

# News of KINGS POINT

Valentines Edition



Official Publication of the  
SCC West Master Association

February 2024

As we approach the end of the annual meetings for 114 associations, the Master Association extends a heartfelt welcome to all new board members and Points of Contact (POCs) who have volunteered to contribute their time and efforts to our wonderful community.

Navigating the intricate structure of Kings Point can be a challenge, and we recognize the importance of a smooth transition for our dedicated volunteers. To assist in acclimating to your roles, we invite all new board members and POCs to consider scheduling a meeting with our General Manager, Shawna DeJulio. Shawna is more than willing to sit down with you, providing insights and explanations regarding the essential functions and responsibilities associated with the Master Association.

Your dedication to serving the community is highly valued, and we look forward to working together to enhance the Kings Point experience for all residents. Once again, welcome aboard, and thank you for your valuable contributions.

## Introducing the Master Team!

Stepping in to a new year, we are thrilled to introduce the remarkable individuals who work diligently behind the scenes, ensuring the community's infrastructure is not only maintained but thrives. With the recent seating of new association boards, there couldn't be a more opportune moment to meet the dynamic personalities who contribute their talents to the success and vibrancy of Kings Point. Let's delve into the unique talents and contributions of our stellar team.

Our newest addition with six months of cheerful service, **Shey-La Johnson** is the smiling face that greets you at the Master Office. Beyond answering the door and ensuring the office runs smoothly with data entry and administrative tasks, Shey-La brings positivity and willingness to assist. As the newest member, she quickly became an indispensable part of the Kings Point family.

**Kathy Crawley** is the cornerstone of our community, handling alteration requests, addressing pond concerns, managing resident complaints, overseeing accounts payable, and providing three years of dedicated

## Meet the Masters: Spotlight on Kings Point's Master Association Team!

### MEET THE TEAM!

 <p><b>Shawna DeJulio</b> General Manager and Sorcerer of Solutions: Licensed CAM, member of the FL Irrigation Society, Baseline certified, and hands-on leader.</p>	 <p><b>Kathy Crawley</b> Onsite CAM and Resident Whisperer: Licensed CAM and Notary, liaison between residents and the irrigation team.</p>	 <p><b>Tiffany Decker</b> Office Manager and Graphic Virtuoso: Licensed CAM, E-Blast, social media expert, and website wizard.</p>
 <p><b>Denny Brensinger</b> Field Manager and Guardian of Greenery: Our eyes and ears in the field, Baseline Certified.</p>	 <p><b>David Rivera</b> Water Manager and Wizard Behind the Curtain: Baseline Certified, Irrigation licensed in the State of FL.</p>	 <p><b>Eddie Lepore</b> ITS Irrigation Site Supervisor and Community Champion.</p>

service. With her bubbly demeanor, Kathy is the friendly face that's always happy to help, making her your go-to resident whisperer! In addition to her roles, Kathy conducts training for our work order system, Upkeep, providing valuable guidance for association POCs and ensuring efficient communication between the residents and our irrigation team.

**Tiffany Decker** wears many hats – from managing the office and coordinating events to being our resident tech guru. Her artistic touch is evident in eBlast communications and social media posts, while she also takes charge of video editing for master meetings and events. Tiffany is the driving force behind the design of the News of Kings Point and, as our Website Wizard, she maintains kpmaster.com, ensuring residents are informed and up-to-date. Additionally, Tiffany oversees inventory control of irrigation parts. Her versatile skill set and unwavering commitment elevate the Kings Point experience, making her an invaluable asset to our thriving community.

A big teddy bear with a heart for our community, **Denny Brensinger** meets residents regarding irrigation or other issues, handles emergency line calls 24/7, and oversees our contractors and vendors. Through his 7 years' experience working in Kings Point, he has gained extensive knowledge of the property and its intricate irrigation

system making him an irreplaceable asset.

