



Kings Gate

October 2024
VOLUME 2, Issue 10



ADMINISTRATIVE OFFICES

Monday - Friday 9:00 a.m. - 4:00.p.m.
941-625-8245

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

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

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

Receptionist: Chevy Means..... (941) 625-8245
cmeans@castlegroup.com

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

Maintenance Technician: Juston Markham (941) 210-6301
jmarkham@castlegroup.com

Billing Inquiries - Castle Group Mngt:..... (800) 337-5850

Town Square Portal: <https://app.townsq.io>

The Lions Den Restaurant: (941) 625-0680

Golf Course Pro Shop: (941) 625-0680

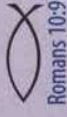
After Hours and Billing Inquires:.....(800) 337-5850

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

Message from your HOA president, Tom Warren

I hope this message finds you well. It has been an honor and a privilege to serve as your HOA Board President. Together, we have learned to meet the challenges of a fledgling board, how to recover after the destruction caused by a hurricane, and how to define and prioritize the demands of an aging infrastructure.

However, after careful consideration, I have decided to step down from the HOA Board and my role as President to focus on my personal health and spend more quality time with my wife. This decision was not made lightly, and my resignation is effective at the next election in January which creates a fourth opening at the election, but I believe it is the right time for me to prioritize our well-being.

I have full confidence in the dedicated individuals on the board to meet the diverse demands of our community. Thank you for your support, understanding, and continued commitment to Kings Gate.

Tom

Note: Cheryl O'Donnell, as former Vice President, has assumed the position of President to replace Tom Warren and will hold that position until January.

Villa Board Message, Pamela Clement

Dear Villa Owners,

I hope this message finds you well. As your Villa HOA President I would like to take this opportunity to thank you for your continued cooperation, support, and involvement in our community. Together, we can continue to make great strides in maintaining the beauty and safety of our neighborhood.

As we move forward, I encourage everyone to stay engaged and communicate any suggestions or concerns to all of the board members. Please be looking on Town Square for the dates and times of upcoming Committee and/or Board meetings, and I hope to see many of you there.

(Continued next column)

Kings Gate Board of Directors

Homes



Tom Warren



John Spradin



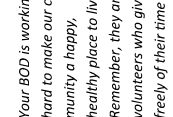
Kim Brock



Cheryl O'Donnell



Frank Bedhez



Dawn Kenney



Pam Clement



Marge Elwein



Villas

(Continued ... last column)

Your input is vital to our community's success. Additionally, please remember to review your governing documents and community guidelines and ensure compliance with them to help keep our neighborhood a pleasant place to live for everyone.

Thank you for your commitment to making our villa community a wonderful place to call home. Lastly, please stay safe during this hurricane season.

Warm regards

Pamela Clement
1779 Nottingham Trail
Pclement919@gmail.com
636-577-2069

Teamwork makes things happen!



Castle Management


Naoma Bush, LCAM Property Manager
Nbush@castlegroup.com
941-889-6613


Shannon Enoch Lifestyle Director
Senoch@castlegroup.com
941-764-1282


Alicia Jolicoeur Administrative Assistant
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Ashley Greek Covenant Coordinator
Ashley.greek@castlegroup.com
941-210-6301


Danielle Castella, Janitorial


Justin Markham Maintenance Tech.
jmarkham@castlegroup.com
941-210-6301

Other helpful numbers

Envera..... (877) 936-8372
GAEA Landscape..... (941) 916-0903
Waste Management..... (941) 629-1106
Comcast(800) 266-2278
Charlotte County Utilit....(941) 764-4300
Emergency After Hours..(800) 337-5850

Lions Den


Lea Warner, General Manager
lwerner@hampton.golf
941-625-2680 Ext. 852


Patrick Becker, Executive Chef
pbecker@hampton.golf

Lions Den Grand Reopening


It was standing room only on August 23, 2024 when the long awaited Grand Reopening of the Lions Den took place. Several hundred folks filed in to see the updated ambiance and enjoy complimentary


mentary wine and hors d' oeuvres. Patrons described the new digs as modern, light, fresh and beautiful, yet warm and cozy for chatting with friends. Staff was on hand to accommodate guests as they


"oohhed..." and "ahhhhed..." the new surroundings. Music by DJ Victor was on hand which added to the festivities and had everyone in a party mood.


Lea Warner, General Manager, spoke and introduced Nick Argentiero the new Food and Beverage Manager. Patrons echoed "I love it all" and "... quite comfortable and cozy." It was worth the wait. Great job!!!!

Financials

Message from the KGHOA Treasurer


This is the first of a series of articles on our finances that may be helpful to our residents.

The subject this month is Capital.

The Kings Gate community has set three types of accounts that hold all of our assets.

Operating capital is used for our day to day and month to month operations, very similar to a personal checking account. The account increases with receipts of the monthly assessments and decreases as bills are paid. The operating cash on hand must be liquid and adequate to meet our commitments. A cushion must be maintained to avoid any temporary cash flow issues. Our cash position fluctuates between \$200K to \$300K, or 5% to 7% of our budget.

