



CONTACT US

941-625-8245

Property Manager:

Naoma Bush
(941) 889-6613
nbush@castlegroup.com

Administrative Assistant:

Alicia Jolicoeur
(941) 625-8245
ajolicoeur@castlegroup.com

Lifestyle Director:

Shannon Enoch
(941) 764-1282
senoch@castlegroup.com

Maintenance Supervisor:

Jerry Iannace
(941) 210-6301
jiannace@castlegroup.com

Maintenance Technician:

Ashley Greek
(941) 210-6301
ashley.greek@castlegroup.com

Community Management Office:

Monday - Friday 9:00am - 4:00pm
(941) 625-8245 - Office
(941) 625-8678 Fax
KingsGate@castlegroup.com

Updates/changes to account or email:

www.kingsgateowners.com

The Lions Den Restaurant:

(941) 625-0680

Billing Inquiries - Castle Group Mngt:

(800) 337-5850

February 2024
VOLUME 2, ISSUE 2



INSIDE THIS ISSUE

- UPDATES
- THANK YOU
- COMMUNITY ACTIVITIES
- EVENTS
- FITNESS SCHEDULE
- ACTIVITY & EVENT CALENDARS

Proudly
Managed by





PINO'S AIR CONDITIONING & HEATING, LLC



Sales - Service - Installation

PHONE: 1-941-249-4438

pinosair@comcast.net

Ask us how to get
10 year parts & a 5 year labor
warranty on replacing your unit

Dave Pino, Owner

Licensed & Insured

Lic. #CAC1821048

24-HR. EMERGENCY SERVICE

1-941-564-9070



**PREVENTATIVE MAINTENANCE CONTRACTS
\$99.00 FOR THE YEAR (INCLUDES 2 VISITS)**



Marianne Lilly, Realtor of the Year 2019

**I HAVE EXPERIENCE WORKING THROUGH HURRICANES
AND HAVE RESOURCES FOR REPAIRS.**

- Free Market Consultation
- Free Property Valuation for Estates
- 1031 Exchanges for Investment Real Estate
- International Transaction Team for Canadian Owners

"Let My Experience Work For You!"

Over 35 Years Local Real Estate Experience

www.KingsGateResales.com

email: LillyM@comcast.net



**RE/MAX®
HARBOR REALTY**

(941) 764-7585



Your Cannabis Journey Starts Here.

No matter your level of experience, Curaleaf is here to support you. With high-quality cannabis products you can trust, unmatched variety and affordable prices, access to relief has never been easier!

DAILY DEALS!

Everyday SENIOR Discounts!

Robust Loyalty & REWARDS Program!

We Deliver To King's Gate!

Delivery is FREE for orders of \$75+

Port Charlotte
1994 King's Highway
Punta Gorda, FL 33980

curaleaf.com/dispensary/florida

[@curaleaf.florida](https://www.instagram.com/curaleaf.florida)

Delivery is not available in all areas. A \$20 delivery charge will apply to orders of \$50-\$74. The minimum order for delivery is \$50. The transfer of Medical Marijuana to another person is illegal. Medical Marijuana is not available to individuals under the age of 18 unless by a registered caregiver.

#1 in Southwest Florida

Same Day Service



24 Hour 7Day Service

FLORIDA COMFORT
AIR CONDITIONING, INC.

RELAX! COMFORT'S ON THE WAY!

941-800-5701

Kingsgate's #1 Air Conditioning Vendor



With Over 200 Google Five Star Reviews !

We are a Qualified & Certified Rheem Pro Partner



Do NOT trust your Beautiful Kingsgate Home to Less than the BEST

Also servicing all areas of

**Port Charlotte
North Port
Englewood
Punta Gorda**

SAVE BIG
ON A NEW HVAC SYSTEM
\$250 TO \$800 SAVINGS FOR A LIMITED TIME

For

**A/C Repairs
Maintenance
Installation
Service**

Online
floridacomfortac.com
facebook.com/floridacomfortac

And check out our YouTube Channel

youtube.com/floridacomfortac



The new degree of comfort.™



Established in 2005
State Certified License #CAC1815451



Kings Gate



Shannon Enoch
Lifestyle
Director



Naoma Bush
Property Manager



Alicia Jolicoeur
Administrative
Assistant



Jerry Tannace
Maintenance
Supervisor



Ashley Greek
Maintenance
Technician



Danielle Castelli
Janitorial



COMMUNITY MANAGEMENT OFFICE:
MONDAY - FRIDAY 9:00 AM - 4:00 PM
(941) 625-8245 - OFFICE
(941) 625-8678 - FAX
KINGSGATE@CASTLEGROUP.COM

**TO UPDATE OR MAKE ANY CHANGES TO
YOUR ACCOUNT OR UPDATE YOUR EMAIL
ADDRESS LOG ONTO OUR WEBSITE
HTTPS://KINGSGATEOWNERS.COM**

ADDRESS: 24000 RAMPART BLVD.
PORT CHARLOTTE, FL 33980

THE LIONS DEN RESTAURANT: (941) 625-0680

BILLING INQUIRIES - CASTLE GROUP MANAGEMENT
(800) 337-5850

ENVERA: ONLINE: HTTP://WWW.MYENVERA.COM
YOU WILL NEED YOUR PASSWORD/PIN,
OR CALL: (877) 936-8372

GAEA LANDSCAPE
CUSTOMER SERVICE
941-916-0903
INFO@GAEALANDSCAPING-INC.COM
OR VANESSA@GAEALAND-SCAPINGINC.COM

COMCAST - (800) 266-2278
CALL TO ACTIVATE SERVICE.