**David Rivera**, the wizard behind the curtain of Kings Point's irrigation system. As our Water Manager, David operates discreetly in the background, ensuring the functionality of our irrigation system. His job involves meticulous monitoring to ensure timely watering, identifying alarms and errors, and directing the field crew to address issues promptly. Working diligently behind the scenes, David guarantees that our community stays in compliance with SWFWMD, reporting monthly usage and meticulously managing water allocations. With his expert programming skills, David allocates water runtimes with precision, contributing to the vitality and sustainability of Kings Point's green spaces. While he may not interact with residents directly, David's crucial role is felt in the lush landscapes and thriving greenery that define our community.

**Eddie Lepore**, is the dedicated ITS Irrigation Site Supervisor. In his role, Eddie manages a team of 10 field crew members, overseeing their activities to ensure the optimal performance of our irrigation systems. Eddie's expertise goes beyond managerial duties; with a background in owning his own landscape company, he possesses an in-depth knowledge of turf and

plants. This knowledge allows him to collaborate closely with our Water Manager, David Rivera, resulting in a harmonious partnership that contributes to the overall health and beauty of Kings Point. Passionately dedicated to our community, Eddie's commitment is personal – his mother resides in Kings Point. This deep connection fuels his desire to make our community a more beautiful place. Despite his official shift starting at 8 am, Eddie arrives at 6 am every morning, exemplifying his exceptional work ethic. But it's not just about the job for Eddie; he's known as the nicest guy who goes above and beyond to help anyone in need. Whether it's assisting someone struggling with belongings or stopping to help a resident change a flat tire on our busy boulevard, Eddie's kindness and willingness to lend a hand make him a beloved member of the Kings Point family.

Committed to continuing to implement policies and procedures to improve transparency, **Shawna DeJulio** is not your typical manager – she's the force behind the scenes, inspecting and monitoring construction projects, including paving, drain repairs, and pump replacements in the field. With five years of dedicated service, Shawna works closely with the treasurer on budgeting and financials, negotiates and enforces contracts, and is the visionary behind enhanced communication strategies. As a hands-on leader, she is also a content creator for public media and News of Kings Point, handles vendor relations, and navigates resident and vendor issues with her unique blend of compassion and assertiveness. Interacting with state and local officials, Shawna passionately advocates for community issues and ensures strict compliance with Florida Statute 720. Her dedication to the success of Kings Point is unwavering, and her innovative approach to financial efficiency and community well-being make her a true Mastermind in maximizing the community's resources.

Together, Kathy, Shey-La, Tiffany, David, Denny, and Shawna form the stellar team at the heart of Kings Point's Master Association. Their collective expertise, dedication, and friendly approach helps make Kings Point a truly exceptional place to call home.

New and Long time residents alike get confused about the entities that govern here in Kings Point. Questions come up like, Where do I get my guest passes?, Who handles irrigation issues?, or Where can I sign up for local transportation? To help clear up the confusion, here is some information that might help.

### Master Association "The Master" Seven person board

Managed by Vesta Oversees: **Master Association Business:** Contracts, Planning & Budgeting **Insurance:** Master Association Coverage **Road Maintenance:** Roads/Streets, Paving, Signage & Medians **Lakes:** Ownership, Maintenance & Weed Control **Irrigation:** Pumps, Wells, Irrigation Lines, Loop System, Recharging of Lakes **Drainage:** Storm Drains, Pipes, Lake Level Control/Flow

## Navigating the Entities of Kings Point

# KINGS POINT

### A Sunshine State of Mind

**Bridges:** Cypress Creek Golf Path, Kings Vehicle and Pedestrian Bridge, KPW Bridge **Closed Golf Courses:** Maintenance, Cart Paths, and Lakes **Landscape Maintenance:** Master Owned Common Areas

**Federation of Kings Point "The Federation" Nine person board**  
Managed by FirstService Residential. Oversees: **Federation and Association Business:** New Resident Orientation, Rule Enforcement, Resident Assistance Services, Contract Administration, Budget Prep **Group Insurance:** Deductible

Fund, Liability, Condo – Exterior Property, Fidelity Bond, Directors & Officers, Water Utility Bond, & Umbrella **Lawn & Maintenance:** Lawn, Plant Bed, Trees, Bushes, and Hedges **Service Contracts:** Spectrum, Pest Control, Recycle – Waste Removal, landscape, Insurance, Vesta

**Land Trust (resident owned amenities excluding golf courses)**  
Managed by Vesta. Oversees: **Community Amenities:** North and South Clubhouse, Recreational Facilities, Pools, Courts **Clubhouse(s)**

### & Recreational Programs:

Fitness Programs, Entertainment, Community Activities, Pool-Related Programs **Security-Transportation:** Buses, Entrance Gates, Security.

