

King's Cove Second Quarter 2025



Dear King's Cove Residents,

We hope you've been able to enjoy the brief taste of spring, as it seems summer has arrived a bit earlier than expected this year. Many homeowners have begun tackling various maintenance projects. This newsletter focuses on the ARC (Architectural Review Committee) process. Before purchasing supplies for any projects - whether it's paint, landscaping plants, pavers, or other materials - please ensure you follow the proper approval process outlined by the committee and shared in this newsletter.

We've received a few inquiries regarding dead trees on properties. Please be aware that dead trees must be removed, including grinding down the stumps. Additionally, remember to have any mulch removed as part of the tree removal service, as this is often not included in the standard quote.

Lastly, a reminder from our covenants: the sides and front of your home that are visible to the neighborhood should not be used for storing trash cans, yard waste, debris, or garden supplies. These items must be stored out of sight to maintain the aesthetics of our community.

Thank you for your continued commitment to keeping King's Cove a beautiful place to live.

Your HOA Board

Attention Homeowners:

In the next 10 days, action letters will be mailed addressing important property maintenance. These letters will cover areas such as lawn care, mailbox repairs or replacements, home repainting, and general upkeep. Please maintain your property to ensure the neighborhood remains well-kept and attractive. Thank you for your cooperation!

IMPORTANT INFO

USPS Mail:

PO Box 2382

Goldenrod, FL 32733-2382

General Email:

admin@kings-cove.org

Architectural Review

Committee Email:

ARC@kings-cove.org

Website:

Kings-cove.org

Facebook:

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

**King's Cove Bylaws
and Covenants are
posted on the
website.**

CALENDAR

Calendar information will be posted on the neighborhood bulletin board and Facebook page.

- Second Quarter Board Meeting – **Thursday, May 8.** Open to homeowners.

ARCHITECTURAL COMMITTEE PROCESS

Below is an overview of the ARC approval process. If you have any questions, please contact us at ARC@kings-cove.org.

Complete the ARC Application Form

Be as detailed as possible.

- For painting projects: Specify which areas of your home will be painted and the exact colors.
- For landscaping: Include a description of the plants, their placement, and any structural changes.
- Include photos of new mailboxes, pavers, etc.

Submit Your Application

- Email the completed form to ARC@kings-cove.org.
- If you prefer to mail a hard copy, send it to the HOA P.O. Box listed on the front of the newsletter.

Note: Mailed applications may delay the review process.

ARC Meeting Scheduled

A meeting date will be scheduled and shared with you. It will also be posted on the neighborhood bulletin board and Facebook page.

Homeowner Participation

Homeowners are welcome to attend ARC meetings.

ARC Review

The committee will review your application and submit its recommendation to the HOA Board.

Board Decision

The HOA Board will notify you of the final decision following the ARC review.

Appeals Process

If your application is denied, you may appeal in writing to the King's Cove Board of Directors at Admin@kings-cove.org.

Important: Make sure you are using the most current version of the ARC application, available at kings-cove.org.

KCHOA Dues at Work

A significant portion of the HoA budget goes toward maintaining the beauty of our neighborhood's entryway. Recently, the HoA Board had the sidewalks pressure cleaned, and we're currently addressing needed sprinkler repairs. Next up: mulching to keep the entrance looking fresh.

The entryway is the first impression of our community, and we hope it inspires all homeowners to take pride in their properties.