

The KCPOA Voice

A QUARTERLY NEWSLETTER OF KINGSLAND
COUNTRY PROPERTY OWNER'S ASSOCIATION,
I N C .

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FROM THE PRESIDENT'S DESK

Our community continues to be one of the finest places to live in the Marion County area and your Board of Directors would like to thank you for allowing us to serve you.

Memorial Day is this month and many of us are celebrating because we have the day off work and summer is finally here. While spending time with friends is great and shopping those Memorial Day sales can help you save some cash, let's also take a moment to reflect on the true meaning of the day: to honor the servicemen and women who lost their lives while serving our country – often to make our own lives better and the United States an even a greater place to live.



So, summertime is quickly coming upon us.

The warmer weather draws us all outside, especially the children. Please be a good neighbor and consider the children of our community as you drive through the neighborhood. Please be especially careful when backing out of your driveway, at intersections and in areas where your sight may be hindered. It would be a tragedy for one of our children to be unintentionally hurt! Please remember to also warn the younger drivers in your home how quick and inconspicuous small children can be and help then avoid a tragic accident.

Robert Byers, President

Next General Meeting

May 14, 2013

TimberRidge
Collins Resource Center
9401 SW Hwy 200
Bldg. 300, Suite 300
7:00 p.m.

Did you know you can make your own "homemade lawn fertilizer" with:

1 can beer + 1 can soda + 1/2 cup ammonia + 1/2 cup mouthwash and 1/2 cup liquid dish detergent. Apply to lawn with a liquid fertilizer spray attached to your garden hose. *Never, ever, combine bleach and ammonia - it's deadly.*

Did you know you can help KCPOA save money by:

Stop by, or call the office, with your email address. We could save money on postage and copy services by emailing you the quarterly newsletter instead of mailing it. We'll try to implement this in the future. Thank you.

TEN REASONS TO VOLUNTEER FOR THE BOARD - WE NEED YOU!

1. To protect your self-interests, protect your property values and maintain or improve the quality of life in your community.
2. To correct a problem. Have you received a Notice of Violation? Do you think your neighbor is neglecting his home maintenance? Remember that any decisions that you help the Board make cannot be self serving, but rather in the best interest of the community.
3. To be sociable. Meet your neighbors, make friends, and exchange opinions.
4. To give back. Repay a little of what's being done for you.
5. To advance your career. Build your personal resume by including your community volunteer service.
6. To have some fun. Association work isn't all drudgery! It's fun accomplishing good things with your neighbors and knowing that you are working to protect all of the property values.
7. To get educated. Learn how it's done. The Association will train you.
8. To express yourself. Help with creative projects like new signs.
9. To earn recognition. If you like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.

Message from your Architectural Director

Now is the time of year when your lawn should be turning green, and this simple tip should keep your grass healthy and thick. Top dress your lawn with a 10/90 mixture of cow manure and peat moss. The manure will provide nutrients and fertilization while the peat moss will absorb moisture and slowly release it into your lawn, making your regular watering more effective.

A swarm of bees in May is worth a load of hay. A swarm of bees in June is worth a silver spoon. - English Rhyme

EVENTS AROUND TOWN - ENJOY!

Brick City Blues Festival

Saturday, May 11th from 5:00 pm to 10:00 pm, Mojo Grill and Catering Co., Ocala. The Blues Festival is a unique experience. It has grown over the last several years. This event has raised over \$30,000 for local charities. \$40 for VIP includes reserved seat and dinner. \$25 for general admission. Call Brandi or Rondo at 352.369.6656

Psychic Fair

Saturday, May 18 th from 12:00 pm to 7:00 pm, Soul Essentials, 805 SE Ft. Kings St., Ocala. Readings, Healing, Runes, Aura pictures, Thai massage, Astrology, and many gifts available from Soul Essentials from crystals to incense to lots more. For more information call Catherine Wendell at 352.207.0281.

Harvest Festival

Friday, June 21 from 10:00 am, Lakeridge Winery & Vineyard, Clermont. Lakeridge Winery's flagship festival has the ever popular annual stomping of the grapes and loads of fun for the entire family, all ages welcome to participate. Over 80 local artists and crafters are invited to display their work. Incredible live music can be enjoyed during the entire weekend. Lakeridge wine, beer, soft drinks and a variety of food is available for purchase, along with complimentary Winery tours and tasting.

