

Two New Directors Appointed to Master Association Board

In accordance with the new bylaws, the Master Association appointed two directors to the board on July 28th, 2021. We are pleased to welcome Jayne Nardin and Jim Haggerty to the Master Board. Their vast wealth of knowledge and experience will be a tremendous asset for the Board and the community.



Jayne has lived in the Kings Point Community for nearly 11 years and comes to the Master Board with over 35 years experience in banking and accounting. She has served her association and the King's Point Community in a variety of roles over the years. She was a member of the Strategic Planning Committee, Chaired the Finance Committee, served as the former Treasurer of Nantucket II and currently serves as President of her Association.



Jim's involvement in community affairs since moving to Kings Point in 2004 are, President of Highgate 3. Federation Board of Directors. Master Association advisory Committee. Master Association Board of Directors. Before retirement Jim was a Master Pipefitter for Local 537 in Boston Mass, he is also retired from Harvard University where he was the Maintenance Manager at a Cogeneration Power Plant owned and operated by the University.

Covid-19 Booster Shots

By Liz Argott, Chair on Behalf of the KP Leadership Team

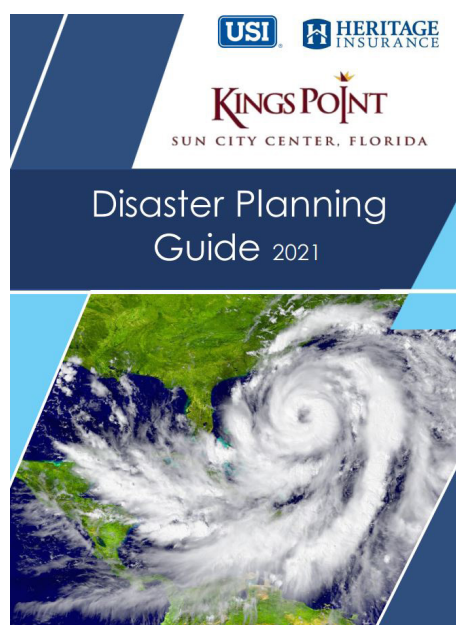
As the summer winds down and we head into fall, your community Leadership Team has been receiving numerous inquiries regarding the opportunity and the possibility of hosting another Vaccine site for the Covid-19 Boosters. The Covid 19- Boosters have now been recommended by Federal health officials for individuals with eligibility starting eight months after receiving the second dose of either the Pfizer or Moderna vaccine.

Here is what we know:

- At the current time the State is NOT planning on sponsoring any PODS for vaccine distribution (The POD, Point of Distribution, is what was done in February of this year in Kings Point.)
- The State representatives mentioned that any decisions on PODS would now come from the County Level.
- Members of the Kings Point Leadership Team have reached out to County Officials, Local Legislators, the Department of Health, and even local pharmacies to request partnerships in hopes of hosting the Vaccine Boosters here in Kings Point.
- If you are immune compromised, you are eligible for a third dose now. Please contact your Primary care Physician for any further questions.

The Kings Point Leadership Team consists of representatives from the Federation Board's Health and Safety Committee, The Master Association, the Sun City Center Emergency Squad, the Community Emergency Response Team (CERT), the COA, Vesta Property Services, and FirstService Residential. As always, the leadership team will continue to provide updates and share information as it is received.

2021 Disaster Planning Guide



The 2021 Disaster Planning Guide is now available for pick up in the COA, FirstService Lobby and various locations around the clubhouses. Information includes:

- FSR Emergency Plan
- Local Emergency Contacts
- Hillsborough County Emergency Alerts
- Hurricane Preparedness Checklist
- Special Needs Evaluation Forms
- Insurance Disaster Response Team
- Disaster Response Contracts
- Tree and Landscape Removal

To view all of the disaster planning informational material that has been distributed by the Kings Point Leadership team please visit www.kpmaster.com/disaster. More information and updates will be posted as available.

New Clubhouse Mask Requirements

Hillsborough County has now been identified by the CDC as a high transmission area for Covid-19. In consideration of the increase in cases in the local area and after evaluating information from local hospitals, the Sun City Center Emergency Squad, and after conversations with the Federation Board, it was decided that effective Tuesday morning, 8/3/2021, masks would be required in all clubhouse common areas, in all club and social rooms and may only be removed while eating or drinking.