Working capital is used for longer term expenses that may not be budgeted. Examples are storm damage or unexpected replacements and repairs. Working capital is similar to a personal savings account. An adequate level of working capital is required to assure that unexpected expenses can be met without draining our operating funds or requiring additional assessments. Working capital is

currently funded by the \$1500 capital contribution that we receive when each home or villa is sold. Our accounting firm, Cole and Associates, audits us annually and recommended in writing that we have a fund equivalent to two to three months of our operating budget or \$700K to \$1 Million. With the higher insurance deductible currently in place, this recommended amount is appropriate and necessary.
(Continued, next column)

(From previous column)

We currently have approximately \$355K in working capital. The 2025 budget will include an additional contribution to working capital to, at least gradually, get us in line with the auditor's guidelines.

Reserves is the fund for long term, planned, large expenses such as street paving and roof replacement. These are referred to as "Capital Expenditures" and can generally be planned in advance. A reserve study was conducted this year by Florida Engineering.

That study specifically details expected expenses for the next 30 years. Our current reserve account stands at approximately \$750K. The reserve study shows that we need to add \$230K per year in order to meet our planned requirements. In 2024 we are contributing \$197K and \$230K is planned for 2025.

In summary, the board of directors is working closely with our accounting firm and Castle accounting. Operating capital is in good shape. Working capital is progressing toward the required level, and reserves will be on plan with the 2025 budget.

More next month.

John Spradlin, KGHOA Treasurer

Auto pay information


If you want to set up auto pay for your HOA fees, you may go to Castle-group.com, and click on "manage autopay." There you can enroll in autopay directly through Castle. You may also go to the office for assistance. Another way is to set auto payments up through your own bank. Either way is efficient and a time saver and you never have to worry about being late.



Clubs and Activities

Mah Jongg (Contact Pat Phillips)



Some say that playing Mah Jongg can have cognitive benefits, including improved memory attention, and logical thinking. We say that Mah Jongg is a game filled with fun and challenge.

At Kings Gate, we play every Tuesday night at 6:30 p.m. and Thursday afternoon at 12:30 p.m. in the card room. We encourage new players to join us!

We welcome all skill levels. Look for an announcement on Facebook in November where we'll offer lessons for newbies. Once you learn this game, you'll be addicted. Any questions, call Pat Phillips at 856-285-6238.

Welcome to Lawn Bowling (Contact Merv Ott)



New to the community, or been around for a while, and never thought of lawn bowling? We invite you to join us on the green Tuesdays and Thursdays at 9:00 a.m. during the summer and early fall. We would enjoy the opportunity to talk about the sport, introduce you to our members and give you an opportunity to give lawn bowling a try. Please wear flat shoes to protect our greens. Lawn bowls are available for instruction and play. It is a great opportunity to meet new friends, develop new skills and become part of a team.

Our Lawn Bowling Season begins on Tuesday, December 3, at 9:45 a.m. and continues on Tuesdays and Thursdays until the end of March. League signup begins in November. Tuesdays are reserved for League play and Thursdays are reserved for instruction, special events and practice play, which we refer to as "Jitney." The third Thursday of each month is reserved for tournament play.

We are sure if you give it a try, you will enjoy the sport and the league. Hope to see you!

For more information, contact Merv Ott at mervandther-vl@aol.com or 905 327 4152. Any member would be happy to share information with you.

Kings Gate community boasts over 35 clubs and activities for members to enjoy. Check out activities on TV channel 195 or see the app. UniQuest for up to date information.



Kings Gate Globe Trotters Upcoming Travel Trips



Members Save the Dates

Sat Oct 19..... Babcock Wildlife/Octagon Wildlife
Oct 26-Nov 3 San Antonio Tx bus trip- Diamond Tours
Thurs Nov 19.....Top Golf in Ft Myers
Thurs Dec 5.....Edison Ford Xmas lights – bus trip
Mon Dec 16.....Christmas Party
Sat Jan 18Broadway Palm Theater–Buddy Holly Story
Tues Jan 28-31.....Miami, Key West bus trip-Diamond Tours
Thurs Mar 6Strawberry Festival Bus trip – Plant City
Sat Mar 22.....Whimzeyland bus trip – Safety Harbor

MARK YOUR CALENDARS NOW!!!

Your Globe Trotters Travel Club meets monthly on the 4th Tuesday of each month in the Palace Theater. There are no fees to join. When you are a member you are among the first to know of upcoming events. We coordinate events with input from the club, offer day and multi-day trips, motorcoach travel and extended vacation opportunities around. Contact information:

Evelyn Ruff 941-276-5146
Mary Williams.....941-376-0563
Kim Brock..... 513-377-3669

(Not a member? Come to a meeting and sign up)

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, individually or group, and is designed solely for the purposes listed previously. Meetings and topics will be selected by the group with the assistance of the coordinators.

Clubs and Activities (continued)

Hand, Foot and similar card games

Hand and Foot Card Group

(Contact judy.przybysz@gmail.com)



Hand & foot is a card game (cards are furnished) very similar to Canasta. Game is played in the card room in the clubhouse on Mondays and Fridays from 1:00 p.m. to approximately 3:30 p.m. Please arrive by 12:50 p.m. to allow time for table assignments. Depending on number of players each day, there are tables of 3, 4, or 6 players. It is a fun game and a good way to meet new friends.