Red, White & Blues

Wednesday, July 3rd, from 6:00 pm to 9:00 pm. Downtown Ocala—Citizens Circle. A patriotic festival in honor of our country, Live music, food, and FUN for the entire family. Wear your swimsuit and enjoy the splash.

Orlando Nautical Flea Market

Saturday, July 20th at 10:00 am. Central Florida Fairgrounds, Orlando. The theme of this year's festival will be "Casting for Treasures". Bargain hunters looking for deals can visit over 200 booths as vendor's exhibit and sell their nautical and marine related merchandise and services during the two day festival. A wide selection of new and used boats will also be displayed by marinas and private individuals.

A huge **thank you** from your Board of Directors to everyone who paid their homeowner's association dues on time this year! Unfortunately, for those of you who have not paid, on or about June 3, 2013, your account will be turned over to the KCPOA attorney for collections.

MSBU UPDATE

The Municipal Service Benefits Units (MSBU) can be a rather "sleeper" subject to many of you, but in fact, the program is integral to the safety and well being of all KCPOA residents.

Under the direction of Mr. Moe Turner, Project Manager, Marion County MSTU/Assessments Department, and engineer *extraordinaire*, work began in our community on February 20, 2013. With safety issues a priority, all of the low shoulders along the sides of the road were filled. Then work progressed to the myriad drainage issues. Culvert pipes are being cleaned out to restore water drainage flows. Drainage retention areas and swales are being regraded, again, to restore the drainage systems ahead of the rainy season.

As of April 4, 2013, here's some of the work completed:

- SW 107 Loop—cleaned cross drain
- 10862 SW 53 Cir—cleaned cross drain
- 10940 SW 53 Cir—cleaned cross drain
- 6008 SW 107 St—cleaned cross drain
- 6008, 6004, 6003, 5909, 5908, 5903, 5901, 5809 & 5807 SW 107 St—cleaned driveway pipes
- 5809 SW 108 St—cleaned driveway pipe
- 4926 SW 107 Loop—cleaned cross pipe
- 5062 SW 107 Loop—cleaned cross drain
- SW 111 Ln Rd (in Marco Polo) - cleaned cross drain
- Intersection of SW 53 Cir and SW 109 PI Rd—cleaned cross drain
- Intersection of SW 57 Terr Rd and SW 107 St—cleaned cross drain
- Between/connecting driveway 5809 & 5807 SW 107 St—cleaned 80 linear ft PVC pipe

- SW 109 Loop—cleaned cross drains, driveway pipes

If you happen to see the orange trucks and other heavy equipment on your street, please take the time to thank the crew for all their hard work.

Thank you Mr. Turner!

LIGHTS UPDATE

Myself, Marshall Kash, and Len Edwards are working diligently on upgrading the street lights in our community. We started by conducting a "night survey" of approximately 1/2 of KCPOA streets (we will complete the second half in the very near future.)

As we drove around, we identified dark areas that need a street light installed, other areas that are under-illuminated that need brighter street lights, and other areas where the street lights are turned away from the street and need to be re-positioned.

To date, Sumter Electric will be doing the following work:

- Installation of arms with medium cobra lights at pole numbers 69967 at (SW 103 & SW 106); 69984 (SW 103); 70102 (SW 62 Ave); & 70011 (SW 55 Ave.)
- Brighter light at pole 70034 (SW 103 & SW 57 Terr)
- Lights turned to the street and KCPOA assume service at poles 41952 (11540 49 St) and 70441 (5150 107 Loop)

Marshall and Len, thank you very much for all your help and continued assistance with this very important task.