We understand how frustrating it is to be required to wear a mask again, however, we will continue to follow CDC guidance and their recommendation is "wear a mask indoors in public if you are

in an area of substantial or high transmission". At the current time, there are no plans to eliminate guests or larger functions as the CDC's focus is on indoor mask wearing. But please be advised, these policies are subject to change with new recommendations and guidance or worsening conditions.

This decision was not made easily but it was made in the best interest of the health and welfare of our residents, guests and staff. We also ask that you abide by clubhouse policies and procedures and treat the staff who are in charge of enforcing these policies with courtesy and respect.

Trust the **FACTS**
Get the **VAX**



Encourage your friends and family to learn more.
www.cdc.gov/covidvaccine

**IMPORTANT REMINDER FOR
KINGS POINTS RESIDENTS**



**After Hours
Emergency #**

813-642-8990

Understanding Nonpoint Source Pollution and Managing Urban Runoff

By Susan Haddock, Commercial Horticulture/Integrated Pest Management Agent IV



Stormwater pond with littoral plant - Photo Credit: S. Haddock

Over the last three decades, and especially recently, attention is being focused on stormwater pollution related to urbanization. This is because urbanization produces a wide variety of pollutants and a large amount of runoff due to rain and over-irrigation.

A much greater percent of land area is now covered by structures and impervious pavement in urban areas. These rooftops, parking lots, housing developments and roads prevent rain from soaking into the ground. In natural areas such as wetlands, forests and grasslands rainwater is held locally and slowly percolates through the soil and plant material, which act as filters for pollutants. Impervious cover results in increased surface runoff.

Urban areas have little ground water recharge, due to loss of stormwater soaking into the ground (infiltration). In urban areas, most of the rainfall remains above ground. Urban areas are designed with storm drains that carry unnaturally large amounts of stormwater to water bodies. As storm drains transport pollutants to ponds, streams, rivers and bays, the runoff gains speed and when dumped into the water body the runoff causes bank erosion, damages vegetation and destroys aquatic habitat.

Pollutants such as oil, chemicals, heavy metals, landscape fertilizers and pesticides, trash and soil are carried with the stormwater to water bodies. These pollutants adversely affect water quality. The higher water temperature of urban runoff caused by pavement heat raises the overall temperature of water bodies. Urbanization increases flooding during rainy seasons and contributes to lower stream and river levels during dry seasons. These conditions are harmful to aquatic life.

What can be done to manage urban stormwater runoff and pollution? The measures listed below can help mitigate the adverse effects. Some of these measures are much easier to implement prior to or during urban construction, while others can be implemented at any time. Some measures are simply practicing environmental stewardship, while others may be required by law.

What can be done to manage urban stormwater runoff and pollution? The measures listed below can help mitigate the adverse effects. Some of these measures are much easier to implement prior to or during urban construction, while others can be implemented at any time. Some measures are simply practicing environmental stewardship, while others may be required by law.

Buffer strips

A turfgrass or riparian (forested) buffer between impervious paved areas and the closest water body will help reduce erosion, improve soil retention, filter pollutants and sustain ecosystems and habitats.

Retention ponds

Man-made basins create an aquatic buffer that captures stormwater runoff from a higher and filters pollutants before they enter local streams, rivers and bays. The pollutants are trapped in the pond and settle out. Retention ponds can provide an aesthetically pleasing view for