If you have never played or just need a refresher class, feel free to come and observe. Someone is always willing to help you learn the game. Contact information: Judy Przybysz at 443 350-5321 or judy.przybysz@gmail.com

Hand, Knee, Foot and Toe Card Game (Contact Nan Cole, 941-786-8848)

Hand, Knee, Foot & Toe is a card game very similar to Canasta. It differs from Hand and foot in that it requires two extra sets of card stacks (knee, toe). The game is played in the Residents' room at 1:00 p.m. on Thursdays. It's a great way to make new friends in the community. Contact information: Nan Cole 941-786-8848

Dominoes/Mexican Train (Contact information: Judy Przybysz at 443 350-5321)

Dominoes is played with tiles which are furnished. We meet Wednesday and Saturday in the card room in the clubhouse. Play is from 1 p.m. until approximately 3:30 p.m.. Please plan on arriving no later than 12:50 p.m. for your table assignment. We play by one set of rules that has been established by the group. This is a fun game and a good way to meet new friends in the community. If you have never played before, feel free to come and observe. Someone is always willing to help you learn the game.

Mens Horseshoe League (Contact: Bob Spindler: 617 957-7385)

Want to have some fun in the community? Then come out and play horseshoes with us. Practice is from Nov-Dec. and league play is from Jan – Apr. The play area is located behind the swimming pool area and takes place on Saturdays. Contact information: Bob Spindler 617 957-7385.



Poker on Wednesdays (Contact information: Ray Arcovio 941-626-6193)
We are always looking for new people to join us in our poker games and I would be happy to provide you with the details concerning our games.

We have two games on Wednesday the first being held from 1:00 p.m. - 4: 00p.m. and the second is held from 7:00 p.m.- 10:00 p.m.. Both games are held in the Residents' Room. All are welcome to join us by either just showing up at either game or contacting me for further details on our games. Contact information: Ray Arcovio, 941-626-6193

Poker on Fridays: (Contact Pauline or Cliff at 941-456-7915) October through April - Fridays from 6:30 p.m.-8:30 p.m. in the Residents Room. (nickel & dime). Contact Pauline or Cliff at 941-456-7915

Kingo (Contact Paul Brock, 239-994-9038)



Enjoy an evening of KINGO where we make our version of Bingo fun with plenty of laughter. We meet twice a month in the Residents' Room - usually on the second and fourth Sunday and begin play at 6:00 p.m. Bring your own beverage and snacks. Once you participate, you'll be addicted to a great room of players. Please "save the date" on your calendar for our upcoming play dates. You just may win the Big Bucks! Paul Brock Email: brockpaul59@gmail.com or 239-994-9038

Line dancing (Contact: cclarner47@hotmail.com)

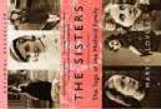
If you are looking for a fun way to exercise, come join Connie's line dancing class in the ballroom every Monday from 10:00 – 11:30 a.m. No partner required and no experience is needed. Just wear comfortable shoes that slide well on the dance floor. Connie shares her knowledge of dancing for donations (minimum \$3 please). Contact information cclarner47@hotmail.com



Exercise is good for the soul, not just the body.

Clubs and Activities (continued)

Book Club (Monthly)



This group meets the third Monday of each month at 1:00 p.m. in the Palace Theatre. The book being discussed in October is **"The Sisters: The Saga of the Mitford Family,"** by Mary S. Lovell. This is the story of a close, loving family splintered by the violent ideologies of Europe between the world wars. Jessica was a Communist; Debo became the Duchess of Devonshire; Nancy was one of the best-selling novelists of her day; beautiful Diana married the Fascist leader Sir Oswald Mosley; and Unity, a close friend of Hitler, shot herself in the head when England and Germany declared war. A riveting book.

Card Making Class (Weekly)

Our card making class is held every Wednesday from 9 a.m. to when we are done, usually around noon. We make four cards a week for all occasions. The cost is \$5.00 per week. You get a kit with everything you need to make your cards. Items to bring to class would be paper glue (a good glue not Elmers) a tape dispenser and scissors. We always have extras so the first time I would suggest that you just come and check us out. The limit is 20 students. Sign up is necessary.

You can call or text me at 218-590-2253. Some of us go to lunch after as it is a good way to get to know each other and I like to eat. I also like to tease people so be prepared!

Beth

THE WELCOME TEAM...

Welcomes you to the Kingdom! Our group of terrific volunteers are ready to welcome you to our community with a goodie bag and let you know where to turn to find fun and answers. As many homeowners return to the Kingdom, we welcome all residents back and hope you had an enjoyable summer. Should you have questions about the ACC requirements, warranties, or even what's going on in the Kingdom, just ask us!

If you'd like to join our team, free feel to reach out to welcometokingsgate@gmail.com. See you out there!



Neighbors Helping Neighbors



Neighbors Helping Neighbors is a team designed to enrich the quality of life of all Kings Gate residents. Co-team leaders are Gail Mears and Cheryl Drake. One of the group's purposes is to share resources and information. It is open to all residents and does not have limits on the number of volunteers who care to participate.

