



Kings Gate

July 2026
VOLUME 4, Issue 7



ADMINISTRATIVE OFFICES

Monday - Friday 9:00 a.m. - 4:00 p.m.

941-625-8245

Property Manager: Sarah Wood.....(941) 889-6613
s.wood@castlegroup.com

Lifestyle Director: Alicia Jolicoeur.....(941) 764-1282
ajolicoeur@castlegroup.com

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

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

TownSq Portal: <https://app.townsq.io>

Lion's Den Restaurant:(941) 625-0680

Golf Course Pro Shop:(941) 625-0680

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



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jerryiannacekg@gmail.com



Kim Brock
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kimbrockkg@gmail.com



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Phil Chapman
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VILLA BOARD



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pclement919@gmail.com



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Cheryl Carnevale
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cheryl.carnevale@gmail.com



Dave Moriarity
Director
19vette63@verizon.net



Unparalleled Property Services



Sarah Wood
LCAM
Property Manager
s.wood@castlegroup.com
941-889-6613



Alicia Jolicoeur
Lifestyle Director/ Admin
ajolicoeur@castlegroup.com
941-764-1282



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



Vitaliy Baranyuk
Maintenance



Danielle Castelli
Custodian



Joey Sanfelice
Maintenance

Castle Management after-hours
800-337-5850



The Villas Treasurer's Report, Sharon Oliver

Since the initial purchase of the multiple Certificate of Deposit Account Registry Service (CDARS), the Reserves accounts have already accumulated over \$19,936 in interest. These CDARS have a term of 26 weeks at which time they will be renewed for another similar term. Rates and durations will be dependent on what the institution offers at that time. We anticipate that the addition of monies can only assist in ensuring our Reserves are where they need to be in the future when the time comes to utilize them for roofs and painting.

Be sure to check out the monthly financial statements on TownSquare in the Documents folder for a breakout of the April 2026 Assets and Liabilities, but a quick recap of Assets follows.

As of April 30, 2026 (all amounts rounded to the nearest \$1,000)

Cash in the Bank	\$177,362
Cash invested (CDARS)	\$867,099
Receivables	\$2,301
Prepaid Insurance & Expenses	<u>\$2,223</u>
	\$1,048,986

To keep your costs at a known level and avoid late fees, signing up for autopay is a great tool to use. Should you want to sign up and are unsure how to get started, reach out to the HOA office, or any of your Board members for assistance/direction.



An advertisement for TownSq. It features three smartphones displaying the app's interface. The background is green and white. The TownSq logo is at the top right. Below it, the text reads: "Increase Communication & Collaboration in your HOA COMMUNITY LIVING, SIMPLIFIED." and the website "www.townsq.io". At the bottom, a hand holds a smartphone showing the app. To the right of the hand, the text says: "To ensure you don't miss important updates, residents are encouraged to use TownSq as the primary source of communication from Management."

Architectual Control Committee



Any changes to the exterior of the home, whether front, back or side needs to be approved by the ACC.

If you're ever unsure about an ACC request, we warmly encourage you to attend an ACC meeting for guidance. The committee meets on every other Tuesday at 9:00 AM and is always happy to help clarify the process.

Please keep in mind that all approvals and denials are made by the ACC. Our HOA office team is here to support and assist, and we truly appreciate your kindness and understanding when reaching out.

Kings Gate

4TH OF JULY

**FREE
ENTRY**

LIONS DEN WILL HAVE
A BAR, ALONG WITH
BURGERS & HOT
DOGS FOR SALE.

CELEBRATION

★ POOL PARTY FEATURING DJ LEE ★

SATURDAY, JULY 4 | 1-4 PM

HAPPY HOUR FROM 1-2 PM

No glass permitted on the pool deck!

POOL UPDATE

Dear Kings Gate Residents,

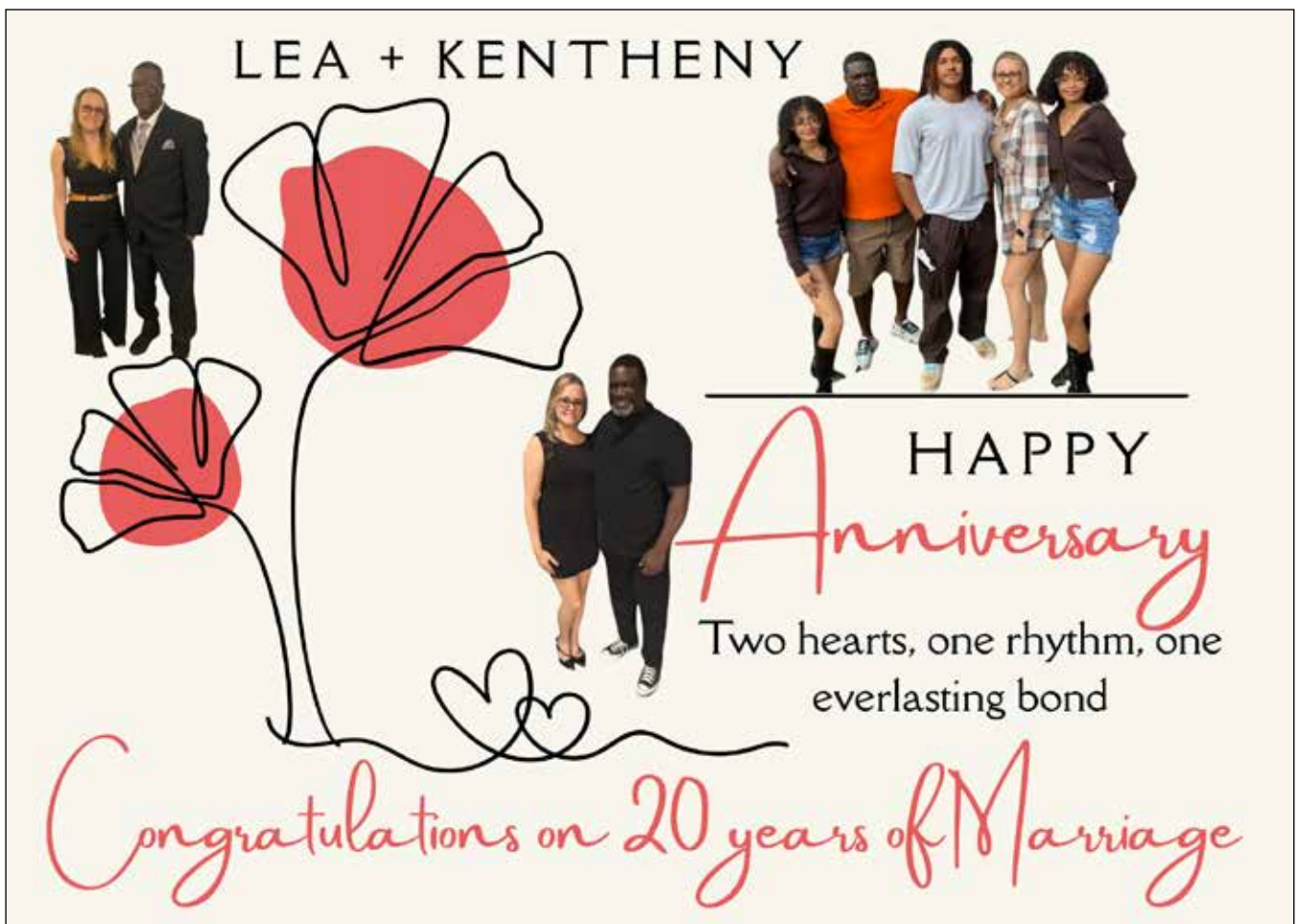
The pool area and spa remain Kings gate most used and important amenity. The Board President, Board, and Castle remain committed to ensuring it's operation. Previously, the Board and Management Company failed in a proactive approach to maintain the pool. So, you might ask; what has changed?