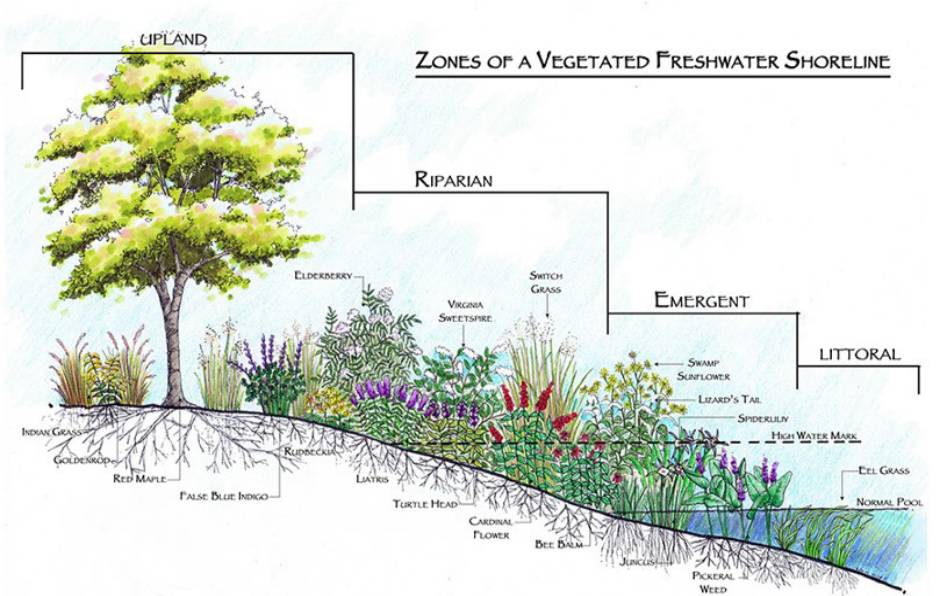
homeowners and an attractive environment for fish, waterfowl and other wildlife. Highly functioning ponds have plants along the shoreline and littoral zone. However, retention ponds may receive excessive nutrient runoff from landscapes. High nutrient levels contribute to the production of algae which, can deplete oxygen levels and disrupt natural food sources for wildlife.

Porous pavement

Using alternative construction materials such as pervious concrete, pavers, turf block pavers and gravel reduces the amount of direct runoff into water bodies. Use of pervious pavement is a Best Management Practice recommended by the Environmental Protection Agency for the management of stormwater runoff.

Pet waste management

Pet waste contains bacteria, parasites and nutrients, which when left on the ground wash into storm drains and runoff to nearby water bodies. Bacteria and parasites can harm aquatic life, and nutrients contribute to the growth of algae.



Zones of a vegetative shoreline - Diagram Credit: hgic.clemson.edu

Manage individual pollutants

Check vehicles and equipment for leaks and recycle motor oil and antifreeze. Properly dispose of unwanted or out-of-date chemicals, pesticides and fertilizers.

Septic system maintenance

Septic systems should be inspected and pumped every three to five years. Water conservation measures extend the life of septic systems.

Preservation and restoration projects

Preserving or constructing wetland or riparian areas will slow runoff and absorb pollutants. Planning that preserves existing areas is much more cost-effective than restoring a damaged or ineffective area later.

Implement protective measures at construction sites

Sediment or silt fences reduce offsite movement of soil. Laying grass or straw over exposed soil reduces erosion.

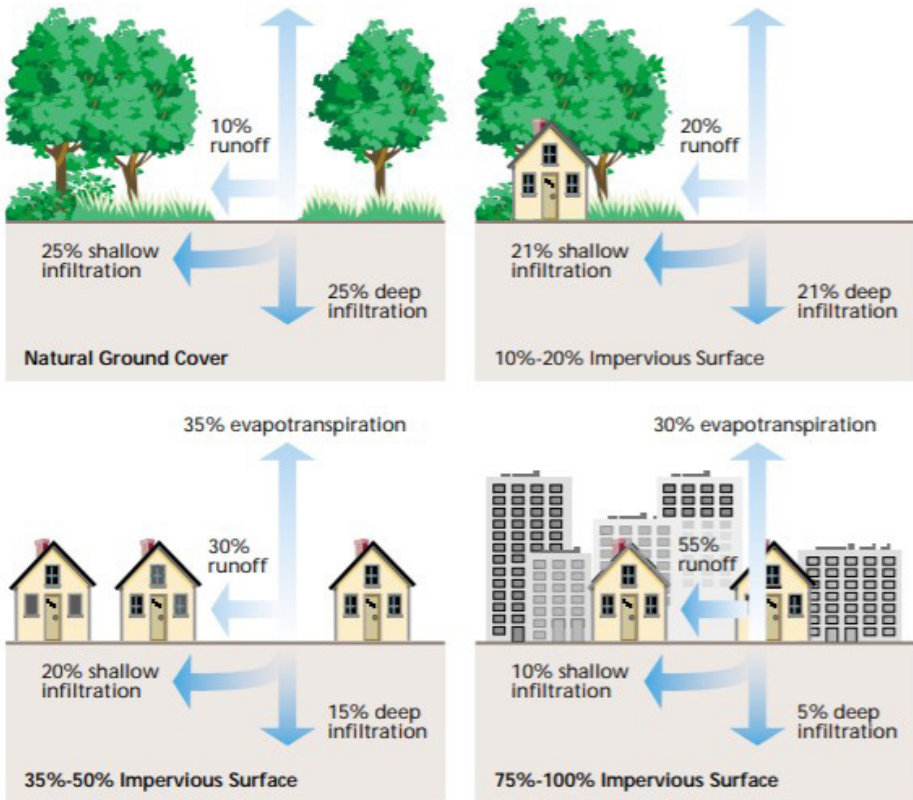
Implement the Green Industries Best Management Practices