### Condo Owners Association "COA"

Managed By Volunteers. Oversees: **Administrative Services:** Faxing, Copying, Stamp Purchases, Notary (By Appointment) **Buy/Sell:** Manages Bulletin board, sell personal property, wanted, show tickets, and condos for sale/rent **Monetary Assistance:** Grants for KP clubs and organizations only, sponsors motorized scooters **Equipment/Park:** Reservations for Charles Hassell Park, Air Compressor, Wheelchairs, Walkers, Canes, and Crutches **Recreational:** Library, Bingo Machine Rental **Other Services:** American Flags, Annual Shred day, Annual Social for members.

At the Master Association's Board Meeting on Wednesday, January 10th, representatives for A Kid's Place were presented with the funds raised during the Celebration of the Holiday events, including the Festival of Trees. In total, with the help of the Residents of Kings Point and our kind sponsors, we were able to raise **\$29,253.43**.

We want to extend heartfelt gratitude to our event committee members who played a pivotal role in orchestrating this successful fundraising event. Barbara Streeter, Celeste Fenton, Linda Garrison, and John Iovino.

Also, instrumental in making this achievement possible was the core group consisting of Eileen Peco representing the COA, Deb Lauber, and Arceli Hannel representing FirstService, Tosh Salinas and Denny Leahy representing Vesta, Jim Gundry, Sue Martucci, and Angela Haze representing the Federation, and Tiffany Decker, Shawna DeJulio and Jayne Nardin representing the Master Association. The seamless collaboration among these dedicated individuals from various



managing entities exemplifies the power of teamwork and community spirit. Each played an integral role in ensuring the success of our event and, in turn, made a lasting impact on the lives of the children at A Kid's Place.

In addition, we want to express our gratitude to all of the volunteers from Vesta, FirstService, and the Master Staff as well as the resident volunteers, including the generous residents of Kings Point, whose contributions have not only exceeded our fundraising goal but have also touched the lives of the children at A Kid's Place.

A special note of thanks is also due to our incredible vendors and sponsors who played a vital role in the success of our raffle. We extend our appreciation to all, with a special mention of our high-dollar contributors: USI, for their generous donation of the Gasparilla Inn weekend getaway, Assured Partners for the \$1000 Amazon gift card, and Brown's Tree Service, who went above and beyond by generously donating \$2500 to the prize pool.

Now, a few words about A Kid's Place – an organization that has captured

our hearts with its noble mission. A Kid's Place provides crucial residential services to children ages birth to 18, who have been removed from their homes due to abuse, neglect, or abandonment. Their comprehensive approach addresses the social, educational, medical, and psychological needs of these children, ensuring a holistic and nurturing environment.

What makes A Kid's Place truly exceptional is their primary focus on keeping sibling groups together. In the face of adversity, they provide a safe, stable, and home-like environment, offering these children a sense of continuity and connection during challenging times. Your support ensures that these children have a haven where they can rebuild their lives and find hope for a brighter future.

In closing, thank you, each and every one of you, for your unwavering commitment to making a positive impact. The funds raised are not just a financial contribution; it's a symbol of hope and a promise to these children that they are not alone on their journey.

In the vibrant community of Kings Point, the spirit of unity and generosity shines through the countless individuals who selflessly dedicate their time and efforts to make our neighborhood truly exceptional. Volunteers are an integral part of what makes Kings Point so great, contributing to various community organizations and initiatives that enhance the quality of life for us all.

Our community is fortunate to have dedicated volunteers serving in vital roles, such as the Sun City Center Emergency Squad, COA, CERT (Community Emergency Response Team), Meals on Wheels and various other organizations and association boards. These individuals exemplify the essence of community service, working tirelessly to ensure the safety, well-being, and overall harmony of our neighborhood.