An example of the caring commitment of the group was when a resident who had knee surgery recently wrote a thank you for the beautiful card that was sent on behalf of Neighbors Helping Neighbors to encourage a speedy recovery. The team reports to the Life Style Director. Meetings are the last Friday of the month, at 11 a.m. in the card room. Contact Cheryl Drake (734) 558-3735 or Gail Mears (603) 481-0877 for additional information.

Life is good at Kings Gate. A place to Live, laugh, and enjoy life.

We host over 35 clubs and activities: offer dances, parties, concerts and more.



Kings Gate

Activities around the 'Hood

Bible Study

A book review of the bible! Remember to bring a bible, notebook, and pencil. Tuesday evenings from 6:30p.m.-8p.m. in the Residents' Room. Contact Art Licursi at 941-627-6703

Bid Euchre

Mondays at 6:30p.m. in the card room. Classes available to learn. Contact Cheryl Drake at 734-558-3735

Bocce League

Contact Cheryl Drake 734-558-3735

Bingo

First and third Monday of each month. 6 p.m.. Ballroom

Bridge

Tuesdays at 1p.m. in the card room. Contact Phyllis Dahm at 302-270-8004

Coffee Talk

First Monday of each month 9 a.m. Imperial side of Ball room

Corn Hole

Wednesdays at 1p.m. in PT.

Euchre

Wednesdays at 6:30p.m. in the card room. Contact Mary & Karl Ebert at 585-298-1012

Globe Trotters Travel Club

Meets the fourth Tuesdays of the month, Palace Theatre. Contact Mary Williams 941-376-0563.

Evelyn Ruff

941-276-5146 or Kim Brock 513-377-3669

Grief Support Group

Meets every two to four weeks. Location varies each time. To attend, please contact Carol Butera 941-391-5883

Greeting Card Making

Wednesdays at 9 a.m.—11 a.m. Residents' Room Beth Fuller 218-590-2253

Hand & Foot

Mondays & Fridays at 1p.m. in the card room, arrive 10 minutes early at 12:50p.m.. Contact Judy Przybysz at 443-350-5321

Hand, Knee, & Foot

Thursdays at 1p.m. in the Residents' Room. Contact Nan Cole at 941-786-8848

Hand, Knee, Foot, Toe

It's a fun, fast, & friendly game. All are welcome, beginners & experienced. Thursdays at 1p.m. in the Residents' Room. Contact Nan Cole at 941-786-8848

Honor Flight

Fourth Wednesday of each month at 7p.m. in the Palace Theatre. Contact Charlie McClure 716-465-4472

Kingo

Second and Fourth Sundays at 6 p.m. in the Residents' Room. Contact Paul Brock 239-994-9038

Lawn Bowling

Tuesdays & Thursdays at 10am. Show up by 9:45am so teams can be made. League goes December-March, must sign up; Contact Merv Ott at 905-327-4152 or mervandcheryl@aol.com

Line Dancing

Every Monday at 10am in the Ballroom. Suggested donation of at least \$3.00

Mah Jongg

Tuesdays 6:45p.m. & Thursday 1p.m. in the card room. Contact Pat Phillips 856-285-6238

Men's Horseshoe League

Practice is from Nov-Dec; League play is from Jan-Apr. Contact Robert Spindler at 617-957-7385 or captainbob19@gmail.com

Mexican Train & Dominos

Wednesdays & Saturdays at 1p.m. in the card room. Arrive 10 minutes early. Contact Judy Przybysz at 443-350-5321 or Judy Przybysz: judy.przybysz@comcast.net

Activities around the 'Hood

Pickleball Club

Pickleball club members meet at the Kings Gate Pickleball courts on Monday, Wednesday, & Saturday 8am-12p.m... Contact Dennis Gershoff at 401-219-4100

Poker

October through April - Fridays from 6:30 p.m.-8:30 p.m. in the Residents Room. (nickel & dime).
Contact Pauline or Cliff at 941-456-7915

Poker

Wednesdays from 1p.m.-4p.m. & 7p.m.-10p.m. in the Residents' Room. Contact Ray Arcovio at 941-626-6193

Sevens From Hell card game

Tuesdays, 1 p.m. Residents' Room. Contact Irene Adam (941) 380-4955

Singles Club An activity driven club. If you're single and would like to meet new friends, join us every second Monday of each month at 7p.m. in the Residents' Room. (October-May only) Contact Eileen Bott at 201-602-4285

Tennis Club

Tennis Club members meet at the Kings Gate Tennis Courts on Tuesday, Thursday, & Friday from 8am-12p.m..

Texas Hold'em

Thursdays at 6:30p.m. in the Residents Room. Contact Roxanne Pino at 609-685-6426

Monday, Tuesday, Friday, & Saturday at 1p.m. in the Residents' Room. Contact Everett Wilson at 941-625-0504

Trivia Meets second Monday 6 p.m. Ballroom Contact Rowena Reed 262-902-5889

Water Aerobics

Every Monday-Friday at 9 a.m. and 10 a.m. year around in the pool.

Water Volleyball

Thursdays at 2 p.m. pool

(Note: If a group to which you belong is missing from this list please contact Shannon Enoch, Lifestyle Director at 941-764-1282)

For additional information or to see updated events be sure and tune into the television station 195, and check our Town Square for up to date news.