First, the Board seeks a preventative maintenance program designed to anticipate problems before they arise.

- A. Castle ensured Howard's Pool World visited to educate staff about all the equipment.
- B. The Third heater is now online with refrigerant as per system design. The misconception of it as a backup is gone.
- C. The filters were found deficient as the previous company scrubbed them rather than cleaned them with water as per care instructions thus causing damage. Those filters will be replaced.
- D. The line from the lake to the equipment has been cleaned out from goop and the goop in the heaters has been removed.

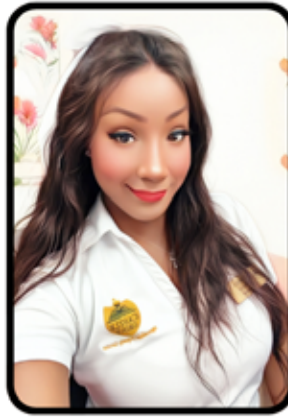
- E. A new cover for the filter pool will be added to keep unwanted debris out.
- F. Although the pool now operates after being shut down for shocking nevertheless, numerous components of the pumping apparatus (with highly technical names) are on the list to be replaced. Parts are on order to prevent the cracks in these plastic parts from going out thus forcing shut down and repairs.
- G. The drainpipe from near the outside shower area going to the lake was repaired and cleaned out to prevent puddling.
- H. Many thanks to the Landscape Committee for the beautiful plant selection, repair of plant irrigation, and for the plan to mulch to ensure the beauty and continued health of this investment.
- I. The Jacuzzi skimmer will be repaired. is temporarily glued.

Respectfully,
Phil Chapman
Pool Liaison

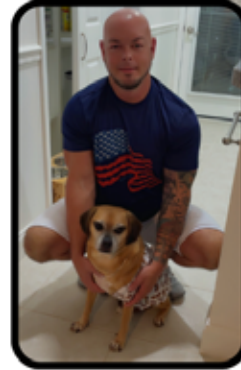


Happy Second Anniversary, Chevy!

Kings Gate is fortunate to celebrate the second anniversary of one of our most valued management team members, Chevy Means. Since joining our management team two years ago, Chevy has become a familiar and welcoming face to residents and visitors alike, always greeting everyone with a warm smile and positive attitude.



Before coming to Kings Gate, Chevy spent six years working in customer service call centers for Capital One. Looking for a position that was more personal and face-to-face, she applied for our receptionist opening. Fortunately for us, she chose Kings Gate over another higher-paying opportunity and has never looked back. Chevy describes Kings Gate as a “hidden gem” and loves the friendly atmosphere, saying the community feels almost storybook-like.



Originally from Altus, Oklahoma, Chevy grew up in Oklahoma City as part of a proud Air Force family. Both her father and grandfather served in the military, instilling strong values and a sense of dedication. During her school years, she participated in cheerleading and track, developing a love for running that continues today through her regular cardio and fitness routines.

Although she jokingly describes herself as a “computer nerd,” Chevy’s interest in technology led her to study computer science in college. She and her husband, Paul, spent years traveling throughout the United States before settling in Deep Creek about seven years ago. Seeking a slower pace of life, they quickly fell in love with the Port Charlotte area. While friends sometimes tease them for choosing such a laid-back lifestyle, Chevy wouldn’t have it any other way. She enjoys the area’s manageable traffic, peaceful surroundings, and opportunities to focus on the things she loves most: working out, gardening, and decorating the first home she and Paul purchased together two years ago.

Family is especially important to Chevy. She describes Paul as her “right-hand guy,” and the two enjoy spending time together doing everything from home projects to the occasional mani-pedi. They also share their home with Otis, their lovable eight-year-old puggle.

Everyone who has visited the management office knows Chevy appreciates organization and structure. Her desk is always neat, files are perfectly arranged, and everything has its place. While she says she is not high-maintenance, she does appreciate quality—and in her view, Kings Gate is definitely one of the nice things in life.