Beyond organizational roles, there are those extraordinary individuals who go above and beyond to make a difference. Some volunteers initiate their own projects and



organizations, addressing specific needs within our community. Others extend a helping hand to neighbors, especially during challenging times. From assisting those returning from the hospital to coordinating shifts for meal preparation, cleaning, and laundry, these volunteers embody the true spirit of community care.

As we reflect on the invaluable contributions of these unsung heroes, it's crucial to recognize and celebrate their efforts. The Master Association proudly invites you to participate in the Volunteer of the Month program. This initiative aims to acknowledge and honor outstanding volunteers who live in Kings Point.

Consider nominating individuals who have made a significant impact through their selfless acts of kindness. The Volunteer of the Month program is a wonderful opportunity to express gratitude and appreciation for those who contribute to the well-being of our community.

All recipients of the Volunteer of the Month award receive a certificate and pin, a moment of recognition at a Master Board meeting, and an exclusive invitation to a Volunteer of the Month luncheon. This luncheon, generously sponsored by vendors, comes at no cost to the community, creating a meaningful and memorable experience for our

dedicated volunteers. Let's come together to shine a spotlight on those who embody the spirit of community service. Nominate a deserving volunteer today and help us continue to foster a sense of connection, care, and camaraderie in our beloved Kings Point community. Your nomination can make a world of difference!

**Please email your nominations to [master@kpmaster.com](mailto:master@kpmaster.com) for consideration. The nominee must be a resident of Kings Point.**

**Event Committee Volunteers**  
The Master Association is interested in adding additional members to the event committee to help bring new ideas and a broader perspective to the 2024 holiday events. If you are a Kings Point resident interested in joining the committee, please email the master at [master@kpmaster.com](mailto:master@kpmaster.com) with your name, association, and the reason you would like to join.

Cooler weather gives us time to plan for spring from inside our homes when we prefer not to be working in the weather outside. If we plan now to plant in the spring, we're just that much further ahead. While many of us enjoy working outdoors in cooler weather, we may not enjoy working in our landscapes when it's just plain cold.

That affords us with a great opportunity called "planning." The University of Florida has several publications to help you start your spring garden planning. My favorites include The Florida-Friendly Landscaping™ Guide to Plant Selection and Landscape Design, Central Florida Gardening Calendar, The Florida Vegetable Gardening Guide, and Organic Vegetable Gardening in Florida.



**Gardening Downtime Provides Planning Opportunities**  
By Lynn Barber, UF/IFAS Extension Hills. County - Photos By Jackie Rivas



These educational resources are available on-line. Just go to UF followed by the title of the publication.

The Florida-Friendly Landscaping™ Guide to Plant Selection and Landscape Design provides photos of trees, shrubs, vines, groundcovers, grasses, perennials, annuals and turfgrass. Plant information covers growth rate, height and spread, native status, soil pH range, soil texture, drought tolerance, light range and optimum light, salt tolerance and what wildlife can be attracted.

The Central Florida Gardening Calendar provides month-by-month information on what to plant (annuals, bulbs, vegetables), what to do (prune, manage pests, irrigation, propagation), and things you can do every month (adjust irrigation, monitor for insects and disease,

review the Plant Selection Guide).

If you are interested in growing your own vegetables, please read the University of Florida publication, Florida Vegetable Gardening Guide. This is an excellent resource that covers site selection, drawing a garden plan, preparing the soil and adding organic matter. Your vegetable garden should be near a water source, receive a minimum of six hours of direct sunlight each day and in an area that is well drained. Planting dates for each of the vegetables, spacing and days to harvest are included.

The Organic Vegetable Gardening in Florida publication provides information on what is "organic," "organic" products, seeds and transplants, organic matter, compost, animal manures, cover crops and

green manure, compost tea, fertilizer recommendations, nutrients from natural and organic fertilizers, water management, mulch, pest management and much more. If you would like even more information, watch the UF gardening and vegetable gardening videos which are available on-line.

