expenses account for much of this condition. The Board will reevaluate the use of any surplus funds after the end of the year. We also have several projects and repairs coming up yet this year.

Under Old business: A brief report was given on the North Spa renovation. We are still waiting for some parts. The louvers and the additional insulation in the ceiling are on schedule for early November. The amenities may reopen approximately mid-November, upon completion from the general contractor.

A presentation of exterior house paint and six (6) new door colors for Kings Ridge Community Association's consideration that are available through Sherwin Williams. The Board voted unanimously to approve the colors. The Architectural Control Committee (ACC) was directed to update the House Color Scheme guideline to be presented to the Master Board for approval at a later meeting.

Under New business: The Board reviewed the 2022 budget which had received preliminary approval in October. The HOA proposed monthly assessments for 2022 will remain in the amount of \$73.00. The Clubhouse proposed monthly assessments for 2022 will remain in the amount of \$100.00. Thanks to surpluses from 2020 & 2021 that means the combined Clubhouse and HOA budgets, as proposed for residents that belong to the Clubhouse, will be \$173.00 monthly the same as in 2020 and 2021. The Board voted unanimously to approve the 2022 budget.

The Board reviewed the three (3) vendor proposals to resurface the Clubhouse pool. The Board voted unanimously to accept the Spies proposal to resurface the Clubhouse pool for a total amount of \$58,604 to be paid from Reserves.

A quote to pressure wash, re-sand and reseal the pool deck at the North Spa was obtained. The Board voted unanimously to approve the project in the total amount of \$8,550 to be spent from Reserves.

Committee & Miscellaneous Information: The Revitalization of Clubhouse Ballroom & Space Allocation Committee presented their report. The Ballroom carpet is due for delivery on mid-December. The fabric for the chair upholstery is scheduled but a supply delay may be a concern. Other items currently being worked on are: upgrading the sound system, coffee serving stations, draperies for the door and kitchen, and podium. As space utilization is considered

the recurring issue of storage keeps coming up. The Committee will continue to discuss and address this matter.

The ACC announced that Mr. Peter McGow, Mr. John Fricker and Mr. Bucky Hough will be the new Co-Chairs and have been training on ACC procedures. A reminder was given to all that when removing a tree whether Canopy or Understory that a tree removal permit is required from the city.

City Councilman Jim Purvis announced that a Transportation and Traffic Engineering Services report regarding Hancock Road concluded that based on the continued growth in Lake County there will likely be a need for a four (4) lane on Hancock Road. Implementing the county typical road with a bike lane is estimated at \$30.2 million, plus approximately \$6 million in acquisition cost for the required 6.5 acres of right of way. Conversely, the preferred concept with a smaller median, is estimated at \$25.5 million. The second option appears to be the preferred choice at this time. The project has been accelerated and on track to be completed within approximately 3.5 years. The New Fire Station may rotate their entrance onto Danbury Mill instead of Hartwood Marsh.

Reports were also received from the Traffic Safety Committee, Emergency Preparedness Committee and the Finance Committee.

Open Forum Information: A number of comments received by Staff both positive and negative about the recent Community Garage Sale were reported. 400 to 450 visitors for the sale attended.

All were reminded that the blue comment boxes for residents were placed in the North Spa and in the East wing of the clubhouse.

A Master Board workshop was scheduled for January 19th.

End of meeting, next full meeting was set for November 17th.

Take care Huntington and stay Healthy!

HUNTINGTON NEIGHBORHOOD

Happy Hunter's Luncheon

Thursday, November 18, 2021 at 12 Noon



1642 FL-50, Clermont, FL 34711

*You're
Invited!*

RSVP NO LATER THAN NOVEMBER 12, 2021

Victoria Remington

Auerila127@gmail.com

352-717-3072

Or

Peggy Arn

Arnpeg152@gmail.com

352-4044-8430

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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flhough@gmail.com	Bmi975d@gmail.com
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Tom Guequierre 863-242-6369	
guequiet@gmail.com	
Huntington Association Property Manager	Nominating Committee
Sentry Management	Tom Guequierre 863-242-6369
1645 East Hwy 50 Ste 201	guequiet@gmail.com
Clermont, Florida 34711-5199	Marion Sukitch 352-432-3376
Vice President - Randy Miller 3552-243-4595	marian.sukitch@gmail.com
Community Assoc Mgr. Teresa Flores 352-243-4595	John Arruda 352-241-4960
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Huntington Committees	
Representative to the Master Board	Disaster Ready Plan Coordinator
Tom Guequierre 863-242-6369	Thomas Schriver 586-295-5558
guequiet@gmail.com	Teschriver@aol.com
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Christine Morse 262-617-6633	JoJo McMillen 407-340-9002
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teschriver@aol.com	flhough@gmail.com
SurveyMonkey	OpticalTel Coalition Representative
Thomas Schriver 586-295-5558	Thomas Schriver 586-295-5558
teschriver@aol.com	teschriver@aol.com

SEASONAL OWNER CREDIT PROCESS



SEASONAL OWNER CREDIT PROCESS

WHEN YOU ARE PREPARING TO LEAVE YOUR FLORIDA HOME:

1. Send an e-mail to support@opticaltel.com with the date of your departure announcing the date you wish to suspend Opticaltel services. This task can be achieved two weeks prior to departure. Only written documentation will be accepted.
2. Proof of ownership is required. This program is not applicable for tenants.
3. You will be responsible for payment for the current month of bulk services (services paid through your association maintenance fees). No charges will be accrued for the month of service following your suspension request date.
4. We recommend you leaving your receiver/set top box plugged in with the ability to receive power. You may unplug your television.

WHEN YOU ARE PREPARING TO RETURN TO YOUR FLORIDA HOME:

1. Send an e-mail to support@opticaltel.com with the date of your return announcing the date you wish to restore Opticaltel services and a contact phone number. This task can be achieved two weeks prior to arrival.
2. A \$45 reconnection fee will be applied to your account regardless if you have subscribed to retail services (services that you would receive a separate bill from Opticaltel and NOT part of the Association's maintenance fees). If you do not have Opticaltel services above what is in the bulk contract Opticaltel will begin the process of providing a check to the owner upon written notification of restoration of services and will be prorated for the remainder of the month.
3. Reconnect your televisions to power and IF you do not have a smooth start up of television service please call 855-303-4237. This is the only number you should be contacting to restore services.

Thank you!

1-855-30-fiber | www.opticaltel.com

Veterans Day



Veterans Day is a federal holiday in the United States observed annually on November 11, for honoring military veterans, that is, persons who have served in the United States Armed Forces. It coincides with other holidays including Armistice Day and Remembrance Day which are celebrated in other countries that mark the anniversary of the end of World War I. Major hostilities of World War I were formally ended at the 11th hour of the 11th day of the 11th month of 1918, when the Armistice with Germany went into effect. At the urging of major U.S. veteran organizations, Armistice Day was renamed Veterans Day in 1954. Most importantly, we must remember our Veterans of all wars.

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.

Meeting Dates

Huntington Board of Directors – 3rd Thursday at 3:00 pm in the Royal Clubhouse Carrington Room -- please review our President's message page. For any updates.

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 starting at 9:00 am – Kings Ridge Clubhouse – check at the desk for room location.

Mailboxes



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.

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

Huntington had quite a few visitors at the latest Kings Ridge Community garage sale as seen below.



When you are out cleaning your mailbox, take a few extra minutes to do your neighbors mailbox as well.