Perhaps most importantly, Chevy genuinely loves being part of the Kings Gate family. She often says, “I am here as long as you will keep me!” Her appreciation for the residents, her co-workers, and the community shines through in everything she does.

Please join us in congratulating Chevy on her second anniversary and thanking her for the kindness, professionalism, and cheerful spirit she brings to Kings Gate every day. We are grateful to have her as part of our team and look forward to many more years together!

-Gail Mears, Kings Gate Resident

IRRIGATION & LANDSCAPE WORK ORDER?

HOW TO SUBMIT A REQUEST



Residents do not need to login. Please use this link to fill out a form and request a service or send a question:

<https://customerlink.dtelandscape.com/kings-gate>

Our staff will review your requests within 48 hours. If your request came in on Thursday, it will be reviewed by the following Monday or the next business day.

You will receive email notifications, and you can hit **REPLY** to communicate directly with a Down To Earth representative.

HOW TO SUBMIT EFFECTIVE WORK ORDERS

Please type in a detailed description of the issue (what, where, etc.) so Down To Earth can perform the job. We encourage you to upload photos in the **Files** field.

Examples of detailed descriptions:

- Please trim the bushes by same side as the A/C unit. I want them trimmed to the level of the bottom of the windows, and around the A/C unit.
- We have a brown area of grass in the backyard (east side). Please send someone to identify if the issue is related to the position of the sprinklers or it needs pesticides. See pictures attached.
- When my sprinklers go off, there is one that shoots water everywhere. It is the one located by the front window, next to the crotons. You will notice it because there is a pile of dirt. Please inspect and replace accordingly. I am attaching photos.

Weeds are growing through the cracks of the driveway, closer to the garage door. Please also see the weeds growing through hedges on left side of home (the side closer to the entry door)

WHAT IS CONSIDERED AN IRRIGATION EMERGENCY?



- ❖ Constant non-stop flowing water that will not shut down.
- ❖ Sprinklers will not turn off.

These 2 issues could indicate mainline breaks or stuck on valves, and they need immediate attention. Please call Down To Earth at **239-561-9184 x 2**

If the emergency happens after hours, please call **239-561-9184 x 2** and then Option 9.



- ❖ Zones running during the wrong/day/time.
- ❖ Sprinkler needs to be redirected.
- ❖ Question about running schedule.

Please submit a Work Order via CustomerLink™ and our techs will take care of the issue according to the property's schedules.

Activities/Clubs at Kings Gate

Bid Euchre Mondays at 6:30 PM in the Card Room. Classes available to learn. Contact Cheryl Drake 734-558-3735

Billiards Mondays and Fridays at 11:30 AM. Contact Dan Strange 812-455-4226

Bingo First and third Mondays of each month. 6 PM Ballroom. Contact Barbara McClure 716-465-4692
– Please don't be late!

Bocce League Scheduled play returns in September. Contact Cheryl Drake 734-558-3735

Book Club Third Monday at 1 PM Palace Theater. Contact Gail Mears 603-481-0877 gailmears1@gmail.com

Bridge Tuesdays at 1 PM in the Card Room. Contact Phyllis Dahn 302-270-8004

Card Elimination 3rd Sunday of each month in the Card Room from 6-8 PM. For Summer play, contact Peter Tavana, Diane Kwolek or Cindy Clark. For in season play contact Laurie Wells.

Corn Hole Wednesdays at 12-1:30 PM in Palace Theater. Contact Patty Lafferty 708-625-5196

Crafted in the Kingdom First Thursday of the month. October-April, 1 PM, Palace Theater-\$10.00/session-sign up in the HOA by the 15th of the month before class you plan to attend, all materials supplied.

Crafty Ladies Mondays in the Residents' Room, 10 AM Contact Linda Ashley 508-287-0289 (October – April)

Dance Lessons and Coaching October through May - Wednesday's 6-8 PM in the Ballroom, \$10.00
- Contact Jim and Andrea Carroll 941-276-7412

Dominoes/Mexican Train Wednesdays and Saturdays in the Card Room, 12:50 PM. Contact Judy Przybysz at 443-350-5321 or judy.przybysz@gmail.com

Euchre Wednesdays at 6:30 PM in the Card Room. Contact Mary & Karl Ebert 585-298-1012

Fresh Catch Fish Co. 2nd Wednesday of each month, 12-1 PM in the parking lot. To pre-order, visit www.freshcatchfishco.com

Greeting Card Making Wednesdays at 9-11 AM, Residents' Room. \$5.00 for 4 cards. Contact Leslie Wright 913-207-7746 or Cindy Strohl 217-972-3414 (October – April)

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

Hand & Foot Mondays & Fridays at 1 PM in the Card Room, arrive 10 minutes early at 12:50 PM. Contact Judy Przybysz 443-350-5321

Honor Flight Fourth Wednesday of each month at 7 PM in the Imperial. Contact Charlie McClure 716-465-4472

Horseshoe League Saturdays, 9 AM January-April. Contact Bob Spindler: Text 781-483-8633 or email captbob19@gmail.com

Kingo Second and Fourth Sunday at 6 PM in the Residents' Room. Contact Paul Brock 239-994-9038

Kings Gate Cruisers (Concierge Cruises) Second Monday of the month, 2:30 PM in the Palace Theater, Contact Mike Bierman 941-286-8767

Lawn Bowling Tuesdays and Thursday, 10 AM, Show up by 9:45 AM. League goes December-March. Must sign up. Contact Merv Ott 905-327-4152 or mervandcheryl@aol.com

Left, Right, Center (Dice Game) 4th Monday of each month at 6 PM in the Ballroom. Contact Denice Aguste 908-601-9462

Line Dancing Mondays at 10 AM in the Ballroom. \$5.00 per person (pay at each class).