FLORIDA POWER & LIGHT:
(800) 226-3345 OR (941) 639-1106

CENTURY LINK: (800) 339-1811

CHARLOTTE COUNTY UTILITIES:
25550 HARBORVIEW ROAD
PORT CHARLOTTE, FL 33980
(941) 764-4300

WASTE MANAGEMENT: (941) 629-1106
WASTE MANAGEMENT BULK PICK UP: 866-807-2266

EMERGENCY AFTER HOURS: (800) 337-5850



If you're leaving for an extended period of time please update your mailing address and phone number with the HOA Office.

Please contact the HOA Office at:
KingsGate@castlegroup.com
or call 941-625-8245



**CHECK OUT THE KINGS GATE
WEBSITE FOR MORE INFORMATION,
SCAN THE QR CODE!**

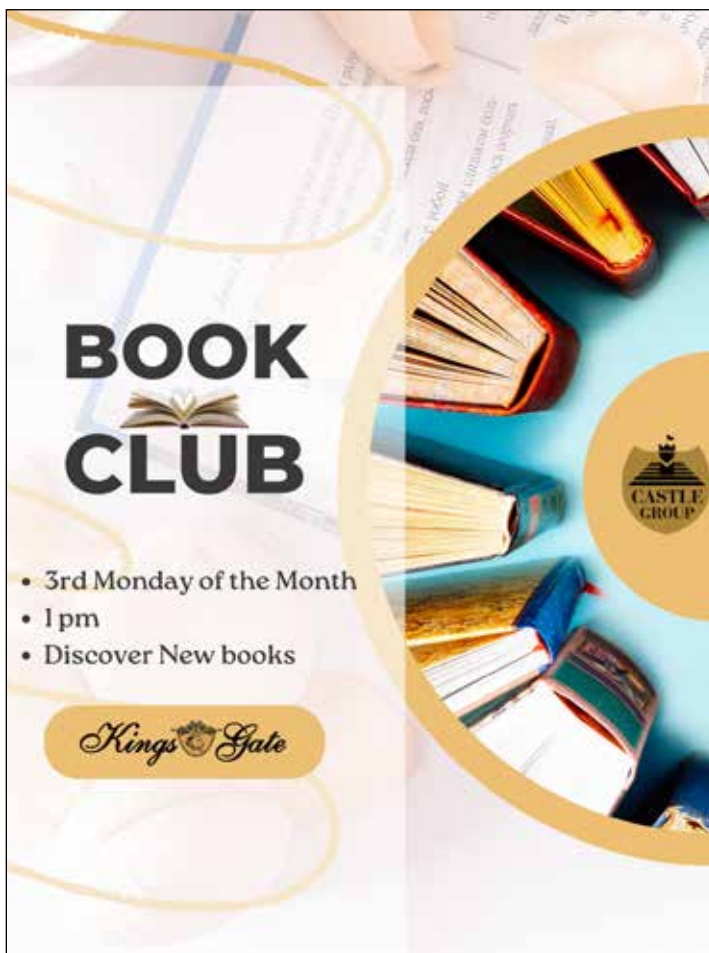


KINGS GATE OWNERS WEBSITE

SCAN ME!

HOW CAN I SCAN MY QR CODE ON MY PHONE?

- OPEN THE CAMERA APP EITHER FROM THE LOCK SCREEN OR BY TAPPING ON THE ICON FROM YOUR HOME SCREEN.
- HOLD YOUR DEVICE STEADY FOR 2-3 SECONDS TOWARDS THE QR CODE YOU WANT TO SCAN.
- CLICK ON THE NOTIFICATION TO OPEN THE CONTENT OF THE QR CODE.



BOOK CLUB

- 3rd Monday of the Month
- 1 pm
- Discover New books

Kings Gate

Dance Lessons & Coaching

Wednesday's at Kings Gate

24000 Rampart Blvd
Enter from Rampart. Use the gate on the right.

Basic to Intermediate

February 7th 6pm-8pm
February 21st 6pm-8pm
February 28th 6pm-8pm



Dance Fundamentals (frame & steps)
*Country 2 Step * Night Club 2 Step
*East Coast Swing *West Coast Swing
*Cha Cha *Waltz *Rumba
\$10 per person

Singles can be partnered with another single or an instructor.

Jim & Andrea Carroll
941-276-7412



Farmer's MARKET

Kings Gate will have our very own weekly Market held right here in our front parking lot. Every Wednesday from 8-12 pm.



Kings Gate

PICKLEBALL

MONDAY, WEDNESDAY & SATURDAY

8 AM



ACTIVITIES AROUND THE COMMUNITY

MEN'S HORSESHOE LEAGUE

LEAGUE HAS ENDED FOR THE SEASON. THE NEW SEASON WILL BEGIN ON JANUARY 7TH, 2023. SIGN UP WILL BE FROM NOVEMBER 5TH TO DECEMBER 31ST, 2022. FEBRUARY 18TH WILL BE THE MID-YEAR TOURNAMENT. ON APRIL 1ST THE LEAGUE PLAY WILL END. I END OF YEAR TOURNAMENT WILL BE HELD ON APRIL 22ND ALONG WITH THE AWARDS CEREMONY.