Enjoy your time inside preparing for spring! For more information about the Florida-Friendly Landscaping™ Program or assistance with gardening related questions, contact us at the UF/IFAS Extension Hillsborough County, 813-744-5519, <http://hillsborough.ifas.ufl.edu>, 5339 County Road 579, Seffner, FL 33584 and view our Facebook page at <https://www.facebook.com/HCFLL/>. If you are not a Hillsborough County resident, please contact your local Extension office.



**Dog Safety in our Community**  
Submitted By: Sandra Yosha, DVM, PhD



We enjoy year-round walking and golfing in Kings Point and near-by communities and take our dogs with us—which is great. However, there are some safety concerns expressed by people who see dogs walking beside a golf cart. Smaller dogs can safely ride in the carts, but may be pulled too hard by a leash when walking beside the cart or even run over. Small dogs might not be able to keep up and then could be injured. There are leashes that can extend to give them some room to walk and explore. I realize that some residents can't walk them and that is understandable, so alternatives might include having a friend, neighbor or a dog club member to help. Please stop the cart to walk your dog, don't pull them along.

Another big safety concern is walking too close to a pond. Our ponds do have hungry gators in them and if they decide to go after a dog on a leash, they are fast and will take the dog faster than you can react. There was a recent news story about a woman who was walking her dog on a leash too near a pond and a gator did attack. Alligators will not attack anything taller than they are long, but that means a small dog is at risk from almost all the gators here in Kings Point and surrounding communities. Leave them alone and they will leave you

alone. Don't provide them with an easy meal or put yourself at risk. While not common, we need to avoid all gator interactions here. Our dogs are our family and we want what is best for them. We are also protecting the gator by being responsible so that we can all live in harmony with our wildlife neighbors.

Feb 23, 2023 FORT PIERCE, Fla. —The Florida Fish and Wildlife Conservation Commission is investigating a deadly alligator attack that occurred on Monday in Fort Pierce. Officials identified the woman as 85-year-old Gloria Serge. The incident took place around noon in Spanish Lakes Fairways, a 55-plus community, where according to neighbors, Serge was walking her dog was dragged into the water and killed by a 10-foot alligator WPBF reports. Witnesses said the alligator came up to them and took hold of the dog. In an attempt to free her pet from the alligator's grip, Serge grappled with the gator and was bitten. Rescuers recovered the woman's body from the scene. Her dog survived. The alligator was between 600 and 700 pounds "Although alligator attacks are very rare, these creatures can still endanger individuals, pets, and property. In the event that an alligator is spotted, authorities advise individuals to maintain a safe distance and refrain from feeding it.

**February Ask A Vet - Question of the Month**

**Valentine's Dangers for Pets**

- Strings & Ribbons** can cause intestinal blockage
- Wine** can cause alcohol poisoning
- Chocolate** can cause gastrointestinal, neurologic and heart problems
- Bath Bombs** can cause gastrointestinal upset and sodium (salt) electrolyte imbalances
- Lilies** can cause kidney failure in cats
- Candy with Xylitol** can cause low blood sugar and liver problems for dogs

ASPCA | (888) 426-4435  
Animal Poison Control Center

For more information, please visit [aspc.org/apcc](http://aspc.org/apcc)

**Q1. IS CHOCOLATE POISONOUS TO DOGS AND CATS?** Valentine's day is almost here and chocolates have been a traditional favorite for that holiday. Most people know that the theobromine in chocolates is toxic to dogs and cats. Cats rarely eat chocolate, so this is not a big problem for cats in general, but dogs love sugary treats. The amount of chocolate that can kill a dog varies with both the theobromine content of the chocolate and the size of the pet. White chocolate has very low amounts, milk chocolate has more, dark chocolate even more and cocoa powder is the highest. To avoid accidental access, use caution when storing or serving chocolate if you have a dog or a cat. Common signs of chocolate poisoning include nausea, vomiting, diarrhea, respiratory distress,

seizures and even death. Successful treatments are available if done in time. Often vomiting will be induced by the veterinarian if they get to the vet soon enough. A charcoal drink may be given to remove the poison and then other treatments can be done to control the symptoms. There are many calculators and information about how much theobromine is toxic to dogs. What you need to know is the weight of your dog, the type of chocolate and the amount consumed. Save the wrapper if possible. Check the link below for additional information. If you are not certain, then seek veterinary ER care to avoid a sad outcome.