LiteBeat Cardio Tuesdays & Thursdays at 10 AM in the Ballroom. Rose Horvath 508-816-7239

Mahjong Tuesdays 6:30 PM & Thursdays 1 PM in the Card Room. Contact Pat Phillips 856-285-6238

Pickleball Club Pickleball club members meet at the Kings Gate Pickleball courts on Sundays, Mondays, Wednesdays, & Saturdays 8 AM-12 PM Thursdays 6:30 –8:30 PM Contact Dennis Gershkoff 401-219-4100

Ping Pong Mondays, 3 PM in the Billiards Room.

Poker Fridays from 6:30-8:30 PM in the Residents' Room. (nickel & dime) "Kings Gate Residents Only". Contact Pauline or Cliff 941-456-7915 (October – May)

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

Potluck First Sunday of the month, 4:30-6:30 PM Residents' Room. Contact Debbi Iannace 845-826-0625

Sevens From Hell Cards Tuesdays and Thursdays, arrive by 12:45 PM, play at 1 PM Residents' Room. Contact Irene Adam 941-380-4955

Shuffleboard Leagues return in the fall. Contact Margie Robertson 269-719-5838

Activities/Clubs at Kings Gate

Singles Club If you're single and would like to meet new friends, join us every second Monday of each month at 6 PM in the Residents' Room. (October-May only) Contact Eileen Bott 201-602-4285 or Carol Rogers 941-626-4075.

Strength Training with Joyce Mondays (bands & free weights), Wednesdays (strength training & free weights), plus Seasonal Fridays (Circuit Training). 8:30-9:15 AM, Located in the Palace for the summer & the Ballroom in season. Contact Joyce Mignosa 941-979-9412

Sunday Scramblers 11 AM Residents' Room

Tennis Club Tuesdays, Thursdays, & Fridays from 8 AM -12 PM Meet at the Kings Gate Tennis Courts

Texas Hold' em Thursdays at 6:30 PM in the Residents' Room & Mondays, Tuesdays, Fridays, & Saturdays at 1 PM in the Residents' Room. Contact Roxanne Pino 609-685-6426

Travel Club: Kings Gate Globe Trotters Travel Club Fourth Tuesday of each month, Palace Theater 1 PM – No meetings May, June, or July. Contact Evelyn Ruff 941-276-5146 or Kim Brock 513-377-3669

Trivia Second Monday of each month at 6 PM Ballroom. \$10 per person, pre-registration required. Purchase tickets in the HOA office. (Bar available October-April)

Water Aerobics Year-Round - Monday- Friday at 9 AM at the pool, contact Jean Sutton 864-420-3146. Seasonal (*no 10 AM June, July & August*) - Monday-Friday at 10 AM at the pool, contact Ann Allen 941-286-2633

Water Volleyball Thursdays at 1:30 PM Gentle & 3 PM Advanced, Sundays at 1:30 PM Regular. All water volleyball takes place in the Kings Gate Pool.

KINGS GATE GLOBETROTTERS TRAVEL CLUB

No meeting June & July

EVELYN RUFF AT eviesgems@gmail.com

KIM BROCK AT kimbrock21423@gmail.com

KATHY MOLTER AT kmolter1@hotmail.com

Oct 5-10, 2026 Nashville 5 nights/6 days with Diamond Tours - \$975 db. occ/ \$1204 single

\$134 deposit due to hold your spot- check payable to: Diamond Tours. Call Evelyn Ruff

Aug 17-20 Key West with All Around Charters 4 days/3 nights -Doubletree Resort by Hilton

From \$851 includes 3 Breakfasts & 1 dinner call All Around Charters 941 488-9393

Oct 14 ??? Peace River wildlife and lunch. Call Kim

Nov 5 Mote Sea Aquarium/Trader Joe's/Detweiler's Farm Market – bus - approx. \$85. Call Kathy

Dec 2-4 Bus overnight trip to Mt Dora with Trendy Tours

Mar 6 Broadway Palm Dinner Theater matinee "GREASE:" approx. \$115 with bus

Everyone is welcome to join the travel club. You only need to submit your email address & phone # to Evelyn

There are no dues. We meet the 4th Tues of every month at 1:00 in the Palace Theater. Meeting takes about 1 hr.



Kings Gate

UNDER THE SEA JULY DANCE

Bring snacks
for your table



Featuring DJ Michael White



JULY 10 | 6-9 PM
HAPPY HOUR 5:30-6:30 PM
BALLROOM

\$10 per
Ticket

No outside alcohol permitted



Marianne Lilly, Realtor of the Year 2019

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(941) 764-7585

Are you looking for a new hobby that's fun and easy?

Why not gift yourself with the magic of music? Join our Beginners' class for 6 weeks of keyboard lessons taught by our talented instructor, Cary.

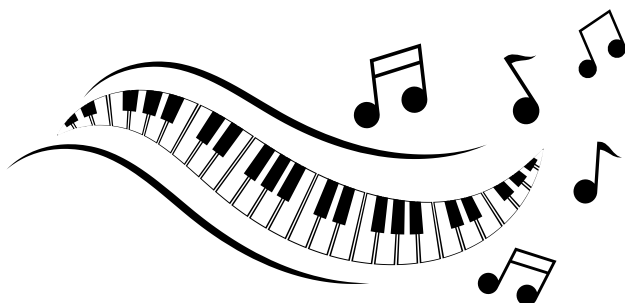
You will be amazed at how fast you can learn to create songs.

Included with your lessons is an instruction book with 10 songs, the use of a keyboard, and invitations to various fun events: concerts, workshops, games and more.

Some of these events even include lunch.

Give us a call and come in and see what we are all about.

Fletcher Music Centers
941.625.8820



We welcome you to join our family!