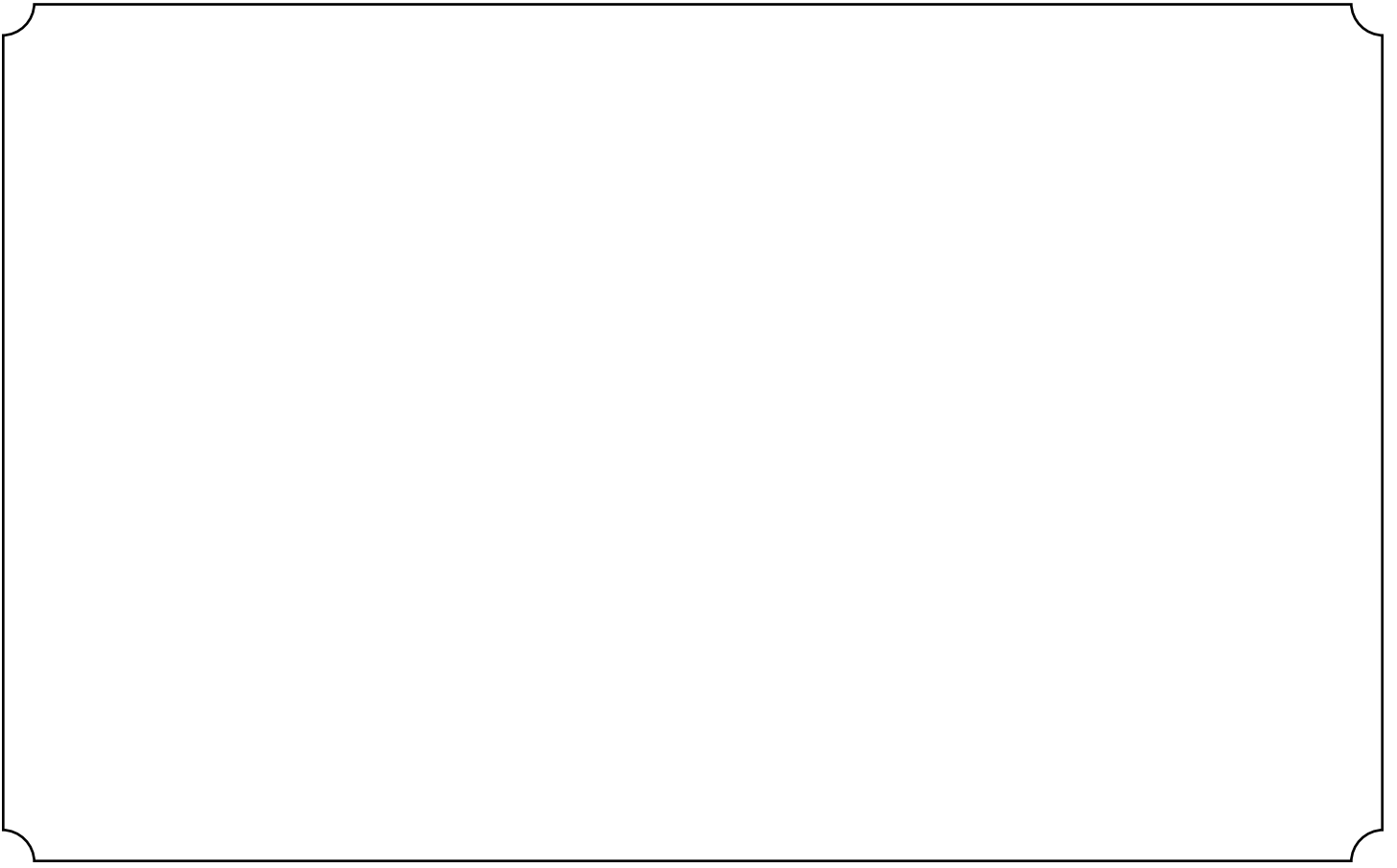
Robert

In case you haven't heard...

Sometime in the next 2 months, Marion County is installing a traffic light at the intersection of SW 49 Ave and SW 103 St Rd. Be careful in that area, everyone. It can be quite dangerous with cars going every which way!

Courtesy Notices

- Memorial Day is Monday, May 27, 2013
- Summer solstice occurs on Wednesday, June 21st at 5:04 pm.



KINGSLAND COUNTRY PROPERTY

OWNERS ASSOCIATION, INC.

7500 SW 61st Avenue

Suite 300

Ocala, FL 34476

Phone: 352.854.8666

Fax: 352.854.8667

Email: kcpoa@yahoo.com

Website: kcpoainc.org

KCPOA has some specific deed restriction concerning commercial vehicles in our neighborhood. Based on the deed restriction, homeowners may not park vehicles that display advertising nor may they have tools or commercial materials that are visible. One way to comply with the deed restrictions is to park the vehicle in the garage. Another way is to use magnetic signs to cover the logos on the vehicle, which are available at several local sign shops. Many commercial vehicles have small, easily covered logos. Magnetic signs are fairly inexpensive and can be cut to fit your needs. The deed restriction regarding commercial vehicles may found at under Article II, Section B.13. for future reference. An know you know.



ASK THE BOARD

If you have a question that you would like to ask the Board, please send it to kcpoa@yahoo.com. We will publish select Questions and Answers in each edition of the newsletter.

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