**If you would like to submit a general pet question to Dr. Sandy, please email them to [kpnews@kpmaster.com](mailto:kpnews@kpmaster.com)**

**UpKeep Workshop**

**Upkeep Workshop 2024 - SAVE THE DATE**

On March 27, 2024 at 9:30AM - 11:30 AM in the KPNCH Veterans Theater the Master Association will be hosting Upkeep Workshops for all Association Board Members and the irrigation points of contact. The purpose is to educate new Board members and to refresh the skills for those who use Upkeep on a regular basis. Some topics to be included will be:

- How the irrigation systems work in Kings Point
- What the process is when a resident needs irrigation assistance
- How to enter in work orders into UpKeep
- How to follow up on your work order submissions
- What is and is not considered an irrigation emergency

**We encourage all Board Members and POCs to attend.**

If you would like to stay informed as more announcements are made and are not already receiving Master Associations communications by email, please email [master@kpmaster.com](mailto:master@kpmaster.com) so we can add you to our e-mail platform.

**Pattern & Coverage Updates**

**Pattern and Coverage Update**

We have made quite a bit of progress on Pattern & Coverage. Final inspections have been completed for Cambridge H, I & J, Andover A & B, Bedford A & B and Gloucester A. Bedford D & E, Andover C and Gloucester B are ready for final inspection and Andover D, Bedford F and Gloucester C are the associations in progress.

Audits have been completed for Sections 1 and 2 as well as hub 41. Audits for the remaining hubs (back half of the community) will be completed by June 1st.

We are excited to share some great news! The hard work that the Master Association invested in negotiating pricing with suppliers and irrigation manufacturers for the Pattern and Coverage project is paying off! We are thrilled to report that on the three hubs priced so far, we've successfully saved an impressive \$237,422.89. Furthermore, our efforts have yielded \$19,241 in rebates.

**Pond Seminars 2024 Heating Up! Don't miss out!**



**Seminar # 1** - Was held Jan. 22nd. View online at [kpmaster.com/kptv](http://kpmaster.com/kptv)  
**Presenter:** Dr. David Z Mc Mahon, PhD in Marine Biology  
**Discussion:** KP Fauna Little to Big.



**Seminar #2 - February 13, 2024** at 10:00 AM - KPNCH - Veterans Theater  
**Presenter:** Ed Sherwood - Exec.Dir. of the Tampa Bay Estuary Program.  
**Discussion:** Tampa Bay stormwater issues, the projects we're directing resources towards, and programs that support stormwater improvements



**Seminar #3 - February 22, 2024** at 9:00 AM - KPNCH - Veterans Theater  
**Presenter:** Rob Upthegrove - A.K.A. The Alligator Guy  
**Discussion:** All things Amphibian

**Save The Date - Disaster Preparedness Committee Presents**



**Association Workshop**  
**Apr. 10, 2024**  
**KPNCH - Veterans Theater**  
**More Information Coming Soon!**

**Kings Point Condominium Owners Association, Inc.**  
1902 Clubhouse Drive, Suite B • Sun City Center, FL 33573  
(813) 633- 1710 • Fax (813) 633-9191

Tax Time is upon us – we have had many questions regarding tax assistance. COA is no longer involved in any tax preparation programs. As information becomes available we will share it with our Membership.

COA is working on activities for the coming year. If Members have any suggestions for speakers or fun activities for the COA to consider, please stop by or send us a note.

COA provides free notary service for COA Members. To better serve our Members, please make an appointment so we can be sure to have a Notary available to assist you. Our number is 813-633-1710. Call between 9am and 12am weekdays.

**Mark Your Calendar**

- February 6, 2024** at 2pm: Next COA Business Meeting at the North Club Banquet Room.
- March 5, 2024** at 2pm: COA Business Meeting and Election.
- April 16, 2024** between 9am and 12pm: COA Shredding Event.