The goal of the GI-BMP is to promote the reduction of non-point source pollution and the efficient use of water, by:

- Reducing off-site transport of sediments, nutrients and pesticides.
- Using appropriate site design and plant selection.
- Using appropriate rates and methods of applying fertilizer and irrigation.

Using integrated pest management to minimize pests and applying chemicals only when appropriate.

Adhere to local and state fertilizer use and landscape management rules Hillsborough, Pinellas and Manatee counties have fertilizer use and landscape management rules in effect with specific rules and recommendations for fertilizer use and landscape management. These ordinances apply to all individuals who apply fertilizer to urban landscapes, including homeowners. Commercial applicators and governmental and institutional employees are required to have GI-BMP certification.



Impervious cover results in increased surface runoff
Diagram Credit: Stream Corridor Restoration: Principles, Processes and Practices

Important Announcement:

To increase the security and safety of Kings Point residents, Gate Security is now requiring all resident owned vehicles **including golf carts** to display current Kings Point resident vehicle decals.



For the convenience of Kings Point residents, Gate Security has scheduled:
GOLF CART DECAL DAYS to be held 9/10 & 9/11 at the North Clubhouse front parking lot from 8 AM—12 PM.
Please bring your current resident badge and golf cart serial number.

Residents may also receive their golf car decal at the front gatehouse visitor lane.
To avoid possible waiting times due to high volumes of traffic please try to arrive after 3 PM to receive your decal.

Please bring your current resident badge and golf cart serial number.

Residents entering the community without vehicle decals will be stopped by Security, requested to provide residency verification and advised to obtain their vehicle decal to avoid further delayed entries for themselves and for other residents and visitors.

All non-resident golf carts will be required to have visitor authorizations before allowed entry into the community.

Thank you for your cooperation in helping us all to make Kings Point one of the safest communities in Hillsborough county.



Dog Lovers Club @ Kings Point (DLC) By Sally Reisman, DLC President



Have you wondered what is the fenced area behind the fountain adjacent to state road 674? During the winter months it's easy to see several dogs with their resident owners and it is clear this is a dog park. During these 'Dog Days of Summer one might think it is for residents to relax while sitting under the beautiful heritage oaks and enjoy nature. Either way, the park is for canine and human residents of Kings Point. How did this come about?

In late 2013 the club filed with the State of Florida for Articles of Incorporation. We received the determination and document number on January 14, 2014. The club is registered as a 501C-3, not for profit corporation. An Annual Report to the Division of Corporations, State of Florida is filed yearly. Annually a 990-N is filed with the IRS. The DLC was born. We were then officially, The Dog Lovers Club @ Kings Point. Our yearly operating budget is \$10,000.

A small group of people were committed to making this park a reality. With the support of the Master Association who designated the land for park use, and a generous financial grant from the Tomiak Foundation implemented by Susan and Dr. Arthur Bailyn, the dog park at Kings Point opened in July of 2019.

The DLC is close to having 150 yearly members. There are two general meetings held each year. The annual meeting is in January and the membership meeting is in October/November. As a member of the DLC a member's dog becomes a *member of the Dog Park. The dues are for one – or two dogs a total \$35.00/yr.

The Club began slowly in the fall of 2019 with the first Dog Eat Dog fund-raising activity. It was very successful and lots of fun. Another event is being planned this fall, dependent upon the latest COVID-19 precautions. Santa's Photo Shoot (with pet and owner if desired) will be repeated in November and 'Wag, Wiggles and Wine' wine tasting event – with a wine expert - combined with a raffle and 50/50 is in the planning stages.

