

Huntington Herald

December 2021

Next Huntington Board Meeting

Thursday January 20, 2022 at 3:00 PM in the Clubhouse Carrington Room.



 **HAPPY
HANUKKAH**



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Hello Huntington,

Happy Holidays to all, and best wishes for a happy and healthy New Year!

During the annual Kings Ridge drawing for 2022 dates to host events in the clubhouse, Huntington was awarded Friday, December 2nd for our annual Holiday function.

There is no Board meeting this month. The next Board meeting is Thursday January 20th 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

A special Thank you to our Board members for the beautiful new entrance wall decorations.





Kings Ridge Community Association

Report to Huntington HOA Board from Board Representative Tom Guequierre December 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 November 4th. I took a webinar Covering the HOA 2021 Legislative Update on November 9th. I attended the Communications Committee Meeting on November 12th. I attended the Huntington Disaster Preparedness meeting on November 15th. I attended the ACC meeting on November 17th. I attended the Huntington Board meeting on November 18th.

The Regular Monthly KRCA Board meeting was held on Wednesday November 17th. 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 October the HOA Budget is running about 126K favorable as salaries, grounds repairs and irrigation system repairs are running well below plan. The Clubhouse Budget is about 82k favorable as staff vacancies, clubhouse utilities and pool expenses are also below plan and account for much of this condition. The Board will reevaluate the use of any surplus funds after the end of the year. As reported in previous months much of surplus funds from the last two years have been applied to the 2022 budget resulting in no increase in our monthly Assessments. Food for thought, in some future year the surpluses will be used up and monthly assessments may have to be raised to cover expenses at that time.

Under Old business: A brief report was given on the North Spa renovation. Progress has been slow but is moving forward. Hopefully all will be done by the end of the year.

Under New business: I presented to the Board along with our HOA Attorney the reformatting of all ACC guidelines. This reformatting is a significant step to the shortening and clarifying of the guidelines. It also emphasizes what must be included with the application in order to get them approved by the ACC. The new format is a real step forward and the most positive step toward guideline improvement since 2017 when the current ACC guidelines were issued. The formatting will be beneficial for all, residents, NARCs and ACC members. The Board voted unanimously to accept the new formatting and to make them effective on January 1, 2022.

The Board needed to take a ratification of affirmation for the reorganizing of the ACC. The ACC will now have three (3) co-chair positions each responsible to take the lead handling the applications of 5 neighborhoods (not including their own). The Board voted unanimously to approve the change. At this time the three co-chairs will be John Fricker, Peter McGow and our own Bucky Hough.

Last month I told you about the request and for add additional house colors to the approved list and it was sent to the ACC to update guideline 2.9 House Color schemes. The ACC presented the updated guideline for approval this month, The Board unanimously approved the changes with minor revision.

Up next was a bid from Susan McCarthy Roofing Contractor for the repair and installation of the Clubhouse East wing roof. The Board approved the bid for a total of \$17,752 to be taken from reserves.

We were advised of the need to replace a work staff club Car. Flory did a great job obtaining a very favorable bid. The Board approved the bid from Jeffrey Allen Inc. for \$10,985.11.

Committee & Miscellaneous Information: The Revitalization of Clubhouse Ballroom & Space Allocation Committee presented their report. The delivery of the six 65” TV’s is expected in November with installation yet to be arranged. Requested and Board approved the purchase of two portable coffee stations for a total cost of \$10,030 to be taken from the Capital Improvement Account. A new podium will be obtained at a cost of \$1,770 from operations. A Bid is being sought for the Drapes, Valances and Exit Door Blinds.

Reports were received from the ACC, Communications Committee, CERB and Emergency Preparedness Committee and Traffic Safety.

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

Open Forum Information: A third Blue Comment box was added in the Main Lobby. The three-month trial program is in progress. So far, the number of comments has remained fairly low.

A tank you to those who attended the Veterans Day program was made. An article will appear in the next Royal Times. A resident mentioned that a Crepe Myrtle near the Sussex Entry Wall needed trimming. A resident complimented the recent Halloween Dance but again complained that there is no Holiday Dance near Christmas. A resident expressed unhappiness with a “raffle” being done by the Bingo Club.

End of meeting, next full meeting was set for December 15th.

Take care Huntington and stay Healthy!

EXTRA, EXTRA: The last two years have been a very busy and different time for the Master Association. A little thing called the pandemic played a big part. While things look brighter now, it clearly isn’t over. The Pandemic has altered all of our lives and activities. Important decisions will still remain to be made. The ACC guidelines and situation have played a big part in my activity over the last 5 years. It is no small matter that we have finally managed to make an important change in the reformatting of the guidelines. Still changes are being worked on in the process of documents, rules and declarations with the help of our HOA Attorney. Even a few legal matters have had to be handled. I hope to continue by serving a 5th year on the Master Board as the Huntington representative in 2022. However, now it’s time to remember our past and future as well as the Holiday Season. May I wish you all Happy Holidays, Merry Christmas and a Happy New Year. We are blessed to be here in a great community. As Thanksgiving has once again passed us by, let’s also be thankful for Kings Ridge, Huntington and a truly remarkable group of residents.





Happy Hunter's Luncheon
Thursday, December 16, 2021 at 12 Noon

Bella Italia Ristorante & Pizzeria
RSVP no later than December 10, 2021

13848 Tilden Rd. Winter Garden, FL, FL 34787

Victoria Remington
auerila127@gmail.com
352-717-3072

Or

Peggy Arn
arnpeg152@gmail.com
352-404-8430

Huntington Contact Information	
President	ENEWS Coordinator
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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
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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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Architectural Review Committee	jkristofik@tekjunke.com
Bucky Hough 352-717-3388	
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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

Religious Holiday 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.

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.

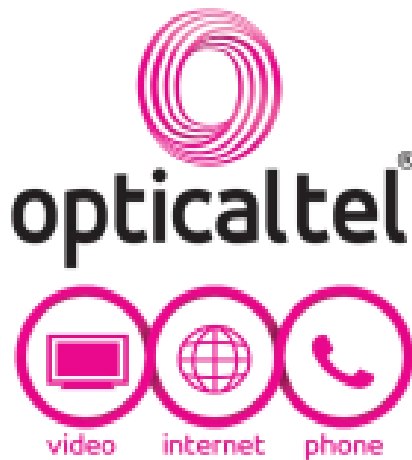
Mailboxes



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.

ACTIVATE DISH ANYWHERE



ACTIVATE DISH ANYWHERE

To establish your DISH Anywhere account through Opticaltel you must be a digital subscriber.

Please contact us at 1-855-303-4237 or e-mail us at support@opticaltel.com to request such. If possible, provide us with the Receiver ID and Smart Card ID numbers by pressing the Menu button twice on the big remote or the with the smaller remote you may press the Home button three times.

Once information is gathered, we will set up your username and password. If you wish to request a specific username and password use the following guidelines. For the username we require it to be between 8-12 characters. For Password, we require One upper case letter, one lower case letter, one number, and one special character(?@#\$\$%^*). If one is not requested we will assign you with one.

Once we receive the information noted above the request will be processed and you should receive an e-mail or call from Opticaltel with your username and password. This process should take between 2-3 days.

If you have any questions please do not hesitate to reach out to us.

Thank you.
Opticaltel Management

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