

# KINGS PARK BULLETIN

**Volume 1 | Issue 2**

**June 2025**

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## **Preparing Kings Park for Hurricane Season**

As part of our commitment to community safety, several important projects have recently been completed at Kings Park in preparation for hurricane season.

### **Tree Trimming for Safety and Storm Readiness**

You may have noticed some tree-trimming activity on the north side of the property. Asplundh, working for Florida Power & Light (FPL), removed branches near power lines to reduce the risk of power outages during storms – at no cost to Kings Park. They will be returning to clean up the west side and south side of the property. While on site, they also replaced faulty light bulbs on utility poles to improve nighttime visibility and safety.

As mentioned at the recent Board meeting, we will be conducting a more extensive trimming effort than in recent years. This work will include:

- Reducing the height of very tall trees in the A and C building courtyards,
- Removing any dead trees,
- Cleaning palm trees to discourage pests and improve appearance,
- Trimming back trees near the mansard roof soffits and removing any branches touching the buildings.

### **Storm Drain Cleaning**

To further prepare for hurricane season, we will again be clearing the storm drains at the back of the property. Keeping drains free of debris is crucial to minimizing flooding during heavy rains.

### **Commitment to Protection**

Kings Park's Board of Directors and the Real Manage team are doing their best to protect the community ahead of hurricane season. Thank you for your support as we work to maintain a safe and resilient environment for all.

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## Leasing at Kings Park – Your Input is Needed

Today, approximately 16% of Kings Park units are rentals. Experts note that when rentals exceed 30%, communities often experience lower property values and reduced owner involvement. To avoid this, some associations set a limit on the number of rentals allowed.

Setting a rental cap would help keep Kings Park a strong, owner-occupied community while still allowing rental opportunities. Although a cap might create a waitlist down the road, it will help protect property values and community stability – benefiting all owners.

To limit the number of rentals, the restriction must be included in the By-Laws through an amendment.

### Current Leasing Policies

- Our current rule – one lease per 365 days with a minimum 90-day lease – remains in place. Short-term rentals such as Airbnb and VRBO are not allowed.
- The current \$1,000 security deposit rule to cover any damage to common areas caused by tenants was added through an amendment to Section 2 of Article XV in 2006.
- The current rule requiring a 2-year waiting period for new owners to rent **cannot** be enforced because it is not included in the By-Laws or Declaration.

### Future Leasing Policies

To enforce a rental cap or an ownership waiting period before renting, we would need to amend our By-Laws. These changes would require approval from 75% of all owners.

So, the question we are currently considering is: **Should the By-Laws be amended?** In the coming weeks, we will be sending out an email survey to get your feedback on:

- Rental caps: Yes, or no? Should it be 20 or 25 percent?
- Minimum ownership waiting period before renting: Yes, or no? Should it be 1 or 2 years?
- \$1,000 security deposit: Should it be abolished or reduced to \$500?

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## Landscaping at Kings Park: A New Chapter

### A Look Back

In 2022, after the Concrete Restoration Project and termite tenting of Buildings A and C, our gardens needed some real help. With no restoration funds, residents stepped up – donating plants and volunteering time to revive the grounds.

### A New Phase

As of 2025, landscaping is now part of Kings Park's regular operating budget. A new Garden Committee works with the Board of Directors to plan and maintain the grounds with consistency. Recent projects include new planters between the pool and grilling area and improvements along the south side of Building B.



### New Landscaping Policy

While many ground-floor residents care for the space beyond their patios, please note that this is shared common property – not an extension of individual units. A new policy is now in effect: residents may no longer plant or place items directly on common areas. All landscaping changes must be reviewed and approved by both the Garden Committee and the Board.

### Looking Ahead

With funding, structure, and clear guidelines, Kings Park landscaping is entering a new era – moving from volunteer effort to coordinated care. If you have suggestions for the Garden Committee, please write to [Kingspk@ciramail.com](mailto:Kingspk@ciramail.com).

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## Fourth of July BBQ – You're Invited!

It's really happening! The Kings Park Social Committee is firing up the grills for our very first July 4 BBQ.