The DLC is completely self-funded by donations and fund-raising. It is an independent amenity, not part of the club amenities offered by Kings Point/Vesta. The Park is located at 2206 Clubhouse Drive. We invite you to join us and have your pet enjoy off-leash play in a clean, safe and secure park. If you are not a pet owner but desire to relax and enjoy the outdoors, – no charge, we ask only that you ensure the gate is closed when you leave.

*a dog becomes a member following pet owner submission of the DLC application - please contact any board member for details. We hope to see you soon!



January 6, 2022
Absolute Queen

January 10, 2022
Motown Magic

January 18, 2022
Memories of Elvis

January 25, 2022
Three Dog Night Experience

January 27, 2022
The Everly Brothers Experience

February 2, 2022
Changes in Latitudes

February 15, 2022
California Surf, Incorporated

February 7, 2022
Abbacadabra

February 21, 2022
Back Home Again,
A Tribute to John Denver

March 1, 2022
Let's Hang On

March 24, 2022
Forever Orbison

March 28, 2022
The Kingston Trio

Tickets on sale soon!

UPCOMING MEETINGS

September 3rd @ 9:30am
Federation Board Meeting
KPNCH - Card Room

September 7th @ 2:00pm
COA Meeting
KPNCH - Banquet Room

September 8th @ 9:30am
Master Association Town Hall
KPNCH - Card Room

September 17th @ 9:30am
Federation Membership Meeting
KPNCH - TBD

September 29th @ 2:00pm
Master Round Table Discussions
KPNCH - Ripple Room
*Open to Presidents & Board Members only.

October 1st @ 9:30am
Federation Board Meeting
KPNCH - Card Room

October 5th @2:00pm
Federation Board Meeting
KPNCH - Card Room

October 13th @ 9:30am
Master Association Town Hall
KPNCH - Card Room

October 27th@ 2:00pm
Master Round Table Discussions
KPNCH - Ripple Room
*Open to Presidents and Board Members only.

UPCOMING EVENTS

September 9th @ 8:20 pm
Football Kickoff party at the KPSC Palm Court on
The game will be shown in its entirety!

September 24th @ 10:00 am
Garage Sale Lottery in the KPCH Banquet Room

October 8th @ 10:00 am
Kings Point Fall Business Expo in the KPCH Veterans Theater

October 22nd from 4:00pm to 6:00pm
and October 23rd from 9:00am to 1:00pm
Garage Sale in the KPCH Veterans Theater

Photo of the Month

Photo By: Elizabeth Osmun - Manchester IV



IMPORTANT COMMUNITY RESOURCES

WWW.KPMASTER.COM

WWW.KPSCC.COM

WWW.KINGSPUNTSUNCITYCENTER.COM

Master Association Maintenance Updates

Irrigation Repairs (August)



- 263 Upkeep Work Orders
- 6 Mainline Breaks
- 5 Valve Replacements
- 1 Pump Start Relay Replaced
- 1 Control Box Replaced
- 2 Transformers Replaced
- 1 Communication Hub Replaced (In Progress)
- 1 Two Wire Project (Lancaster 1- In Progress)

Micellaneous Repairs (August)



- 1 Speed limit and 1 Stop Sign repaired
- Annuals planted on Master parcels throughout community
- Sliding door replaced at front gate
- Septic Tank repair at front gate
- Begun 36th Street fence repairs
- 5 Pot holes filled in
- 2 Southern Red Cedar trees planted at Charles Hassel Heritage.

Drainage Repairs (August)



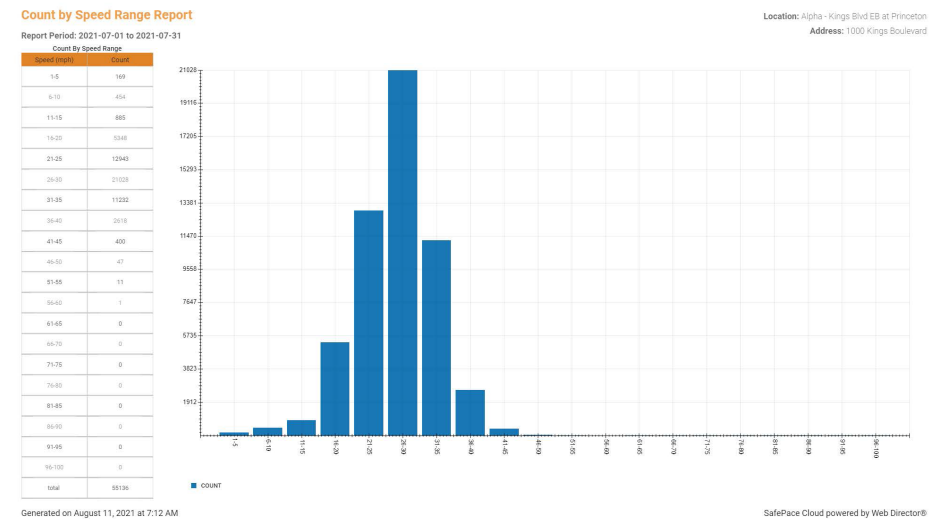
Completed:
18" Storm Pipe Replacement – Canton Ct.
Trash Pipe Removal – Cypress Creek
Frame & Grate Installation – Heathfield
Concrete Storm Pipe Failures on Hammersmith and at McCallister & McDaniel

