

# The KCPOA VOICE

**FROM THE PRESIDENT'S DESK  
BY ROBERT BYERS**

**Happy New Year KCPOA!** The association hopes the upcoming year brings each and every one of you much health, happiness, and peace. It's a time to reflect on our gratitude for the past and to look forward to the new year to come. It's with that same anticipation that your KCPOA Board and I look forward to serving you this year. Welcome back to our snowbird friends, too. You were missed.

As I happily continue as your HOA President, I want to thank all of the Board members, past and present, that I've had the pleasure of working with. Departing 2013 Board members include Marshall Kash, my trusted VP, Directors Len Edwards and Ron Sherrets, Sgt. Of Arms Hank Pietzak, and long serving Architectural Director Debbie Pietzak. Many thanks to you all. Joining the Board for the first time are Jan Breuninger and Chris Murphree. Jan is filling a vacant Director position, and Chris is the new Architectural Director. George Atwood and Wayne Zimmer are returning Board members. This time George will hold 2 positions (which is perfectly legal) - Vice President and Sgt. Of Arms. Wayne is returning as the Lighting Director and has many years of experience in this area.

It was good to see so many homeowners at the last General meeting. We haven't had that many attend a General meeting since the MSBU Five Year Plan was adopted. It was especially encouraging to see that the homeowners understand that proper management of KCPOA funds and assets is imperative to making our community stand out to prospective buyers and to maintain property values for current homeowners. Agreeing 100% with that policy, the Board of Directors is committed to lowering delinquencies and maintaining solid reserves. Heavy focus is being placed on collecting delinquent HOA accounts. Rest assured, we will continue to focus on this area.

In 2014, we are asking each homeowner to make a commitment to our community. The first priority of homeowners in a covenant community is to be responsible enough to pay the annual dues and follow the Deed Restrictions. The second priority is to realize it takes lots of volunteers to make a successful association. Please come to the General Meetings! If you own a home in KCPOA, you are a legal member of the HOA and you should attend whether you are current on your dues or not.

## **BOARD OF DIRECTORS**

President Robert Byers

Secretary Barbara Cizmar

Director Jan Breuninger

VP George Atwood

Architectural Director Chris Murphee

Sgt. Of Arms George Atwood

Treasurer Buck Larrimore

Editor Trina Sherrets

Lighting Director Wayne Zimmer

**Very Important HOA Assessment Information:**

- The annual 2014 dues is \$50.00. Annual assessment notices will be mailed to all homeowners and is due on receipt.
- Your payment of \$50.00 is considered late if not received by March 11, 2014.
- Collections amounts are as follows:
  - ♦ \$25.00 late fee
  - ♦ \$15.00 1st Demand Letter
  - ♦ \$20.00 Additional Demand Letter
  - ♦ All mailing costs
  - ♦ All attorneys fees and costs
  - ♦ 1.5% interest on accounts delinquent more than 12 months.

**PLEASED BE ADVISED...**

**DO NOT go to TimberRidge for the General Meetings, please. The location is changed for 2014. The General Meeting location is now at the Marion County Sheriff's Substation on SR 200 (Southwest District Office, 9048 SW SR 200, Ocala, FL 34481). See you there! :)**

New Years Resolutions are funny. Every year people make resolutions to change something about themselves or start doing something differently. Sound familiar?

I will...

1. Start washing my hands after I use the restroom.
2. Only get divorced and remarried once this year.
3. Go back to school to avoid paying my student loans.
4. Spend less than \$1825 for coffee at Starbucks this year.
5. Check my work email account at least once this year.
6. Stop buying worthless junk on Ebay, because QVC has better specials.
7. Watch more cute and cuddly kitten videos on YouTube.
8. Switch my username to "password" and my password to "username" to make each a lot harder for hackers to figure out.
9. Gain enough weight to get on The Biggest Loser.
10. Claim all my pets as dependents on my taxes.

*Really hope none of these are yours!*

**EVENTS AROUND THE TOWN**

**Genealogy Help Center.** Whether you've just begun digging up your family roots or find yourself stumped in the midst of your search, genealogy help is here thanks to volunteer assistance from local genealogy experts. Jan. 21 and Feb. 18, 2:00 pm at Freedom Public Library.

**Family Adventure Day.** Experience a fun family day outing offering a variety of outdoor recreational activities such as a nature scavenger hunt, wildlife hike, kayaking/canoeing, craft, etc. Also includes a hotdog cookout. \$5.00 per person. Saturday, Jan. 25, 10:00 –3:00 at Brick City Adventure Park,

**6th Annual Bunco Bash.** At the 6th Annual Bunco Bash, "Saving the Treasure Chest", the Bunco Babes Ocala continue their fight against breast cancer. Benefiting the Michelle-O-Gram where 100% of the proceeds go to pay for mammograms for women in need. Prizes, snacks, costume contest! Cash bar. Doors open at 5:00. Dice Roll at 7:00. Jumbolair Ballroom, 1201 NE 77th Street, Ocala. 352.358.1382

**Habitat for Humanity Strawberry & Craft Festival.** Includes Strawberry Pancake Breakfast, shortcake, chocolate covered strawberries, smoothies, cupcakes and more. Two stages will showcase local talent and there will be plenty of food anchored by Mojo Grill. Lots of games, face painting, and prizes! March 1, 10:00 at Downtown Ocala.

**St. Paddy's Day 5K.** Join United Way for the 4th annual St. Patrick's Day 5K Run/Walk in downtown Ocala to benefit the United Way of Marion County's work in health and wellness. The Shamrock Shuffle starts at 8:00 am and goes through part of Ocala's historic district south of Fort King Street.



## 2014 Meeting Dates

MONTH	GENERAL MEETING	BOARD OF DIRECTORS
JANUARY	January 14	January 28
FEBRUARY		February 25
MARCH	March 11	March 25
APRIL		April 29
MAY	May 13	May 27
JUNE		June 24
JULY		July 29
AUGUST		August 26
SEPTEMBER	September 9	September 30
OCTOBER		October 28
NOVEMBER	November 11	November 25
DECEMBER		December 30

### GENERAL MEETING

TUESDAY

JANUARY 14, 2014

7:00 pm

TimberRidge Medical Office Park

9401 SW Hwy 200


Bldg. 5000, Room 5001

Please attend this first meeting of 2014 and give the Board of Directors and other homeowners your opinions, thoughts, and ideas on the following agenda items:

- Discussion on revising Covenant and Restrictions B.13. Commercial Use—Vehicles
- All other KCPOA business as necessary

*Thank you*

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**KINGSLAND COUNTRY PROPERTY  
OWNERS ASSOCIATION, INC.**

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