ROBERT SPINDLER
617-957-7385

PICKLEBALL CLUB

PICKLEBALL CLUB MEMBER MEET AT THE KINGS GATE PICKLEBALL COURTS ON MONDAY, WEDNESDAY & SATURDAY
8 AM -12 PM
CONTACT DENNIS GERSHKOFF
401-219-4100

TENNIS CLUB

TENNIS CLUB MEMBERS MEET AT THE KINGS GATE TENNIS COURTS EVERY TUESDAY, THURSDAY & FRIDAYS
8AM -12 PM

BRIDGE

EVERY TUESDAY AT 1 PM
LOCATED IN THE CARD ROOM
CONTACT PHYLLIS DAHN
(302) 270-8004

LAWN BOWLING

IS HELD TUESDAYS & THURSDAYS AT 10 AM. PLEASE SHOW UP BY 9:45 AM SO TEAMS CAN BE MADE UP. IF YOU ARE NEW TO KINGSGATE AND WOULD LIKE TO TRY, WE OFFER LESSONS. FLAT-SOLED SHOES ARE REQUIRED THIS IS TO PROTECT THE GREEN. WE HAVE BOWLS FOR BEGINNERS TO TRY, ALSO RENTAL BOWLS. HAND SANITIZER BOTTLES WILL BE SET ON THE TABLE FOR USE BEFORE & AFTER BOWLING. SO COME OUT & GIVE IT A TRY CALL DAVE PRAGNELL AT 941.295.6984 IF NEEDED.

LEAGUE BEGINS DECEMBER - MARCH
TUESDAYS AND THURSDAYS - 10AM
MUST SIGN UP
PLEASE CONTACT MERV OTT
MERVANDCHERYL@AOL.COM
(905) 327-4152

BIBLE STUDY

A BOOK REVIEW OF THE BIBLE!
PLEASE JOIN RESIDENT ART LICURSI FOR A STUDY OF THE BIBLE TO REVEAL THE SOURCE OF PEACE AND JOY, REMEMBER TO BRING A BIBLE, NOTEBOOK, AND PENCIL. GROUP MEETS EVERY TUESDAY EVENING FROM 6:30 PM -8 PM IN THE RESIDENT'S ROOM. PLEASE CONTACT ART LICURSI AT 941-627-6703.



ACTIVITIES AROUND THE COMMUNITY

MAH JONGG

EVERY THURSDAY 1 PM AND
TUESDAY AT 6:45 PM
LOCATED IN THE CARD ROOM

HAND & FOOT

EVERY MONDAY & FRIDAY AT 1 PM
LOCATED IN THE CARD ROOM
CONTACT JUDY PRZYBYSZ
443-350-5321
ARRIVE 10 MINUTES EARLY @ 12:50 PM

GRIEF SUPPORT GROUP

MEET EVERY 2-4 WEEKS
LOCATION VARIES EACH TIME.
TO ATTEND PLEASE CONTACT
CAROL BUTERA (941) 391-5883

BOCCE LEAGUE

KINGS GATE RESIDENTS ONLY.
WEDNESDAYS FROM 12:30 PM - 3:30 PM.
NEW RESIDENTS WELCOME, COUPLES
OR FOUR-PERSON TEAMS.
FOR MORE INFORMATION, PLEASE CALL
DICK OR RUTH MACY 941-249-9772 OR
EMAIL RMACY9449@COMCAST.NET.

HAND, KNEE & FOOT

EVERY THURSDAY AT 1:00 PM
IN THE RESIDENT'S ROOM
CONTACT: NAN COLE (941) 786-8848

SINGLES CLUB

AN ACTIVITY-DRIVEN CLUB.
IF YOU'RE SINGLE AND WOULD LIKE
TO MEET NEW FRIENDS, JOIN US
EVERY 2ND MONDAY OF EACH MONTH
AT 7 PM. LOCATED IN THE RESIDENT'S
ROOM. (OCTOBER- MAY) ONLY
QUESTIONS? CONTACT:
EILEEN BOTT (201) 602-4285

CARD MAKING CLASS

EVERY WEDNESDAY AT 9:00AM
LOCATED IN THE RESIDENT'S ROOM
\$4 P/PERSON (INCLUDES 4 CARDS)
RSVP REQUIRED 20-PERSON MAX
CONTACT BETH FULLER
218-590-2253

MEXICAN TRAIN & DOMINOS

EVERY WEDNESDAY & SATURDAY
AT 1 PM, ARRIVE 10 MINUTES EARLY
LOCATED IN THE CARD ROOM
CONTACT JUDY PRZYBYSZ
443-350-5321
JPRYBYSZ@COMCAST.NET

CORN HOLE

EVERY WEDNESDAY AT 1:00 PM
IN TBD

POKER

EVERY FRIDAY FROM 6:30 PM-8:30 PM
EVERYONE WELCOME
(NICKEL & DIME)
IN THE RESIDENT'S ROOM
CONTACT PAULINE OR CLIFF
(941) 456-7915



