

# King's Cove First Quarter 2025



Dear King's Cove Residents,

Happy New Year! Central Florida has quickly transitioned from a cold winter to the warmth of spring. This is the perfect time to tackle outdoor projects—prune, pressure wash, paint, and give everything a fresh start. Let's embrace the season and help our community shine at its best!

Your 2025 King's Cove HoA Board of Directors, elected at the recent annual meeting, are: Jared Eller, President; John Babinchak, Vice President; Heather Fipps, Treasurer; Clarisa Powell, Secretary; Walt Monser, Director.

We need volunteers for our **Maintenance and Social committees**. If you would like to meet some neighbors and have a fun time, please consider becoming involved. Just email [admin@kings-cove.org](mailto:admin@kings-cove.org) and we'll forward your information to the Committee Chair.

Thank you for being a part of King's Cove.  
Your HoA Board

## IMPORTANT INFO

### USPS Mail:

PO Box 2382  
Goldenrod, FL 32733-2382

### General Email:

[admin@kings-cove.org](mailto:admin@kings-cove.org)

### Architectural Review

### Committee Email:

[ARC@kings-cove.org](mailto:ARC@kings-cove.org)

### Website:

[Kings-cove.org](http://Kings-cove.org)

### Facebook:

[facebook.com/groups/  
Kingscovehoa](https://facebook.com/groups/Kingscovehoa)

### King's Cove Bylaws and Covenants are

### posted on

[Kings-cove.org](http://Kings-cove.org)

## Community Calendar

Mark your calendars for these annual community events. Details to follow in future newsletters and on Facebook.

- Spring Garage Sale – date to be determined
- Second Quarter Board Meeting – Thursday, May 8
- Third Quarter Board Meeting – TBD
- Annual Homeowners Meeting: Thursday, November 6 @ 7 p.m. being held at Faith Outreach Church on Tuskawilla Road followed by Fourth Quarter Board Meeting
- Santa Claus Arrives on a firetruck: Saturday, December 20 @ 4 p.m. To be followed by a neighborhood Christmas stroll. Details to follow.

# 2025

## Community News

### ARCHITECTURAL COMMITTEE

If you're planning to make any changes to your property — such as painting a new color, adding pavers, dramatically changing landscaping or installing a fence — please be sure to submit a request to the Architectural Committee (ARC) for review PRIOR to your project beginning. Review the covenants for a full list of projects requiring ARC approval. You can access the ARC request form on our website.



To submit your request, simply email the completed form to [ARC@kings-cove.org](mailto:ARC@kings-cove.org). The ARC Committee will review your submission at a meeting, the date/time/location of which will be posted on the neighborhood announcement board and on our community Facebook page.

All homeowners are welcome to attend the meetings.

## Community Q&A

**Q: What is the status of the house at 4421 Steed Terrace that was damaged in a fire last year?**

**A:** According to the Seminole County Property Appraiser website, the property was sold to Goodwill Investments LLC on October 31, 2024. On January 10, the HOA Board sent a letter requesting a timeline and plan for repairs. As of the publication of this newsletter, we have not yet received a response.

*Email your neighborhood-related question to [admin@kings-cove.org](mailto:admin@kings-cove.org).*