Just one of the many group activities that take place in our "Kingdom!" This is the Singles Group

Singles Club (Eileen Bott 201-602-4285 or Carole Rogers 941-626-4075)



Are you single and looking for interesting things to do and people to do things with? Come to the Singles Club social meetings starting in October. It is open to single men and women in Kings Gate. Meetings are on the second Monday of the months of October through May at 7 p.m. in the Residents Room. There they plan outings and activities that include everything from art tours to boat rides to dinner theaters and more. They invite your input on new ideas. Come join them for the next meeting. Refreshments will be served. Hope to see you there!

Looking for something to do on a Monday night? Here you go!!!

Movie Night

Last Monday of each month 6 p.m. in the Palace Theater; \$2 per person.



Save the date: Mark your calendars for upcoming events
(Starred events (*) are through the Lions Den restaurant)

Oct 4	*National Taco Day	Jan 16	Concert Series - "Yacht Rock"
Oct 8	Neighbors Helping Neighbors Fire Dept/EMS presentation	Jan 18	*Nine and Dine
Oct 10	Name That Tune (Berry & Carrie)	Jan 25	*Happy Hour Putting
Oct 12	*Spooky Drinks	Feb 8	Concert Series - "Sounds of Soul"
Oct 17	*Show Me the Money	Feb 9	*Super Bowl Party
Oct 18	*Oktoberfest with Billy G.	Feb 10	Walkathon
Oct 19	Kings Gate Yard Sale	Feb 14	Valentines Dinner Dance
Oct 24	*Bargo	Feb 20	Frankie Valley (Jersey Boy Show)
Oct 25	*World Pasta Day	Feb 22	*Nine and Dine
Oct 26	*National Pumpkin Day	Feb 26	Flamingo Races
Oct 31	Halloween Dance - Pop Rocks	Mar 7	Concert Series "7 Bridges"
Nov 2	Craft Show	Mar 8	*CanAm Golf
Nov 7	R C Smith Comedian	Mar 17	St Patrick's Day Dance
Nov 11	Veterans Brunch Event	Mar 23	*Happy Hour Putting
Nov 14	Fall Dance	Apr 6	End of Season party with "American Made"
Nov 23	*Nine & Dine	May 3	*Nine and Dine/Kentucky Derby
Nov 28	*Thanksgiving Feast Open to All		
Dec 6	Ginger Bread House Decorating Contest		
Dec 7	Christmas Party & Dance with American Made		
Dec 7	*Corn Hole		
Dec 14	*Nine and Dine		
Dec 18	House Decorating Judging		
Dec 20	Golf Cart Decorating Contest		
Dec 20	Cart Caroling		
Dec 20	Cart Caroling Chili Dinner/Dance w DJ Vic: Announce House/cart decorating winners		
Dec 24	*Golf & Social Members only Egg Nog Party		

Ongoing activities

** Tuesdays Karaoke at Lions Den

** NFL every Sunday during NFL season Lions Den

** Bargo and Show Me The Money, alternate dates.

Kingo (second and fourth Sundays, Residents' Room)

Future events will be added as they are confirmed

(All dates and events are correct as of this writing but are subject to change)



Kings Gate Resident Volunteer Spotlight



Every other Tuesday, rain or shine, year-round, **Gary and Gay Graham** volunteer outside the community at the Port Charlotte Global Methodist Church where they prepare sandwiches that are distributed to the Trinity Global Church for people in need. Gary is good at slicing lunch-meat and Gay assembles the sandwiches. During summers, they help prepare 250-300 sandwiches for the Boys and Girls Club of Charlotte County and the Trinity Global Church. Once school begins, they prepare about 150 sandwiches every other Tuesday for Trinity Global church.

While they used to go to Publix on Gasparilla and El Jobean to pick up bread and other pastries and deliver them to the Homeless Coalition who also serves meals to those in need, this practice stopped due to a lack of enough volunteers. (So, if you are interested in volunteering, the Homeless Coalition would be a good place to start.)

To help out a great cause, and while getting a hearty breakfast, starting in October, the Methodist men's group, of which Gary is president, has a pancake breakfast on the first Saturday of every month from October thru May. It's a great breakfast consisting of scrambled eggs, hash browns, link sausages, sausage and gravy biscuits, pancakes, orange juice, water and coffee - all for \$7.00. Breakfast is served from 7:30 - 10:00 a.m.

Come and join them starting on **Saturday, Oct 5**. Mark your calendars now!!

Port Charlotte Global Methodist church is located at 21075 Quesada Ave in Port Charlotte. We're sure Gary and Gay can answer any questions you might have.



Welcome New Residents

Meet **Robert & Roseann Medugno** from Boston, Ma. They previously lived in Kings Gate, and moved away about 3 years ago. They always liked Kings Gate and after a few years, left their condo life and moved back to what is now home for them. Their new residence on Birmingham was purchased in May of 2024. They are Florida residents and plan on living here seven to eight months of the year. They have one child.

Roseann works part time for the Department of Mental Health. Her interests include playing corn hole, dominoes, taking long walks and pickleball. Both, she and Robert are wanting to get involved with clubs and activities, possibly with the landscaping team.