ACTIVITIES AROUND THE COMMUNITY

BID EUCHRE

MONDAY AT 6:30PM
IN THE CARDROOM
CLASSES AVAILABLE TO LEARN
INFORMATION CONTACT:
CHERYL DRAKE AT 734-558-3735

EUCHRE

WEDNESDAY NIGHTS AT 6:30PM
IN THE CARDROOM
CONTACT MARY AND KARL EBERT
AT 585-298-1012

HAND KNEE FOOT TOE & HAND KNEE FOOT

THURSDAY 1:00PM IN THE RR
TEXT OR CALL NAN COLE AT 941-786-8848
IF INTERESTED IN JOINING
IT'S A FUN, FAST & FRIENDLY GAME.
ALL ARE WELCOME,
BEGINNERS & EXPERIENCED

TEXAS HOLD'EM

THURSDAY 6:30PM IN THE RR
CONTACT ROXANNE PINO AT 609-685-6426

MONDAY, TUESDAY, FRIDAY & SATURDAYS
AT 1PM IN THE RESIDENTS ROOM
CONTACT EVERETT WILSON AT 941-625-0504

All you need is love♥



1-800-432-JOIN (5646)
savethemanatee.org
Photo ©David Schrichte

Adopt-A-Manatee®
for
Valentine's Day



Monthly Happenings!

Kings Gate Globe Trotters Travel Club



**Travel Club meets
the 4th Tuesday
of each month,
1 p.m. Palace Theatre**

Info: Evelyn Ruff: eviesgems@gmail.com

Be the first to know about upcoming trips and events. Space for trips is often limited, and travel club members hear about events first. Single day and multi-day trips take place throughout the year.



Mission Statement of Kings Gate Globe Trotters Travel Club

The purpose of the Kings Gate Globe Trotters Travel Club is to create an avenue in which people interested in travel can come together to share experiences and learn of travel destinations from one another as well as through monthly program presentations. The Travel Club is created as a social, educational and informational tool to enhance knowledge and enjoyment for vacation and travel by participants. The Travel Club is not affiliated with any single business, individual or group and is designed solely for the purposes listed previously. Meetings and topics are selected by the group with the assistance of the coordinators.

Book Club

3rd Monday of each month.

1 pm - Located in the Palace Theatre



Do you love books? Are you often looking for people to discuss literature with? Each month the book club chooses a specific book to read and discuss at the same time. Join us!

Bingo

1st and 3rd Monday of each month.

6 pm - In the Grand Ballroom

Bingo is a game of probability where players are given cards that contain numbers. Each time a bingo caller calls out their number, they must mark it off. Whoever marks all their numbers off first, wins.



Kings Gate **LIVE BETTING**



Join us for the Kings Gate Traditional
FLAMINGO RACES

When: Thursday February 22nd
Where: Ballroom
Time: 6pm

Entrance fee is \$3pp
Bets are \$.50




Kings Gate

WEDNESDAY, FEBRUARY 14
PARTY STARTS AT 6 PM IN THE BALLROOM

Lovers' Day

DINNER-DRINKS - MUSIC - LOVE - DANCE

Ticket Price: \$45pp

HERB CRUSTED PORK TENDERLOIN
CRAB STUFFED DRUM FISH

GARDEN VEGETABLE RICE PILAF
CHEESY POTATO AU GRATIN
SEASONED GREEN BEANS
SQUASH SOUFFLE


COOKIE CRUSTED, CHOCOLATE MOUSSE

Menu







Name that Tune
Feb, 23 | 6PM in Crown



Kings Gate



- NOW OPEN -

HERSHEY'S FLAVORTOWN



60 Flavors of Hand Dipped

Over 38 Flavors of Custard

1940 Kings Hwy. Suite 7
(Next door to H&R Block)

HOURS: Noon to 9PM • Sunday - Saturday

Come on over for some Ice Cream

FEBRUARY 2024 ACTIVITIES

SUN	MON	TUE	WED	THU	FRI	SAT
<p>1:30 pm Reg Volleyball -PG</p>	<p>8am Pickleball - TPC</p> <p>8:30 am Weight Class -PT</p> <p>9 am & 10 am Water Aerobics -PO</p> <p>10 am Line Dancing -BR</p> <p>12:45 pm Hand & Foot -CR</p> <p>6 pm Bid Euchre - CR</p>	<p>8am Tennis - TPC</p> <p>9 am & 10 am Water Aerobics -PO</p> <p>9 am Yoga -PL</p> <p>10 am Aerobics -PL</p> <p>1 pm Bridge -CR</p> <p>6:30 pm Bible Study - RR</p> <p>6:45 pm Mahjongg -CR</p>	<p>8am Pickleball - TPC</p> <p>8:30 am Weight Class -PT</p> <p>9 am & 10 am Water Aerobics -PO</p> <p>1 pm Cornhole -PT</p> <p>1 pm Mexican Train-CR Dominos</p> <p>6:30 pm Euchre - CR</p>	<p>8am Tennis - TPC</p> <p>9 am & 10 am Water Aerobics -PO</p> <p>9 am Yoga -PL</p> <p>10 am Aerobics -PL</p> <p>1 pm Mahjongg -CR</p> <p>1 pm Hand, Knee & Foot -RR</p> <p>1:30 pm Gentle Volleyball</p>	<p>8am Tennis - TPC</p> <p>9 am & 10 am Water Aerobics -PO</p> <p>12:45 pm Hand & Foot -CR</p> <p>6:30 pm Poker - CR</p>	<p>8am Pickleball - TPC</p> <p>9 am Horseshoes</p> <p>1 pm Mexican Train-CR Dominos</p>



