

KINGS PARK BULLETIN

The Official Newsletter of Kings Park Condominium Garden Apartments

Volume 1 | Issue 3

July/August 2025



July 4 BBQ Brings Kings Park Together

Our first-ever July 4 BBQ was a great success, with the weather cooperating just long enough for close to 40 residents to gather and celebrate together.

Kings Park provided the grilled classics – hamburgers, hot dogs, and Italian sausages – while residents pitched in with generous sides like pasta salad, coleslaw, baked beans, potato salad, and fresh fruit. A sweet ending came courtesy of cookies, homemade key lime pie and decadent monkey bars.



Special thanks to Social Committee members Michael Pastorino and Ned Featherstone for organizing it and handling the setup, and to Holly Leppert and Kim Leppert Beers for their help with cleanup.



Pool Rules Reminder

As we reach the midpoint of summer, it's a great time to offer a friendly refresher on our community pool guidelines. New, custom signage is currently being prepared to replace the existing gate signs, which don't reflect our official Kings Park Rules and Regulations.

One of the most important things to remember is that **there is no lifeguard on duty**. For everyone's safety, children under 16 must always be accompanied by an adult. This is a Kings Park rule and differs from what is printed on the existing "generic" signs.

Also, a friendly reminder about guest access: **residents must accompany their guests** at all times. Our pool is a shared amenity for Kings Park residents – not a public facility – so please ensure your visitors are with you while enjoying the space.

You can always find the full rules at KingsParkCondos.org, but here's a quick summary for your convenience:

1. Pool hours: Dawn to Dusk.
2. Shower before entering.
3. Max water temperature: 104°F.
4. Children under 16 must be supervised.
5. Guests must be accompanied by residents.
6. No running, diving, or rough play.
7. Maximum capacity: 17 bathers.
8. No food or animals within 50 feet of the pool.
9. Drinks only in closed, non-breakable containers.
10. No music without earphones; no speakerphones.
11. Only noodles or small rings allowed (max 3 swimmers).
12. No one with diarrhea, open sores, or bandages may enter.
13. Swim diapers are required for anyone with incontinence.
14. Exit the pool during thunderstorms.
15. Float line may be removed for lap swimming but must be reattached.
16. Cover chairs with towels; do not hang items on fences.
17. Proper swimwear is required.
18. Keep noise and phone use respectful.
19. Close umbrellas and tidy up when leaving.

Thank you for helping us keep the pool area safe, pleasant, and enjoyable for all!

Major Tree Work Coming in August: More Than Just a Trim

In our last newsletter, we reported that Florida Power & Light (FPL) had contracted crews to trim trees near power lines at Kings Park – a proactive step to help prevent outages during hurricane season. But that was just the beginning.

Why More Than Minimal Trimming Was Needed

For the past few years, the Board limited tree maintenance to minimal annual trimming. However, after consultations with certified arborists, it became clear that a more extensive approach was overdue. Many trees had grown too close to buildings, hung low over parked cars, or showed signs of disease and decay. While some issues may appear cosmetic, they pose significant safety concerns – particularly with hurricane season now underway.

Safety and Preservation Go Hand-in-Hand

To address these risks, the Board has contracted Allison Tree Company – a local family-owned outfit – to carry out a major overhaul of the property’s trees and overgrowth. The goal is twofold: to protect structures and residents during storms and to preserve the long-term health and appearance of our landscape. This effort includes removing dead wood, reducing canopy weight, and trimming or removing trees and shrubs that threaten buildings, vehicles, or common areas.

Overview of the services to be performed:

- Side-trimming dense foliage along all property lines to protect vehicles
- Pruning and cleaning sabal, areca, thatch, and royal palms
- Reducing size of four large black olives in the C courtyard
- Pruning mahogany, bulnesia, tabebuia, oak, poinciana, jacaranda, Geiger, and others for canopy elevation, clearance, and dead wood removal
- Trimming back schefflera, dracaena marginata, and orchid trees
- Removing royal palms encroaching on A courtyard buildings
- Weight-reduction pruning on leaning sea grape in A courtyard
- Topping Norfolk pine at entrance; cutting back large Florida holly along south wall

This initiative represents a significant investment in both safety and aesthetics. Thank you for your continued patience and understanding as this important project moves forward.

New Folding Chairs for the Community Room

Residents who attended the July 4 barbecue likely noticed a recent upgrade in the Community Room: 24 new gray vinyl folding chairs. These commercial-grade chairs were selected for their strength, easy maintenance, and overall quality – features that should serve Kings Park well for years to come.

The new chairs replace the original blue fabric ones, which were ordered back in 2000 and had provided reliable use for decades. Over time, they had become visibly worn and unsightly. Unfortunately, their construction – specifically, riveted bases – made reupholstering impractical and cost-prohibitive.

The Board chose gray vinyl to coordinate with the eight folding chairs donated by a resident. While the styles differ slightly, the new chairs were chosen for their heavier-duty construction and are intended to complement the existing set while providing a longer-term solution for larger gatherings.

Reminder About Service Animals, ESAs, and Courtyard Use

We've recently noticed an increase in residents walking their dogs through the A and C courtyards. As a reminder, Service Animals and Emotional Support Animals (ESAs) must be walked along the perimeter of the property – not through the interior courtyards. Two designated pet relief areas are available for this purpose in the southeast and southwest corners of the parking lot.

No one enjoys seeing pets relieve themselves near patios or balconies, especially in areas where children often play on the grass. We kindly ask for everyone's cooperation in keeping these shared spaces clean and pleasant for all.

To clarify, Service Animals and ESAs are not the same. Both must be approved by the Board through a reasonable accommodation request and must be properly licensed. However, only Service Animals are legally permitted in common areas such as the courtyards, pool area, and Community Room. ESAs are not allowed in these spaces.

Thank you for respecting these guidelines and helping maintain a comfortable environment for all residents.

In Remembrance: Nicola (Nick) Calandriello

October 24, 1938 – February 24, 2025

Nick Calandriello will long be remembered for the gentle rhythm of his daily walks to Publix – a quiet ritual that came to symbolize his warm and steady presence in our community. Since moving to Kings Park in 2020, thanks to the care and devotion of his stepson Joe Persico, Nick quickly became more than just a neighbor – he became a cherished part of daily life here.

Whether delivering meals to Joe, lovingly cleaning *Joe's* car, or pausing to chat with anyone he passed, Nick had a remarkable way of making people feel seen. He had a soft spot for children and often brought them joy with his easy humor and kind spirit.

Nick took his final walk to Publix in late February. He was 86 years young – a phrase that truly fits a man whose presence remained light, generous, and full of life. He leaves behind a legacy of small, meaningful gestures that quietly brought people closer together.

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!