JULY - 2026

Room Codes

BR: Ballroom
BC: Bocce Court
BDR: Billiard Room
CR: Card Room
HP: Horseshoe Pits
IR: Imperial Room
LB: Lawn Bowling
PL: Parking Lot
PO: Pool/Spa
PT: Palace Theater
RR: Resident Room
TP: Tennis/ Pickleball

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			01	02	03	04 Happy 4th of July Pool Party w/ DJ Vic 1-4 PM (PO)
05	06 Stained Glass Suncatcher Class 9:30 AM (RR) Bingo 6 PM (BR)	07	08	09	10 Under the Sea Dance 6-9 PM (BR) HH 5:30-6:30 PM	11
12	13 Kings Gate Cruisers 2:30 PM (PT) Trivia 6 PM (BR)	14	15	16	17	18
Kingo 6 PM (BR)	19	20	21	22	23	24
Card Elimination 6 PM (CR)	27 Book Club 1 PM (PT) Bingo 6 PM (BR)	28 Acc 9 AM (IR)	29 Honor Flight 7 PM (IR)	30	31	25
26 Kingo 6 PM (BR)						

All events are subject to change

Kings State



WEEKLY CALENDAR

Sun 8 AM - 12 PM Pickleball Club (TP) 11:00 AM Sunday Scramblers (RR) 1:30 PM Water Volleyball (PO)	Mon 8 AM - 12 PM Pickleball Club (TP) 8:30 AM Strength Training (BR) 9:00 AM Water Aerobics (PO) 10:00 AM Line Dancing (BR) 11:30 AM Billiards (BDR) 12:50 PM Hand & Foot (CR) 1:00 PM Texas Hold'em (RR) 3:00 PM Ping Pong (BDR) 6:30 PM Bid Euchre (CR)	Tue 8 AM - 12 PM Tennis (TP) 9:00 AM Water Aerobics (PO) 10:00 AM LiteBeat Cardio (PT) 12:45 PM 7's From Hell (RR) 1:00 PM Bridge (CR) 6:30 PM Mahjong (CR)	Wed 8 AM - 12 PM Pickleball Club (TP) 8:30 AM Strength Training (BR) 9:00 AM Water Aerobics (PO) 12:00 PM Corn Hole (PT) 12:50 PM Mexican Train (CR) 1:00 PM Poker (RR) 6:30 PM Euchre (CR) 7:00 PM Poker (RR)	Thu 8 AM - 12 PM Tennis (TP) 9:00 AM Water Aerobics (PO) 10:00 AM LiteBeat Cardio (PT) 1:00 PM Mahjong (CR) 12:45 PM 7's From Hell (RR) 1:30 PM Gentle Water Volleyball (PO) 3:00 PM Advanced Water Volleyball (PO) 6:30 PM Texas Hold'em (RR) 6:30-8:30 PM Pickleball (TP)	Fri 8 AM - 12 PM Tennis (TP) 9:00 AM Water Aerobics (PO) 11:30 AM Billiards (BDR) 12:50 PM Hand & Foot (CR) 1:00 PM Texas Hold'em (RR) 6:30 PM Poker - Seasonal (RR)	Sat 8 AM - 12 PM Pickleball Club (TP) 12:50 PM Mexican Train (CR) 1:00 PM Texas Hold'em (RR)
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Room Codes	BR - Ballroom	BDR - Billiard Room	HP - Horseshoe Pits	IR - Imperial Room	PL - Parking Lot	PT - Palace Theater	SB - Shuffle Board Court
	BC - Bocce Court	CR - Card Room		LB - Lawn Bowling	PO - Pool	RR - Residents Room	TP - Tennis/Pickleball



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- ♦ **Spring Replacements**
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- ♦ **Sliding Garage Screens**
- ♦ **Motorized Garage Screens**
- ♦ **Roller Shades**
- ♦ **Motorized Awnings**
- ♦ **Carports**
- ♦ **Accordion Shutters**
- ♦ **Roll Down Shutters**
- ♦ **Impact Bahama Shutters**
- ♦ **Storm Panels**
- ♦ **Window Replacements**
- ♦ **Acrylic Windbreakers**
- ♦ **Vinyl Windbreakers**
- ♦ **Screen Enclosures**
- ♦ **Front Entryways**

SCC131153532

SCC131153493

SCC131153484

Kings Gate

Stained Glass SUNCATCHERS

Join us for a fun-filled stained glass class where you can explore your artistic side and learn great techniques. Whether you're a beginner or an experienced artist, this class is suitable for all skill levels.

LIMITED TO 5 REGISTRANTS

July 6 / October 13 / December 8
9:30 AM - 12:30 PM

Residents Room \$50 Per suncatcher. All supplies included.

Register with Kathy Fitzgerald: 201-956-0977



Kings Gate

TRIVIA Night

Bar available from October to April

Happy Hour 5:30-6:30 PM

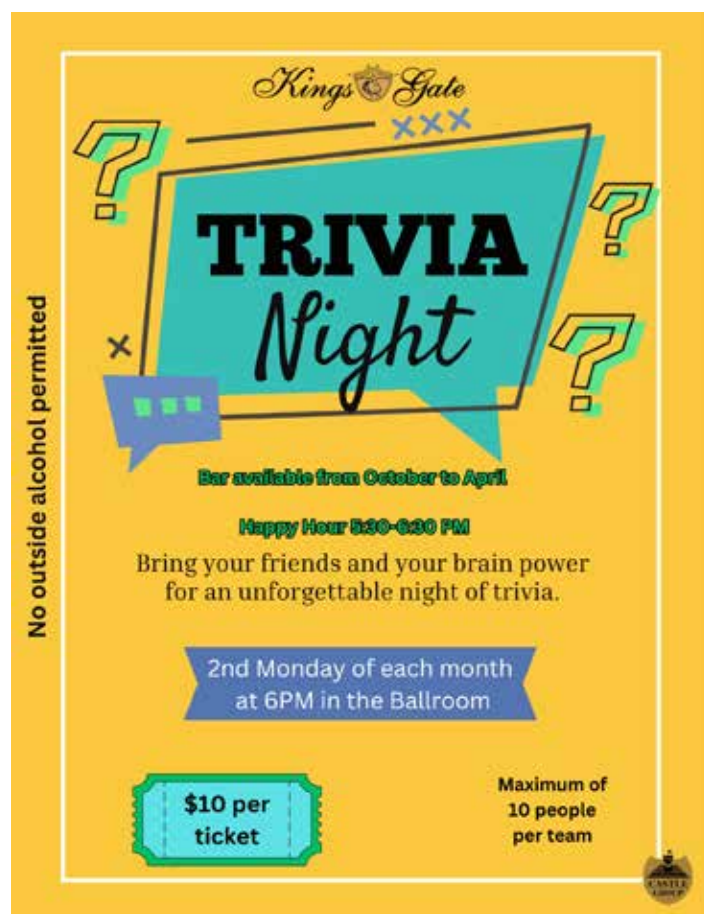
Bring your friends and your brain power for an unforgettable night of trivia.