Events and times are subject to change














February 20

Sunday

Monday

Tuesday

Wednesday

4	 3pm  6pm in ballroom 5	6	 Dance Lessons 6-8pm in Crown
11	 3pm  6pm in Ballroom 12	13	 Lovers Day 6pm Ballroom
18	 3pm  1pm Bookclub in palace theatre  6pm in ballroom 19	20	 Dance Lessons 6-8pm in Crown
25	 3pm  1pm in Palace Theatre 26	27	 Dance Lessons 6-8pm in Crown

Events & times are subject to

2024

Kings Gate

Wednesday

Thursday

Friday

Saturday

		1	2	3
7	8	2nd Concert Series 1969 Woodstock Rock Festival at 7pm		10
14	HOA BOD mtg (tentative)	15	16	17
21	Flamingo Race 6pm Ballroom	22	Name that Tune 6pm in Crown	24
28	29			



change

A Letter From Norm Stocker

For those of you who don't know me, I, Norm Stocker, have been an HOA board member for almost 15 years.

I wanted to be here in person this evening but, on my doctor's recommendation, I am to avoid large gatherings while I am currently undergoing treatment since covid and the flu are on the rise. I would like to thank the many people who have expressed their concern and good wishes for my recovery.



I considered it an honor to represent our community on the HOA board. During my tenure I was instrumental in the establishment of the first Resident Controlled Architectural Control Committee, the formation of the Covenants Control Committee, our election committee and most importantly, completing our resesrve study and subsequent adoption of the reserve fund. I want to thank the many dedicated volunteers who generously gave their time to accomplish these goals.

I would be remiss if I didn't mention Mike Bierman who faithfully served alongside me most of those years. We always treated the residents professionally and with respect. Even though we may not have agreed on every issue, we could agree to disagree. Every decision we made was with the best interest of our residents in mind while at the same time trying to be fiscally responsible.

Lastly, but most importantly, I want to thank my loving wife Margaret who was at my side supporting me and the community. I would like to wish all of the candidates well. As long as we continue to work together Kingsgate will be a wonderful place to live.

Thank Uou,
May God Bless You All,
Norm Stocker

CROSSWORD

SOLUTION

1	I	S	H	E		5	C	R	T	S		9	O	R	Z	O	S			
14	B	L	O	C		15	P	A	R	C		16	N	A	S	H	E			
17	M	A	H	A	R	18	A	J	A	H		19	A	V	A	S	T			
20	S	P	O	R	E		21	A	N	W	A	R								
					23	T	A	B			25	A	V	O	C	A	D	O		
					30	Y	E	L	L	O	W	B	E	L	L	I	E	D		
33	B	H	O		35	M	A	U	I			36	L	O	R	N	E			
37	R	A	G	A		39	U	D	D	E	R		42	T	W	I	T			
43	A	D	U	L	L					45	O	W	E	S		47	A	M	S	
48	S	T	R	E	E	T	S	W	E	E	P	E	R							
52	H	O	T	S	P	O	T				53	F	O	U						
					54	R	U	I	N	S		57	F	O	R	K	I	N		
61	B	U	N	K	O					65	N	O	O	F	F	E	N	S	E	
67	E	L	I	A	S					68	T	W	I	G		69	K	A	L	I
70	A	M	P	L	Y					71	S	I	T	H		72	A	P	E	N

ADVERTISE IN THIS NEWSLETTER

**A 55+ Audience
With Buying Power.**

CONTACT

Ed Gourley

Authorized Representative

(706) 340-1694

Ed@pci-directories.com



www.pci-directories.com



Cut the Cords

Internet for as low a \$35/Month

Call us: 239.689.1000 www.ethx.biz

Fast, Secure, Reliable Internet Access.

We support all video streaming & VoIP services



1969 WOODSTOCK, ROCK
FESTIVAL....THE 2ND CONCERT OF OUR
2024 CONCERT SERIES

WHEN: FRIDAY FEBRUARY, 9TH 2024
AT: 7PM

WHERE: THE BALLROOM
TICKETS STILL AVAILABLE \$33

STAY
GROOVY

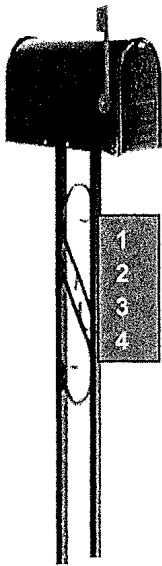


CHARLOTTE COUNTY

Public Safety



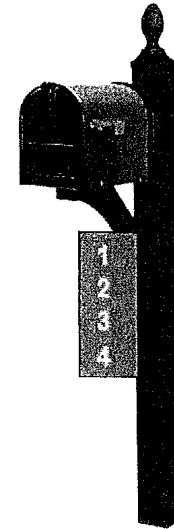
REFLECTIVE ADDRESS MARKER



FEATURES

- Highly Visible Day or Night
- Reflective Material on BOTH Sides
- Fade Resistant, Lasts for Years

Proceeds from this program support
Charlotte County Fire & EMS
Public Education
Safety & Injury Prevention Programs



To order your address sign

Send a check with this form to:

Charlotte County Fire & EMS

Attention: Todd Dunn

26571 Airport Road

Punta Gorda, FL 33982

Address Sign

\$25.00

Installation is
FREE

Name _____

Address _____

City _____ State: FL Zip _____

Phone # _____ - _____

Help emergency personnel locate YOU in an emergency!