### FEBRUARY VOLUNTEER OF THE MONTH Pastor Thomas Coover



Pastor Thomas Coover (Andover G) is a wonderful choice for Volunteer of the Month. He has served as President of Andover G for several years. Not only does he do the duties that an association President does, when there are storms, he moves the garbage cans in so that they do not get blown over. He goes to each condo and helps the condo owners bring their own items into the home from their gardens. He has a full-time job in addition to being President of his association. If there is a question or resident complaint, Father Tom will go out of his way to make sure the issue is

addressed, and their question/s are answered thoroughly. Thomas Coover is an excellent communicator. He sends out follow up emails to everyone on the Board for items that need to be completed to have the community running smoothly. He works at hospice houses, being with people who are passing on. At Christmas, he gives all dog owners bags of toys and treats for their dogs. When the association has their meetings, he pays for, and brings a few pizza pies, beverages, and snacks. He also organizes our July 4th parties and brings most of the food and beverages. Finally, he is known for bringing donughts to Vesta Security at the front gate. He truly goes above and beyond, and we are pleased to present the award to such a deserving person.

**If you know a resident of Kings Point that volunteers in our community please nominate them by emailing us at [master@kpmaster.com](mailto:master@kpmaster.com). Please include the details of there service to our community.**

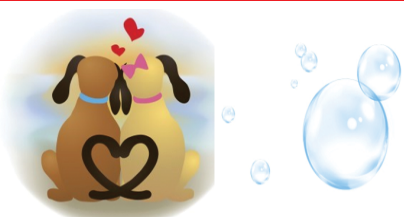
### Master Maintenance Updates Irrigation and Maintenance Repairs January 2024



- 114 Irrigation Inspections
- 316 Work Orders
- 12 Emergency Calls
- 12 Alteration Requests
- 16 Mainline Repairs
- 5 Lateral Line Breaks
- 21 Valves Repaired/Replaced
- 1 10 HP Lake Pump Replaced
- 2 Lateral Line Reroutes
- 1 Recharge Pump Repair
- 1 Badger Meter Replaced
- 1 Presure Release Valve Replaced
- 3 Control Boxes Replaced



- 2 Breakers Replaced
- 14 Wire Issues
- 3 Control Boards Replaced
- 7 Decoders Replaced
- 1 Radio Replaced
- 1 Drip Filter
- 3 Baseline Bi-Coder Boards
- 2 Power Boards
- 16 Solenoid Replaced
- 3 Time Relays Replaced
- 1 Surge Protector Replaced
- 2 Faceplates Replaced
- 4 Street Signs Replaced



*Bubbles and Baubles Speculator  
Wholesale Silver Jewelry Sale to benefit  
the Dog Lovers Club at Kings Point and  
Fido's Future Foundation.  
February 1st, from 5 pm until 8 pm in the  
Waterside Room*

**KINGS POINT MICHIGAN CLUB**  
**Saint PATRICK'S Dance**  
Featuring THE ROUGE BROTHERS

SUNDAY MARCH 17 FROM 6-9 PM  
DOORS OPEN AT 5:30  
KP VETERANS THEATER

TICKET SALES START FEB. 6TH AND WILL CONTINUE EVERY TUES. THROUGH MAR. 12TH FROM 9AM-NOON IN THE NC LOBBY  
TICKETS - \$10 FOR MEMBERS, \$12 FOR NON-MEMBERS

COOKIES, CHIPS, WATER, AND ICE PROVIDED  
BYOE (BRING YOUR OWN EVERYTHING)  
KILTS AND COWBOY HATS WELCOMED!

## KINGS POINT CLUBS

### February Club of the Month - KP Florida Friendly Plant Club Pollinator Flower Beds in Kings Point Common Areas, Associations, & Around Your Condo (Article by Susan Heyer, Co-President)



Poolside North Clubhouse



Rear Entrance to North Clubhouse

Rules, Rules, Rules - Oh, boy, does nature have rules! Just put the wrong plant in the wrong place and see what happens. Let's look at the scenario of housing developers; they want plants to be instantly appealing and usually end up planting too shallow and too close together, striving for visual impact while using cultivated plants. Nature has rules about this; a healthy, thriving plant needs time to adjust, establish deep roots, and space to grow to maturity. These cultivated plants require a lot of maintenance, age-out, and don't put energy into producing food for nature; pollinators don't visit them and they don't host wildlife as most are "sterile" plants.