2nd Monday of each month at 6PM in the Ballroom

\$10 per ticket

Maximum of 10 people per team

No outside alcohol permitted



Kings Gate

THE KINGS GATE BOOK CLUB: JULY MEETING ANNOUNCEMENT



SUMMER IS A WONDERFUL TIME TO RELAX WITH A GOOD BOOK! JOIN THE KINGS GATE BOOK CLUB ON JULY 20 AT 1:00 P.M. IN THE PALACE THEATER AS WE DISCUSS THIS TENDER LAND BY WILLIAM KENT KRUEGER.

SET DURING THE GREAT DEPRESSION, THE NOVEL FOLLOWS FOUR CHILDREN WHO ESCAPE A HARSH MINNESOTA BOARDING SCHOOL AND EMBARK ON AN UNFORGETTABLE JOURNEY DOWN THE MISSISSIPPI RIVER IN SEARCH OF FREEDOM, FAMILY, AND A PLACE TO BELONG. ALONG THE WAY, THEY ENCOUNTER BOTH KINDNESS AND DANGER, DISCOVERING RESILIENCE, FAITH, AND THE TRUE MEANING OF HOME.

FOR MORE INFORMATION, CONTACT GAIL MEARS AT GAILMEARS1@GMAIL.COM OR (603) 488-0877.



BINGO Night

Gather your family, friends, and fellow bingo enthusiasts for an evening of thrilling games, fabulous prizes, and unforgettable memories.