Do you know someone who gives time and energy in volunteering to help our community? We are happy to acknowledge your good works from folks in our community. Contact Evelyn Ruff (eviesgems@gmail.com) or Mary Williams (bmwmw1@gmail.com) if YOU have a story for us.

Hungry? Look no further! Outside the Lunchbox is here!



Welcome to the Tie Dye Eats Food Truck "Outside the Lunchbox" where culinary creativity meets vibrant flavors! Dive into the menu filled with innovative, handcrafted dishes that will tantalize your taste buds and ignite your senses. At "Outside the Lunchbox," they are not just serving food – they are serving up an experience. Join them on them on Facebook for a sneak peek of their ever-evolving menu and get ready to think Outside the Lunchbox! Check the calendar for dates they will appear at Kings Gate.

Happy Halloween & Have A Feisty Fall



Pickleball



The hardest thing about exercise is doing it regularly. One of the reasons often given not to exercise is it isn't fun (think swimming laps, jogging around a track or on a treadmill.)

However, this is where pickleball comes in. Pickleball players who have played other sports claim it is the most fun. The fact the ball stays in play longer by definition means you will get a good bit of exercise in each of the 11-point games. However, the smaller court, when two people play on each side (doubles), means that most points do not require too much movement – about two to four steps. Thus, the small court keeps the ball in play, but you are not over-exerted during any one point.

The smaller court also means less running and less wear and tear on knees, hips, ankles – our joints. For people who have problems with these joints, but still want a racket sport in order to be active, then pickleball is a very good choice.

A third fact is that the ball is a soft, light object that keeps the game from being too fast for those of us with slowing reflexes. You will see people of all ages and all athletic ability out on the courts having fun playing.

Playing pickleball and other racket sports helps with hand-eye coordination. This is something that as we age is important, since it is required for many daily activities like eating or driving. These exercises also help with balance which is under threat with age, and essential to maintain to help avoid falls. The caloric burn of pickleball for those who are trying to lose weight with exercise is somewhere between badminton and tennis.

Racket sports boost the cardiovascular system which helps prevent many of the unwanted problems of older age like hypertension, stroke and heart attack. Pickleball gives you a good aerobic workout without as much stress and strain on joints and muscles, as mentioned above.

The endorphins and other bioamines that are released with all exercise are useful in elevating self-esteem and combating depression – both problems that can come with older age.

Who is playing this sport? You guessed it: the group that seems to have become regular players are baby boomers. The senior age group has been attracted to the sport because it is easy to play, very social and less stressful on muscles, tendons and joints.

Some of the top benefits of playing pickleball are:

- Easy to learn
- Health benefits
- Social connection
- Easy to learn

First things first: One of the best aspects of pickleball is that anyone can learn to play. Whether you have zero athletic experience or you're a multi-sport athlete, the rules of pickleball are fairly simple. All you need to get started is a paddle and a ball. Very inexpensive! With a shorter paddle, lighter ball and less ground to cover on a smaller court, pickleball is especially beneficial for seniors looking to stay active.

Because it's accessible for all ages and abilities, this sport offers the amazing experience of multiple generations being able to play on the same court at the same time. In fact, it was invented as a cross-generational game back in 1965 by three dads who were looking for a way to entertain their kids.

Health benefits

Studies show that an increased amount of pickleball activity can lead to improved blood pressure and cardio-respiratory fitness. It offers aerobic exercise, giving players the chance to move around on the court at any level of intensity they'd like.

Since pickleball moves at a slower pace than tennis, it's easier on the joints while also improving balance, coordination and agility. This makes it a wonderful choice for those who have had injuries in the past, or former tennis players looking for a gentler alternative.

Social connection

More than anything, pickleball is a social game, and it's no secret that strong social connections improve the quality of our life, and can extend our life expectancy.

In a study published in the Journal of Positive Psychology, the pickleball participants most deeply engaged in the game were more likely to be highly satisfied with their lives and have a positive experience with aging. A very committed group are the former tennis players who for physical reasons can no longer play that game – but many non-racket sport players have also joined the fun-loving pickleballers. Try it you might like it. I hope you find this information helpful. Please let me know if you have any questions.

Dennis Gerschkoff
401-219-4100

October Kings Gate Birthday



Shout Out

Brenda Long - 10/6
 Jeff Vanarsdall - 10/21
 Mary Saunders - 10/11
 Bill Maynard - 10/6 - Happy 75th
 Maryann Arcovio - 10/5
 Ray Arcovio - 10/7
 Patricia Ricciardi - 10/31
 Robert Dunlop - 10/13
 Sally Tirone - 10/24
 Larry Burden - 10/29
 John Antigiovanni - 10/20
 Cliff Lamson - 10/22
 Steve Jones - 10/31
 Tom Barry - 10/22
 Chevy Means - HOA Receptionist - 10/28
 Jane Braggins - 10/27
 Jim Monosa - 10/5
 Rhonda McLaughlin - 10/19
 Michael - 10/05



 If you would like your birthday added to the monthly newsletter, please email that information to Shannon by the 11th of each month leading up to your birthday. Shannon's email is shannon@castinggroup.com

Submit your special birthday and anniversary information by the 10th of the month to the office for the following month's publication.