New scenario, homeowners are concerned about the expense necessary to maintain the cultivars, wrong plants in the wrong place. These plants have ongoing labor-intensive, chemical, and water needs. More importantly, homeowners know about the importance of supporting and sustaining our wildlife with Florida-Friendly and native flowering plants that bring biodiversity to our community; keeping people, plants, and animals healthy.

Look around, we live in a green community where plants provide so much to our environment. Are these plants being "productive," providing food for our pollinators? Do we see an abundance of butterflies, bees, birds, moths, and our beloved hummingbirds? Did

you know that pollination is the foundation for plant life? That our food crops need pollinating in order to provide essential nutrients and variety to our diet? Think about the fruits, vegetables, spices, herbs, tea, and coffee that we love. Pollinating plants are incredibly beautiful and important; and Kings Point can help.

Our community-ruled habitat is ripe with opportunity to make small adjustments to our planting practices that will support our desire for an inexpensive, sustainable, healthy, pollinator-rich, plant-happy place to live and thrive. One such adjustment was made six short months ago. Cat Drinkard and I created a Florida-Friendly plant club in order to gain knowledge, educate residents, and guide leaders on how we can improve our plant diversity in Kings Point. The club focuses on utilizing the Florida-Friendly Landscaping program through UF/IFAS Extension and the practices outlined by both the Florida Native Plant Society and the Florida Wildflower Foundation. We meet once per month on the 4th Thursday from 1:00-2:30 in the 2020 Building. All are welcome as we are a happy group providing information and consultation for both residents and associations. Send us an email with your contact information and we will respond: [kpffplantclub@gmail.com](mailto:kpffplantclub@gmail.com)

Facebook: KP Go Native-Plants  
Put the right plant in the right place and look at what happens when we follow nature's rules!

### Feline Friends Jewelry Sale Fundraiser



SAVE THE DATE: Feline Folks are excited to announce their next highly popular Jewelry Sale Fundraiser. This special event will be held Wednesday, February 28th, 2024, from 10 AM to 1:00PM in the Kings Point North Clubhouse Banquet Room. Entry is a \$5.00 donation at the door or a donation of a gently used piece of jewelry. The items for sale start at \$3.00. Payment will be accepted by cash,

check and credit card. Feline Folks are happy to welcome everyone in the Sun City Center, Ruskin, Wimauma area to this fun event. 100% of the proceeds will help Feline Folks continue feeding, neutering, vaccinating, and re-homing our community free roaming cats during these challenging times. Feline Folks is a non-profit operating on donations and through the kindness of volunteers. If you are interested in volunteering, there currently is a need for help transporting cats to veterinary appointments and providing short- or long-term foster homes.

For more information contact Feline Folks via Email: [Info@FelineFolks.us](mailto:Info@FelineFolks.us) - Website: [www.felinefolks.us](http://www.felinefolks.us) or Facebook: [felinefolksuncitycenter](https://www.facebook.com/felinefolksuncitycenter)

### Double Yellow Lines Mean NO PASSING



**THIS INCLUDES GOLF CARTS!**

For your safety and the safety of others please exercise patience while driving on non-passing roads. It could truly save your life!



### Yard Debris Reminder



Please refrain from throwing yard debris into ponds or leaf blowing debris from driveways and sidewalks into roads. It clogs storm sewers and drain pipes, adds sedimentation to ponds lowering their capacity to prevent flooding, and may cause increased flooding of roads, neighborhoods and houses.

### UPCOMING MEETINGS

**February 14th @ 9:30am**  
Master Assoc. Board Meeting  
KPNCH - Veterans Theater  
Special Guest - Hill. Tax Collector  
Nancy C. Millan

**February 7th, 21st, & 28th @ 9:30 am**  
Master Association Workshop  
North Forum in 2020 Building  
Open to All Residents

**February 28th @ 2:00 PM**  
Master Association Round Table  
KPNCH - Ripple Room  
Association Board Members Only  
RSVP to [master@kpmaster.com](mailto:master@kpmaster.com)