Scheduling:
30" Storm Pipe Replacement – Finsbury Circle
15" Storm Pipe Replacement – Foxhunt Dr.

*Please note that the road where the repair was done on McCallister will take approximately 2 weeks to cure. Once we are sure it is compacted and settled the road will be paved.

Traffic Update

During the month of July we had over 30,000 drivers driving 31-40 mph, almost 900 driving between 41-50 mph and 20 drivers between 54-65 mph. Please be vigilant and watch your speed. Vendors who are observed speeding should be reported to master@kpmaster.com.



Sample Speed Report from the radar sign eastbound at Princeton



Question: What are your office hours?
Answer: The Master Association administrative office is open Monday - Friday from 8:00am to 5:00pm. Residents are encouraged to email inquires and requests for information as it is the most efficient use of everyone's time. However, you can stop by the office anytime or call us to make an appointment. Masks are required at this time.

Question: How do I report street light outages?
Answer: Reporting a street light is very simple and can be done using Teco's short online form at tampaelectric.com. If you have issues reporting online or do not have a computer, issues can also be reported directly to the Master office.

Question: Where can I find a map showing the boundaries of my association?
Answer: This information can be found on the Hillsborough County Property Appraiser's website at <https://gis.hcpafl.org/gissearch/>.

Question: How can I find out what days I'm scheduled to water?
Answer: You can click view the water schedule online at kpmaster.com/irrigation. However, please note that watering scheduling may vary from time to time because of various factors like rain delay, high moisture levels or routine maintenance. Your irrigation cycles starts at 8:00 pm and runs until 8:00 am. Specific times that they run are NOT available due to varying factors.

KINGS POINT
CONDOMINIUM ASSOCIATION

9:00am - Noon
Monday thru Friday
September to May

9:00am - Noon
Monday, Wednesday, Friday
June and July

CLOSED AUGUST

633-1710

The COA plans to publish a **KINGS POINT COA MEMBERSHIP DIRECTORY** for distribution by early November or December.

Watch for future announcements regarding COA meetings and events.

We hope we will see you at the COA...

MARY & MARTHA HOUSE FASHION AND HOME GOODS

312 S. US Hwy 41 • Ruskin, FL 33570

Store Hours:
Tuesday- Friday 9-4 pm
Donation drop-off is 9-1 pm.
Sat. 9-1 pm Donations are 9-12.

PHOTO OF THE MONTH

If you have a photo you'd like to have featured in the next edition of the News of Kings Point please submit your photo for consideration to master@kpmaster.com with "photo of the month" in the subject line.

Save the Dates - 2021 Holiday Events



A Taste of the Holidays December 13th, 2021

Festivities will include food from local restaurants, adult beverages, shopping, raffles and yes, Santa will be here too! Raffle prizes are being donated by KP vendors and local businesses. All proceeds will benefit the Mary and Martha House.

Prizes, Vendors, Sponsors and other information on these events can be found at kpmaster.com/holidays. Updates will be posted as available.

**Tree Lighting Ceremony
November 26th, 2021**

The two new Southern Red Cedar trees at Charles Hassel Heritage Park will be decorated for the holidays and will be the focal point of the first annual tree lighting ceremony in Kings Point. We will have carolers, a food truck and even a visit from Santa.

Help your friends and neighbors stay up to date and informed by sharing how they can sign up for Master Association Communications:

Click the Email Sign Up Banner on the home page of our website at www.kpmaster.com or scan the QR Code below.