1st & 3rd Mondays **6:00 PM** Ballroom

Kings Gate

No outside alcohol permitted



Kings Gate
Bring snacks for your table

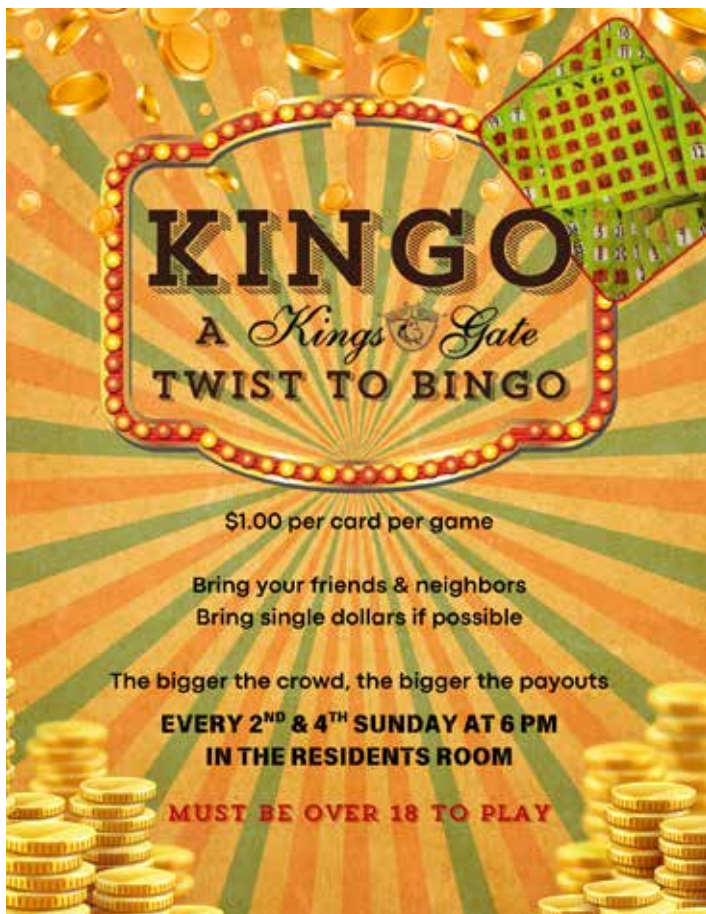
SWEET SUMMER DANCE

Featuring Musician
Jay Smith

AUGUST 14, 2026
6-9 PM
HAPPY HOUR 5:30-6:30PM
BALLROOM

\$15 PER TICKET

NO OUTSIDE ALCOHOL PERMITTED



KINGO
A *Kings Gate*
TWIST TO BINGO

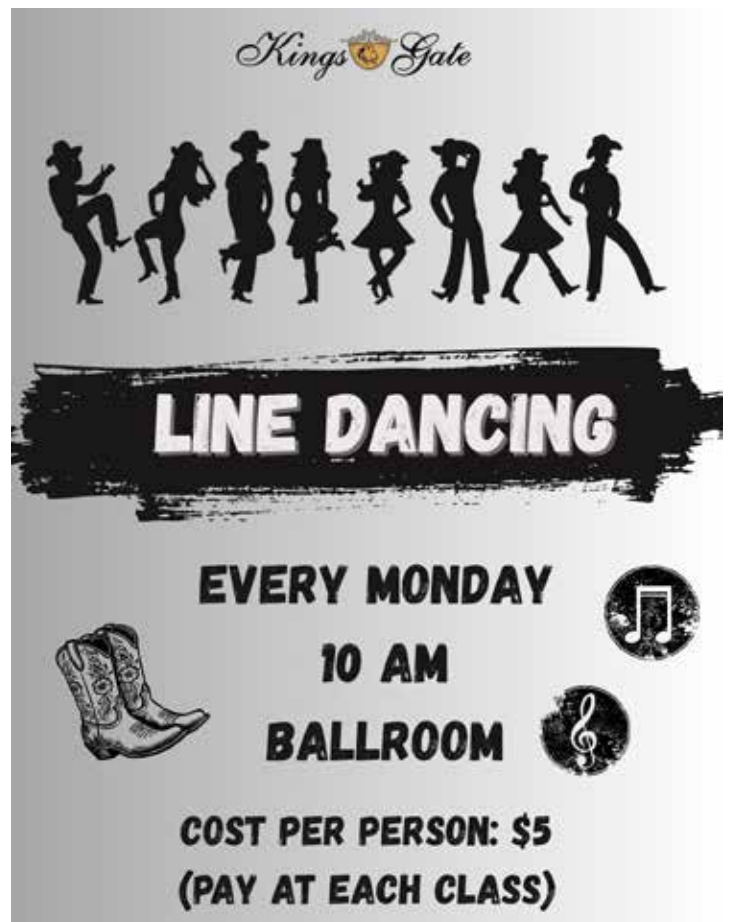
\$1.00 per card per game

Bring your friends & neighbors
Bring single dollars if possible

The bigger the crowd, the bigger the payouts

**EVERY 2ND & 4TH SUNDAY AT 6 PM
IN THE RESIDENTS ROOM**

MUST BE OVER 18 TO PLAY



Kings Gate

LINE DANCING

EVERY MONDAY
10 AM
BALLROOM

**COST PER PERSON: \$5
(PAY AT EACH CLASS)**

Kings Gate

25TH ANNIVERSARY
★ ROCK AND ROLL TRIBUTE ★
9-11-01
★ WE WILL NEVER FORGET ★

SEPTEMBER 11, 2026
6-9 PM | BALLROOM
HAPPY HOUR 5:30-6:30 PM

\$15 PER TICKET

Proceeds to benefit
Tunnel-Towers Foundation

Featuring
THAT GUY
THE OTHER GUY, MATT
AND SPECIAL GUEST
EMCEE - DJ VIC
A Mattinee Entertainment Production

No Outside Alcohol Permitted

Kings Gate

LABOR DAY *Pool Party*

September 7, 2026
Kings Gate Pool
1 PM-4 PM
Happy Hour 1 PM-2 PM

FEATURING **DJ VIC**

FREE

No outside alcohol permitted

Lions Den will have a bar, along with burgers & hot dogs for sale.

No glass permitted on Pool Deck!

Kings Gate

DESERT NIGHTS DANCE

September 25
6-9 PM Ballroom
5:30-6:30 PM Happy Hour

\$10 per Ticket

Featuring
DJ Michael
Sean Fernandez

Bring Snacks for your Table

No Outside Alcohol Permitted

2027 CONCERT SERIES

JANUARY 28
decades IN DUET

FEBRUARY 16
THE KNIGHTS OF MUSIC

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ERIC CLAPTON

Kings Gate

Tickets available in October

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WORD SEARCH

D	S	B	E	E	F	Y	S	V	A	L	L	E	Y
E	E	L	D	E	R	D	E	D	I	S	P	O	L
L	P	E	X	T	O	L	S	P	O	R	R	A	N
K	A	S	R	D	T	E	O	D	E	P	O	S	E
C	H	A	S	E	H	C	R	U	H	C	T	W	K
E	S	E	H	T	A	E	H	U	Q	W	O	O	A
H	T	A	P	T	O	O	F	Y	Z	C	N	L	T
O	H	Z	P	O	S	S	E	L	W	A	L	F	S
U	S	U	O	R	E	H	C	A	E	R	T	L	I
S	R	E	T	U	P	M	O	C	O	R	C	I	M
E	A	R	N	I	A	R	K	S	L	I	V	E	D
S	E	H	S	I	L	L	E	B	M	E	S	S	Y
I	F	E	N	N	O	T	D	N	A	R	E	P	O
W	V	S	U	P	E	R	S	E	G	R	E	M	O