Order your reflective address marker today!



RHOME by Castle Group® makes renting a breeze. Our commitment to communication, technology, and transparency allows landlords across Florida to save time and money on their leasing and property management needs.

Our team is outfitted with modern technology to make your experience as efficient and streamlined as possible. You'll receive professional, specialized service unique to your property with the goal to maximize your return on investment.

OUR SERVICES



24/7 CUSTOMER SERVICE

Our team is readily available and equipped to deliver excellent and professional service



MAINTENANCE

We respond to day-to-day tenant's maintenance requests.



RESIDENT SCREENING

We conduct screening on all tenants and handle every aspect of getting your investment rented.



CUSTOMER RELATIONS

Positive Tenant Relations & Tenancy Agreement Compliance keeps tenants and owners happy.



ACCOUNTING

We take care of your accounting, including monthly financial reporting and tax filings, where applicable.



MARKETING

Effective Marketing & Leasing services keep your properties filled and performing at their peak potential.



954-660-1892



rhome@castlegroup.com
ezorrilla@castlegroup.com



www.castlegroup.com/rhomerentals



Red Velvet Brownies:

- 1 cup white sugar
- ½ cup unsalted butter, melted
- ¼ cup unsweetened cocoa powder
- 1 ounce red food coloring
- 1 teaspoon vanilla extract
- 1 teaspoon distilled white vinegar
- ¼ teaspoon salt
- 2 large eggs, slightly beaten
- ¾ cup all-purpose flour

Cheesecake Filling:

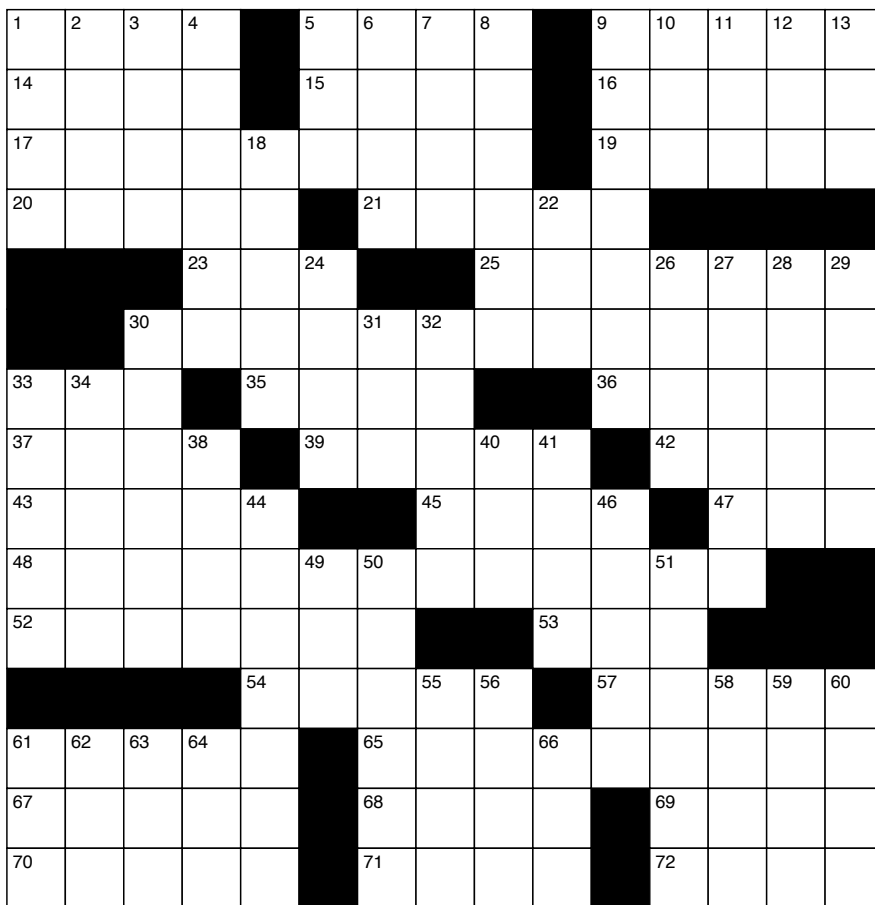
- 1 (8 ounce) package cream cheese at room temperature
- ¼ cup white sugar
- 1 large egg
- ¼ teaspoon vanilla extract

Prep Time:	Cook Time:	Additional Time:
20 mins	30 mins	30 mins
Total Time:	Servings:	Yield:
1 hr 20 mins	12	1 8x8-inch pan

