

# KCHOA Newsletter

P.O. Box 2382  
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April 2004

## King's Cove Board Update

We have had monthly meetings since our Annual Meeting and election in December. Minutes of these meetings and all meetings to come will be posted @ [kings-cove.org](http://kings-cove.org). Neighbor Melynda Skinner has graciously put together this website. To access this site the User name is "resident" and the password is "kc". We are working to improve communication within the association.

In order to conserve funds and create a neighborly atmosphere, we have been holding our meetings in Barry Skinner's home. Meeting dates for the Board and ACC are posted at the front of the neighborhood as soon as the dates are set. The agenda is also posted before each meeting. Homeowner's are encouraged to attend and are given time at the end of each meeting to speak. **The next Board meeting will be May 19<sup>th</sup> @ 7:00 PM at 2000 Dutchess Lane.**

## Committees

The following committees have been formed and are working behind the scenes to keep our neighborhood the lovely place that it is to live.

**The Maintenance Committee**- Takes care of the front "common grounds" area. So far this year they have replaced the front benches, repaired irrigation, replaced lights, fertilized and taken care of numerous ant piles. Thanks to these volunteers who have donated their time and talents to improve our neighborhood.

**Architectural Control Committee (ACC)** - Has the role of approving or disapproving homeowner applications for "exterior addition, change or alteration" of one's home. Additionally there has been a change in the way "violation" letters are handled. They will no longer come directly from D&F Management without the ACC first reviewing them. See letter from the ACC on back page.

**Social Committee**- This is a "new" committee that will organize neighborhood events with the goal of creating a friendly atmosphere, helping neighbors to meet each other and just having fun. **Mark your calendar for Sunday, May 23<sup>rd</sup> for a neighborhood block party.** Details to come later.

**EGG HUNT SAT. APRIL 11<sup>th</sup> @ 11:00 AM at 4356 Steed Terrace. Just bring a basket.**

## Community Garage Sale

There will be a multi-family garage sale on **Saturday May 1<sup>st</sup> from 8:00 AM - 2:00 PM**. Anyone one wishing to participate is welcome. We will take care of the advertising; all you have to do is clean out your house!

Here are a few tips for a successful garage sale:

- ❖ Have plenty of change on hand
- ❖ Clean out your closets and ANYTHING that is useless to you put it in the sale- One person's trash is another's goldmine.
- ❖ Items found to be in big demand include bottles of all kinds, baseball cards, lawn mowers, camping articles, tools, old books, jewelry and dishes. Antiques go over big regardless of their condition.
- ❖ Show a price on all merchandise, and remember people are looking for bargains.

Any questions or anyone interested in joining the Social Committee contact Patty Caulfield at (407) 671-8873.

## Annual Dues

During the Annual meeting Barry Skinner brought up the issue that the amount of the annual dues was higher than the governing documents allowed. Several homeowners present, who were also present at the first meeting of the homeowners in 1990, pointed out that the dues were changed at the 1990 meeting. The minutes from that first meeting have been located and agree with the account provided by the homeowners present. With this information we consider the issue closed.

## Contacts

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An Open Letter from the Architectural Control Committee to our neighbors:

Hello Everyone! We trust that your spring has been bright and cheerful to this point. In driving around the neighborhood we have noticed many lawns and landscape features being worked on. Keep up the good work! It looks great.

As many of you know, the Architectural Control Committee (ACC) exists in order to maintain a standard of upkeep and finished appearance to the homes in the neighborhood. In many cases whether in Kings Cove or any other subdivision you may have lived in previously, the ACC can be perceived in a very negative way. After the changes that occurred to our Board of Directors at the last Annual Meeting, we were fortunate enough to seat a board that recognizes the need to use all venues of the Association to focus on building an even stronger neighborhood than we already have. That is what the ACC will strive to do in any and all matters you may have to speak with us or receive correspondence from us about.

When the current ACC was sat several months ago, we were given a list from the management company that included a list of violations that had not been dealt with for quite some time and in driving to look at the neighborhood, we found that many of the issues had already been corrected. In light of that fact, we decided to grant everyone on the list a type of amnesty by literally throwing away the violation list that had not been acted upon previously, as there was no recognizable ACC. In addition, at that first meeting we voted to direct the management company, who generates the violation report, to discard the old list and informed them that we are starting fresh. Our plan is to focus bi-monthly on a couple of specific areas of the homes. Obviously, if at any time someone has a complaint or an issue needs immediate attention, it will be dealt with no matter what the focus is upon for that month. We will be focusing our efforts in the following manner:

- April / May – Lawns and mailboxes
- June / July – House Roofs and Fencing
- August / September – Driveways and Sidewalks

You can also rest assured that as we move forward we have, along with the sitting HOA Board, established an appeal procedure if you feel the need to appeal any finding we may make. The new procedure will be as follows:

1. A complaint is sent to the management company or an item is noted during their monthly property review.
2. That item is transmitted to the ACC members for their individual review before our monthly meeting.
3. All members of the ACC individually review the item before attending our meeting in order to have seen it personally.
4. At the meeting we vote on each and every individual item on the list and determine whether it merits sending a letter to the homeowner.
5. If it does not the item is removed from the list and gone; however, if it does, we draft a first letter to the homeowner notifying them of the problem and ask them to either contact the ACC or correct the problem. If the homeowner contacts us, this ACC will work with the homeowner to help them resolve their problem. This is a neighborhood and that is what good neighbors do, help each other.
6. If for some reasons the homeowner does not either contact the ACC or address the issue on their own, a member will give the homeowner a call to ask if we can be of assistance or if there is an extenuating circumstance that we need to be aware of. Once again, our focus is on building a community, not on alienating neighbors.
7. Obviously after that point if no action is taken or nothing is imparted to the ACC by the homeowner, the homeowner would receive a second letter from the ACC advising them to please correct the issue within 30 days. At that point the ACC would refer the item to the HOA Board for further actions.

The great thing about this process is that anytime in it the homeowner may appeal to the ACC board for a review, if the ACC upholds its initial findings, the matter is automatically forwarded to the HOA Board of Directors for final decision. Together with you're newly sitting Board; the ACC has developed this appeal system in order to allow for an unbiased opinion and decision for the homeowner from the Board of Directors.

We trust that you will find the information in this letter helpful as we enter another wonderful summer season of pool parties and BBQ's. We are all lucky to live in such a wonderful community so convenient to everything Greater Orlando has to offer. If you should have any questions, you can always feel free to attend our meetings, they are open to everyone and we invite you to come to them and ask questions. Our meetings are ALWAYS posted at least 2 days in advance in the communication board as you exit the neighborhood. We look forward to welcoming you at one of our meetings or visiting with you at the outings the social committee is planning for this summer.

Have a wonderful summer!