Come join the fun on **Thursday, July 4, from 4 - 6 PM.** Enjoy classic cookout fare, laid-back summer vibes, and a great chance to connect with neighbors – both familiar faces and new ones.

Believe it or not, grilling was once off-limits here. But times have changed, and we're ready to celebrate!



The Association will provide burgers, hot dogs, buns, condiments, and soft drinks. To make it a true community feast, we kindly ask you to bring a little something to share – think coleslaw, potato salad, macaroni salad, cookies, brownies, or even a simple bag of chips. And if you'd like an adult beverage, feel free to BYOB – in a non-breakable container.

### **Here's How It Will Work:**

Due to Florida Health Department rules, food can't be served by the pool – so everything will be set up buffet-style in the Community Room. After you load up your plate, head outside to enjoy your meal. Tables will be arranged throughout the breezeway and on the surrounding patios for plenty of open-air seating.

Please RSVP to [Kingspk@ciramail.com](mailto:Kingspk@ciramail.com) to let us know you will be attending so we can plan accurately. We can't wait to see you there!

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### **Roots in Kings Park, New Paths Ahead**

At Kings Park, our gardens tell a story – and many of the hands that helped shape that story are now beginning new chapters. This spring, we bid farewell (but not goodbye) to four residents whose leadership and labor helped our community bloom.

 **Mary Hillman**, former Board President and Garden Committee member, was instrumental in replanting efforts for more than 25 years. A tireless volunteer and thoughtful planner, Mary has relocated to Florida's Gulf Coast to be closer to family.

 **Edith O'Rourke**, often seen tending our shared spaces, brought quiet dedication and care to the landscape. While she's staying nearby in a retirement community, we'll miss her daily presence pruning the Kings Park greenery.

 **Greg Lonneman**, who served as Board President for the first part of last year, was passionate about the damage caused by iguanas eating our flowering plants. He relocated for work and family reasons, but his impact – and friendships – remain.

 **Paul Moore**, also a Board President for the last part of 2024, was hands-on with landscaping and frequently seen on a ladder trimming palm fronds. Work has also taken him out of state, but he remains an owner and, we hope, a frequent visitor.

These four didn't just serve – they cultivated community. Through their time, energy, and shared love of the outdoors, they helped Kings Park grow into something special.

To Mary, Edith, Greg and Paul: thank you for everything. May your new gardens – wherever they may be – bring you as much joy as you brought to ours.

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## Who Runs Kings Park?

Keeping Kings Park running smoothly is a team effort. Two key groups share this responsibility: the Management Company and the Board of Directors. While they have different roles, both are essential to maintaining the quality of life we all enjoy.

### The Management Company

Real Manage is the professional team that handles day-to-day operations. Hired by the Board, the management company ensures things run efficiently behind the scenes. Their responsibilities include:

- Maintaining the property and shared areas
- Managing finances, including monthly fees and bill payments
- Handling resident service requests and concerns
- Ensuring compliance with local laws and regulations

In short, they take care of the daily details that keep Kings Park running smoothly, while carrying out the Board's direction.

### The Board of Directors

Made up of resident volunteers, the Board sets the overall direction for the community. Their role includes:

- Creating and updating community rules and policies
- Reviewing and approving budgets and financial reports
- Making decisions about major projects (like roof repairs or upgrades)
- Representing the interests of all unit owners

### A Quick Reminder

For everyday issues, the management company is your first stop. This helps keep things efficient and ensures you get the right support.

Here are examples of matters best directed to the management team:

- Scheduling access to the roof for service technicians
- Questions about selling, leasing or unit modifications
- Monthly fee or special assessment payments

- Questions about the condo's master insurance policy
- Reporting rule violations
- Parking or common area concerns

## **Working Together**

Kings Park thrives when everyone works together. The Board sets the policies; the management company handles daily operations. Understanding how these roles complement each other helps make our community a great place to live.

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Let us know if there's something you'd like to see in future issues of the *Kings Park Bulletin* – and thanks for being an engaged part of our community!