Directions

1. **Preheat the oven to 350 degrees F (175 degrees C). Grease an 8x8-inch baking pan.**
2. **For the red velvet brownies: Whisk 1 cup sugar and melted butter in a large mixing bowl; stir in cocoa, red food coloring, 1 teaspoon vanilla extract, vinegar, and salt, one at a time, mixing well after each addition to avoid lumps. Mix in 2 eggs until thoroughly combined.**
3. **Stir flour into cocoa mixture just until combined; set aside 1/4 cup batter. Pour remaining batter into the prepared baking dish.**
4. **For the cheesecake filling: Beat cream cheese in a bowl using an electric mixer on medium speed until light and fluffy. Add 1/4 cup sugar, 1 egg, and 1/4 teaspoon vanilla extract; continue to beat until well blended and only small lumps remain, 3 to 4 minutes.**
5. **Spoon cream cheese mixture in dollops over the batter in pan; gently smooth tops of dollops even with batter using a knife or offset spatula. Do not overmix. Drizzle reserved 1/4 cup of batter over the dollops of cream cheese mixture. Drag a knife or skewer through the batter and cream cheese mixture to create swirls.**
6. **Bake in the preheated oven until top is dry and edges have started to pull away from the sides of the pan, about 30 to 35 minutes. Cool completely before cutting into bars; store covered in refrigerator.**

CROSSWORD



Across

1. "___ for real?"
5. PC monitors
9. Rice-shaped pastas
14. Convention group
15. Paris playground
16. Critic Thomas
17. Indian ruler
19. Cease, at sea
20. Germ
21. Egypt's Sadat
23. Bar bill
25. Guacamole base
30. Cowardly
33. Pres. after GWB
35. Molokai neighbor
36. Actor Greene
37. Music of India
39. Milk dispenser
42. Idiot
43. "Never ___ moment!"
45. Is in debt

47. Morning hrs.
48. City employee
52. Area of unrest
53. Amour ___ (uncontrollable passion)
54. Acropolis sight
57. Terminix rival
61. Swindler's operation
65. Phrase from one who just dealt an insult
67. Mr. Howe
68. Tiny branch
69. Many-armed Hindu goddess
70. With plenty left over
71. Darth Maul's group
72. Neap anagram

Down

1. Some desktops
2. High-five, e.g.
3. Sweet treat
4. Card game akin to euchre
5. Number cruncher, familiarly
6. Hindu prince
7. Air ___ (budget carrier)
8. He's never out of stock
9. Hot at the casino
10. Toyota ___ 4 (SUV model)
11. When doubled, a Gabor
12. Words of understanding
13. Gel
18. Dominion
22. Road map abbr.
24. Sky shade, in Saxony
26. Vein blockage
27. Combat with fighter-bombers
28. Levi's or Jordache material
29. "Night Music" playwright Clifford
30. Dairy snack
31. African lute
32. Heiress, at times
33. Having some nerve
34. Couldn't help but
38. Draft choices
40. Lamb's mom
41. Mariner's peril
44. Hansen's disease
46. Lampoon
49. With "r," a long trip
50. Acts frugally
51. Shout attributed to Archimedes
55. Part of a bedtime prayer
56. "And ___ goes..."
58. Sack starter
59. Emerald ___
60. Alternative to "ja"
61. "Don't ___ fool!"
62. Historic city on the Danube
63. Light bite
64. Airline to Seoul
66. I would follow these

(solution on page 16)



State Certified Lic# CAC1815451

Tommysac.com

TOMMY'S
AIR CONDITIONING
941-800-5707

*12 Time
Best of Charlotte County
Award Winner*



1969-2021

Factory Trained Authorized Techs
We Service all Makes
Financing Available
Specializing in Older A/C Repairs



facebook.com/tommysairconditioning
Before you buy, give us a try
FREE ESTIMATES on new units

Over 250 Google Five Star Reviews



***Seen our Trucks?
Everywhere you go, there we are!***



The new degree of comfort.™

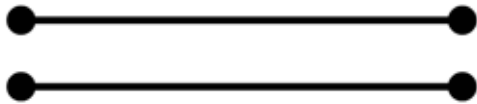


Serving Kingsgate since 1992
Home of SW Florida's Most Beautiful Golf Course



LANDSCAPING/ IRRIGATION

Landscaping/ Irrigation requests to
ashley.greek@castlegroup.com



**Instead of placing duplicate
requests, please send a
follow-up email to the
correct correspondence
for an update.**



Maintenance requests to
j.iannace@castlegroup.com

MAINTENANCE



MAKE YOUR FRIENDS YOUR NEIGHBORS! LIVE & PLAY TOGETHER AT KINGS GATE.



You hear it all the time - how beautiful your home is whenever your friends and family visit you at Kings Gate. **MAKE THEM YOUR NEIGHBOR!** **That's right!** They can choose from a selection of homes, **AVAILABLE NOW** and celebrate together. **PLUS, when your friends become your Kings Gate neighbors, we'll give them \$10K towards design options and a celebration dinner for you all!***

REGISTER YOURSELF & YOUR NEIGHBOR



OR SCAN THE
QR CODE WITH
YOUR PHONE
AND REGISTER
THERE!