October Recipe of the month
 by Kings Gate
 Resident: Marci
 follow her at:
<https://oldcutkitchen.com/>



Lobster Mac and Cheese Servings: 4 people
 Ingredients 225 g cooked chopped lobster meat - about ½ pound 110 g farfalle pasta - 4 oz, 1¼ cup measured dry 2 Tbsp butter salted or unsalted 2 Tbsp flour 2 cups warmed milk ½ tsp salt (more if using unsalted butter) ¼ tsp white pepper (black pepper is ok but white looks better) ¾ cup grated white sharp cheddar cheese - approx 2 oz, 55 g ¾ cup grated mild gouda - approx 2 oz, 55 g
Buttered Breadcrumb Topping 1 Tbsp butter, melted ½ cup panko breadcrumbs 2 Tbsp freshly grated real Parmesan cheese 1 Tbsp minced fresh parsley 1 tsp fresh squeezed lemon juice pinch of lemon zest pinch of salt - more if using unsalted butter

Instructions Chop cooked lobster meat into chunks. Break up any clumps of fine shredded meat. Drain well, squeezing any extra liquid from meat. While sauce is thickening, cook pasta in salted water until el dente. Drain well. Prepare white sauce by combining flour and butter over medium low heat, cooking until foamy and well incorporated. Heat milk in microwave until warm, do not boil. Add a small amount to pot, whisk until combined, then add remaining milk. Cook slowly over medium low heat, whisking until sauce is thick, smooth and uniform in colour. Remove from heat and stir in cheeses. Season with salt and pepper. Taste and adjust seasoning accordingly. Add lobster meat to sauce and stir to combine. When pasta is cooked and well drained, add to sauce mixture. Pour into an oven safe small to medium sized baking dish, approximately 9 inch oblong or 8 inch round. Prepare topping by melting butter, then adding remaining ingredients. Mix well and sprinkle evenly over top of dish. Bake on the centre rack of a preheated oven at 350° for about 30 minutes, until top is browning and edges are bubbling. If you are baking later from a cold dish, increase cooking time by about 10 minutes

Dance Lessons & Coaching

Wednesday's at Kings Gate

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

Basic to Intermediate

Wednesday's from 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

Kings Feast, Food Truck schedule

Front Parking lot 4-6:30 pm

IN OCTOBER

2024

MON 07	GEROY'S BBQ
MON 14	J & K
MON 21	Outside the Lunchbox
MON 28	GEROY'S BBQ

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FROM YOUR COMMUNICATIONS TEAM

The Communication Team has been focused on making changes to enhance Kings Gate's various communication methods for all residents.

On our **Facebook Page**, you will see added subtitles. A new library of items such as medical supplies, baby items, mattresses, boy/girl/teen vehicles and recommendations are listed on our **"Kings Gate" Facebook Page**. We encourage you to follow the new name and answer the administrative questions for approval to join.

In the **Newsletter** look at all the changes we've made. Let us know your thoughts. This will be posted on our website AND Town50, every month with full color capabilities.

Our new website - **"EverythingKingsGate.com"** is currently under construction. It will feature color photos, updated and current events, required documents, monthly newsletter, direct communication with the BOD and more. A private section will be accessible to residents and a public section will allow potential residents to become familiar with our community and consider purchasing a home here.

For residents, we have **Town50** & the **Uniguest App** that is visible from anywhere. This provides all event information readily available for your review.

Town50 is the main portal between Castle Management and Kings Gate residents. This is where you will find all documents, account ledgers, announcements & requests.

Members of our Communication Team include: Paul Brock, Chet Drake, Nick Maglio, Susan MacKenzie, Bill Price, Maria Price, Evelyn Hurt, Bob Williams, Mary Williams, Shannon Ench - Uniguest Director and are always open to your suggestions and ideas.

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.

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Coffee Time

When: Monday, October 7th
Time: 9am

Where: The Imperial side of the Ballroom

Join us for an informative presentation from the Port Charlotte Rehab Center

You're invited to join us on Tuesday, October 8th, at 10 AM in the Palace Theater for an informative and engaging presentation Sponsored by our Neighbors Helping Neighbors Team and presented by the Charlotte County Fire and EMS team.

Presenter Todd Dunn will be covering important topics, including:

- When to replace home fire alarms
- The Lock-box program
- The Red Dot program
- Reflective address markers

DNR program (Do Not Resuscitate orders)

Additionally, you'll have the opportunity to tour an emergency apparatus available on-site. This is a great chance to learn more about fire safety and community resources. We look forward to seeing you there!

Name That Tune

Thursday, October 10th, 2024

6 pm in the Ballroom!

tickets \$10pp

No outside Alcohol permitted

Kings Gate VETERANS

Veterans Brunch is donated by Benderson Development

non-Vets \$18

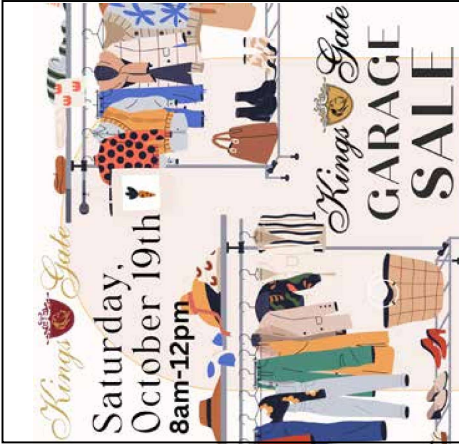
"I Fought For You"

Monday November 11th, 2024

Kings Gate Ballroom 10:30 AM

HONORING ALL WHO SERVED

Kings Gate
Saturday, October 19th
8am-12pm



Kings Gate GARAGE SALE

This will take place at EACH home. If you plan to participate, please sign up in the lobby and we will compile the addresses and distribute to the community to let everyone know which homes to drive by.