Azure

Beefy

Carrier

Churches

Coked

Depose

Devils

Easel

Elder

Embellishes

Erupt

Extols

Fears

Flawless

Flies

Flows

Footpath

Froth

Heath

Heckled

Houses

Lopsided

Mains

Merges

Messy

Microcomputers

Mistakenly

Operand

Proton

Roses

Rotted

Scaly

Senior

Shapes

Sporran

Super

Tilts

Tonne

Trash

Treacherous

Valley

Wises

Puzzle from <https://www.printable-puzzles.com/>



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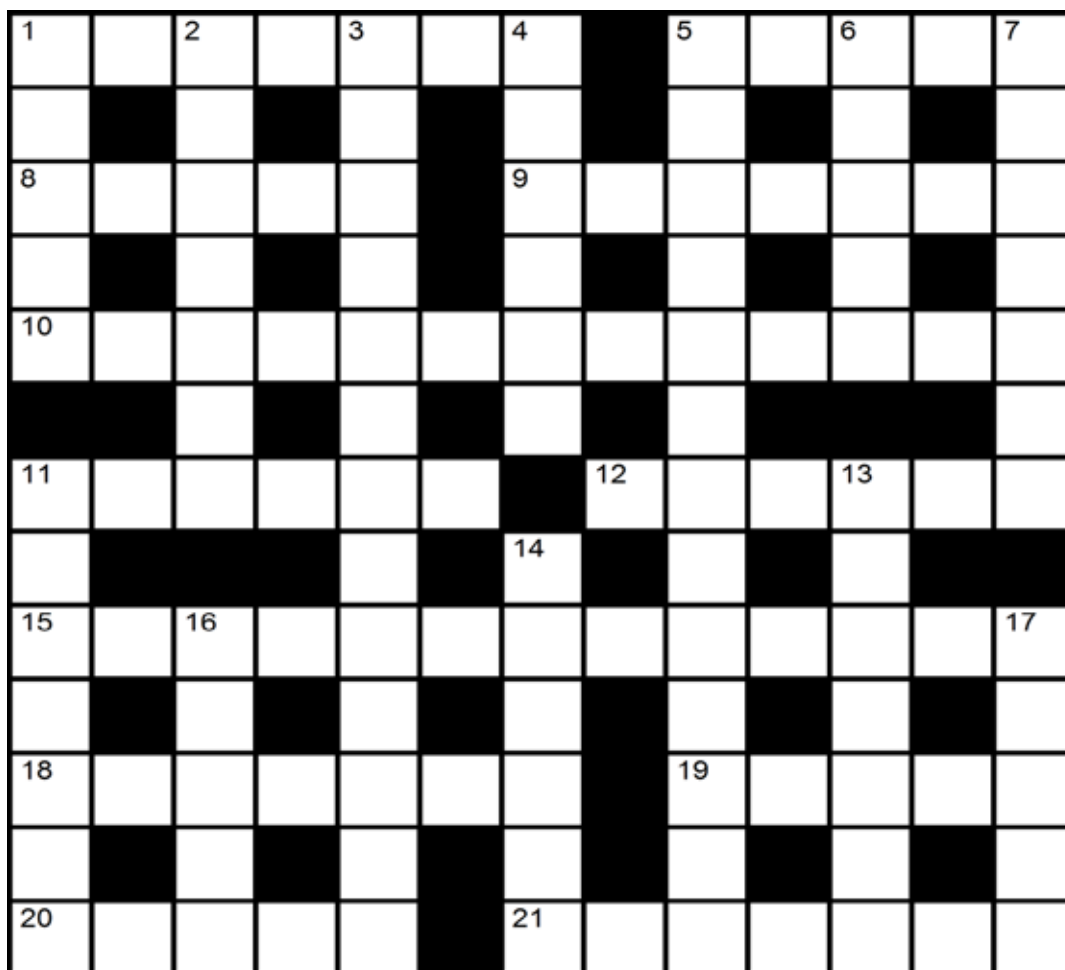


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Puzzle from <https://www.printable-puzzles.com/>

Puzzle compiled by Bianca Morèl

Clues:

Across

- 1 Overwhelmed by
- 5 Hunger for
- 8 DVD remote button
- 9 Healthy cooking vessel
- 10 Fanatical society members (7,6)
- 11 Cold dessert
- 12 Join the army
- 15 Sausages in a batter
- 18 Generally speaking (2,1,4)
- 19 Quartz variety
- 20 Loyal
- 21 View

Down

- 1 Hunky-dory
- 2 Janitor
- 3 Latest (2,2,3,6)
- 4 Cut in half
- 5 Like 50% off? (9,4)
- 6 Paperwork
- 7 Heartfelt
- 11 Begin a voyage (3,4)
- 13 Cut off
- 14 Anxiety
- 16 Proverb
- 17 Hostile force

(Solution on page 25)

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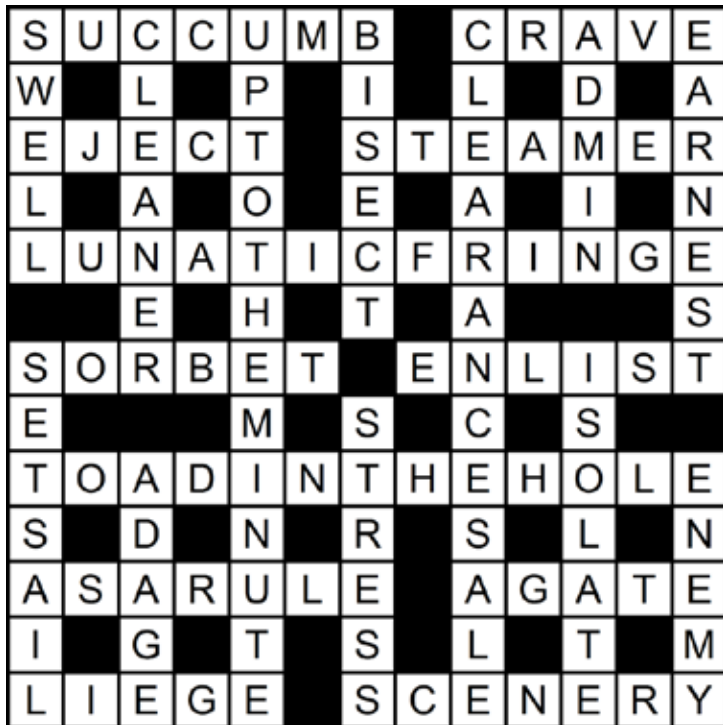
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JULY 2026

BATLINER REPORT

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

As realtors we are not qualified nor allowed to give legal advice. So PLEASE NOTE, below is not legal advice. We just want to share that we have had several sellers express that they wish they could have avoided the expense and time of going through probate – especially by using a “Lady Bird” deed. Many people assume having a will avoids probate – which is not the case in Florida. Here’s an AI answer (again it IS NOT legal advice and we highly recommend you consulting a legal professional if you are looking to achieve this).

... FROM GOOGLE SEARCH ...

In Florida, a will **DOES NOT** avoid probate.

In fact, having a will typically ensures your estate goes through the probate process. A will acts as a “roadmap” that guides the probate court on how to validate your wishes, appoint your personal representative, and distribute your assets.

If your goal is to bypass the time and expense of court-supervised probate, you can use other estate planning tools in Florida:

Methods to Avoid Probate in Florida for real estate in event both people on original deed have passed

- **Revocable Living Trusts:** Assets transferred into a properly funded trust avoid the probate process and pass directly to your beneficiaries.
- **Enhanced Life Estate Deeds:** Often called a “Lady Bird Deed,” this allows you to maintain control of your Florida real estate during your lifetime while automatically transferring it to beneficiaries upon your death without probate.


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