Kings Gate

CALL FOR MORE INFORMATION
941.229.7848

VIEW FLOORPLANS, DETAILS AND MORE AT:
KINGSGATENEIGHBOR.COM

MODEL HOMES & WELCOME CENTER OPEN DAILY

MONDAY-SATURDAY: 10AM-6PM, SUNDAYS: 12PM-5PM • 1622 ROYAL COURT - PORT CHARLOTTE FL 33980

*Dinner will be in the form of a \$100 VISA gift card to the purchaser. Cannot be combined with any other offer or redeemable for cash. Offer void where prohibited, see sales associate for details. Additional terms, conditions, and restrictions apply. Prices, information and availability are subject to change without notice. See Sales Representative for details. Photos used may be from model homes or virtually staged for representation purposes. All homes subject to prior sale. Please visit nealcommunities.com for additional state or community-specific disclaimers, licensing information or other details (as applicable). Offer void where prohibited or otherwise restricted by all applicable state and federal laws. © January 2024, Neal Communities LLC. All rights reserved. We do business in accordance with the Federal Fair Housing Law. 4.25.17/500



WELCOME TO THE WONDERFUL WORLD OF TRAVEL!

Look forward to the trip of a lifetime with **Concierge Cruises Travel Agency!**

We at Concierge Cruises are here to serve you the best dream vacation experience as a full-service travel agency. We specialize in individual & group travel.

- Payment Plans Available
- We Will Obtain Electronic Documents & Luggage Tags
- Cruise Night Events
- Promotional & Give-Away Items

conciergescruises@yahoo.com
conciergescruises.biz



Georgene Malovich, Travel Agent & Owner
239-772-1840

Leslee Clemens, Travel Agent
Lynnette Lydic, Travel Agent
239-810-0095

THOMPSON'S AIR CONDITIONING

- SALES
- SERVICE
- INSTALLATION
- FREE ESTIMATES NEW UNITS



Lic # CAC057941 • Insured

Serving Charlotte County for 22+ Years

941-624-6000

COMMUNITY

Free Estimates

ROOFING OF FLORIDA, INC.



Lic# CCC1330642

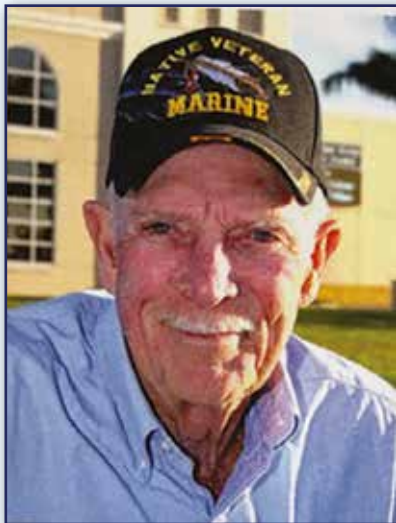
"Proudly Serving Your Community" • Family Owned and Operated
100% Maintenance Free Roofs!

We Do All
Roof Overs, Roof Coatings,
Roof Repairs & Inspections
on all Manufactured Homes

800-511-2517



Lifetime Warranty on Labor & Materials!
www.CommunityRoof.com



Chuck Allen

Thank you Kings Gate residents for your business for the past 12 years living and working here---GREAT...

I am an experienced realtor with 20 years working in Sarasota and Charlotte Counties.

SELLING OR BUYING:

I am an experienced agent for both sellers and buyers.

OBJECTIVE: to make your experience as enjoyable and stress free while negotiating the best deal for you. It's all about you...



Cell: **941-544-0991**

Office: **941-625-3653**

chuck.allen@cbsmfl.com



COLDWELL BANKER
SUNSTAR REALTY, INC.
19700 Cochran Blvd.
Port Charlotte, FL 33948

*Call anytime for FREE Comparative Market Analysis!
I have competitive commission rates and am anxious to work for you.*

JANUARY 2024

BATLINER REPORT

WE LIVE IN KINGS GATE • WE PLAY IN KINGS GATE • WE KNOW HOW TO SELL KINGS GATE!

KINGS GATE RESALES

YEAR	2021		2022		2023	
QUARTER	UNITS	PRICE/SQ. FT	UNITS	PRICE/SQ. FT	UNITS	PRICE/SQ. FT
Q1	24	\$151	15	\$208	10	\$240
Q2	24	\$165	11	\$237	14	\$235
Q3	15	\$182	11	\$235	8	\$221
Q4	11	\$200	7	\$240	7*	\$229

ALL DATA PER STELLAR MLS – *ONLY REPRESENTS SALES IN OCTOBER & NOVEMBER

Clearly there was strong demand in 2021 as due to COVID many people were allowed to work remotely – while others retired ahead of schedule. That demand from 2021 drove pricing up. The hurricane towards the end of 2022 also impacted the market. There were several homes under contract that could not close due to repairs needed. And the hangover from Ian impacted 2023 with several homes coming to market after their repairs. This has led to an increase in supply at this point. However – peak time for sales in Florida runs from after Thanksgiving to the end of March. And while pricing has cooled some – we're still encouraged to see the level its at especially compared to where it was at the beginning of 2021.

Bottom line – historically Kings Gate has around 50 to 60 resale homes sold every year. Some years that's a little more and some years that's a little less. Kings Gate remains a desirable community – golf course, onsite restaurant/bar, proximity to shopping/restaurants and easy access to I-75.


Team Batliner
Dynamic Duo = Dynamic Results



CINDY & JOHN

**NUMBER 1
IN KINGS GATE**

**CALL TODAY
FOR A FREE
MARKET ANALYSIS
941-585-7573**

**LASER
FOCUSED
ON KINGS GATE**

kW PEACE RIVER
PARTNERS
KELLERWILLIAMS.

ASK ABOUT OUR DISCOUNTED RATES
WWW.TEAMBATLINERS.COM