Joline Sawyer from **Seriously Sharp** will be conducting a service event here at our Kings Gate Main Parking Lot **Saturday, October 19th from 9:30 am-12 pm.** If she is busy, she said she is willing to stay later to service all who are interested. I will add an active link via email to her website so you can check on prices and specific items that she is able to service.



Join AAASWFL for a Free Exercise Program



Arthritis Foundation Exercise Program
 October 21 - December 9, 2024 (Mondays)
 10:00 a.m. - 11:00 a.m.
 Kings Gate (The Palace Theatre)
 24000 Rampart Blvd, Port Charlotte, FL 33980

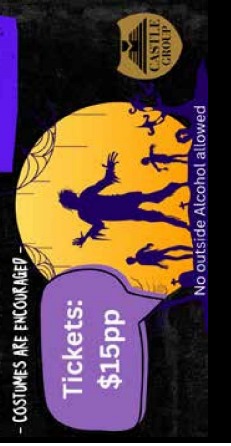
For People Living with Arthritis Stiffness and Pain
 AFEP classes are designed for adults age 60 and over to reduce arthritis pain and stiffness, build muscle around your joints, increase your energy, and prevent other health problems. These gentle exercises can be done either sitting or standing.

For questions call Lois Kohler at 239-460-0964

Register at the Palace Theatre on first date of class, October 21.

Elder Affairs Area Agency on Aging
 FOR SOUTHWEST FLORIDA

Kings Gate HALLOWEEN DANCE PARTY
 OCTOBER 31ST
 6PM - 9PM
 IN THE BALLROOM



Tickets: \$15pp

- COSTUMES ARE ENCOURAGED -

No outside Alcohol allowed

DID YOU KNOW?



that any visitor under the age of 17 in Kings Gate must be accompanied by an adult resident when using any of the community's amenities.

THE WELCOME TEAM....



Welcomes you to the Kingdom! Our group of terrific volunteers are ready to welcome you to our community with a welcome bag and let you know where to turn to find fun and answers. As many homeowners return to the kingdom, we welcome all back and hope you had an enjoyable summer. Should you have any questions about the ACC requirements, warranties, or even what's going on in the Kingdom, just ask us!

If you'd like to join our team, free feel to reach out to welcometokingsgate@gmail.com. See you out there!

Reminder:
Daylight Saving Time ends on Sunday, November 3, 2024, at 2:00 A.M. On Saturday night, clocks are set back 1 hour (i.e., gaining one hour) to "fall back." * Sunrise and sunset will be about 1 hour earlier on November 3, 2024, than the day before. There will be more light in the morning.

Kings Gate



With all of the turmoil over teams versus committees, I felt it would be a good time to explain what Neighbors Helping Neighbors is about. First, the co-team leaders are Gail Mears and Cheryl Drake. The committee reports to the LifeStyle Director. Our purpose is to have our members volunteer to enrich the quality of life of all residents by helping and sharing resources and information. Our team is open to all residents and does not have any limits on how many volunteers we have. Come to our meetings on the last Friday of the month, at 11AM in the card room. Have a Good Month.



Marianne Lilly
Realtor of the Year 2019

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October 2024 • VOLUME 2 • NUMBER 9

OCTOBER 2024

BATLINER REPORT

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

KINGS GATE RESALE HOMES UNITS BY QUARTER/YEAR

Sometimes numbers can do a better job of telling a story than the media. Contrary to popular belief 2024 has been a decent year for real estate in Kings Gate – you might say a return to normal. Historically Kings Gate has sold between 50 and 60 resale homes in a given year. In the boom year of 2021 we were well above average and thanks to Hurricane Ian 2022 and 2023 were below average. So far in 2024 we have already exceeded what did in 2022 and 2023 and should be around that 60 figure again. Prices went way up in 2021 and have come down some in 2022/2023. They seem to be somewhat stable in 2024.

	2021	2022	2023	2024
Q1	24	15	10	19
Q2	24	11	14	12
Q3	15	11	8	14*
Q4	11	7	9	
TOTAL UNITS	74	44	41	45

**Q3 INCLUDES 7 HOMES THAT ARE PENDING (MAY NOT CLOSE UNTIL Q4)
ALL DATA BASED ON KINGS GATE RESALES PER STELLAR MLS*

Florida remains an attractive destination – and we encourage both buyers and sellers to remember these two stats:

- There are about 11,000 people a day that retire in the US – many of those people live in areas of the country that experience cold winters.
- Florida gets about 1,000 new residents each day.

If you are interested to sell your house – please reach out. We'd be more than happy to have a discussion about the numbers above as well as additional details. Any question at any time – **we LOVE real estate!**

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