

DEVONSHIRE NEIGHBORHOOD ASSOCIATION, Inc.

WELCOME & QUICK REFERENCE GUIDE

July 2025

WELCOME TO DEVONSHIRE

Congratulations on the purchase of your new home! You are now a member of the “Devonshire Neighborhood Community Association, Inc”.

Devonshire has 90 homes on 3 streets (*Kingswood Court, Cardigan Drive, and Turnbridge Circle*).

Your monthly Devonshire HOA (*Homeowners Association*) Assessments include:

- **Exterior House Painting** every 6-7 years (*Color changes may be made for a set “upcharge”. No two houses located next to each may have the same color scheme*).
- **General Lawn Maintenance** (*mowing, shrub trimming, palm and crape myrtle pruning, fertilization, weed, and turf insect control*).
- **Bi-Weekly Irrigation** (*Monday and Thursday...subject to change as irrigation and water volume delivered is centrally controlled by the Kings Ridge Community Association / KRCA*).
- **Cable / Internet Service Provider:** Spectrum “TV Select Plus” Package with “ULTRA” high speed internet (*600mbs*) includes home Wi-Fi equipment (*1 FREE modem and router*), plus choice of 3 Spectrum devices (*receiver or Xumo stream box*). See next page...cable line-up.

DEVONSHIRE BOARD OF DIRECTORS MEETING

- Your Devonshire board meets on the third Tuesday of each month (*at the clubhouse / room TBD*) at 4pm.
- All residents are welcome and encouraged to attend.
- All meeting notices are posted on the Clubhouse bulletin board as well as a sign placed at the entrance of Devonshire at least 48 hours in advance.

ANNUAL DEVONSHIRE COMMUNITY EVENTS

- March: POTLUCK Dinner (*held at the clubhouse*).
- October (*Fall*): Garage Sale
- December: Outdoor Christmas / Holiday Gathering

TV PACKAGES

SPECTRUM TV BASIC

(Includes Digital Music channels and the following services)

2 WESH - NBC
3 WOFL - FOX
4 WRBW - MyTV
5 WUCF - PBS
6 WKMG - CBS
8 WKCF - The CW
9 WFTV - ABC
10 WRDQ - IND
13 News Channel 13
14 WACX - IND
16 WOPX - ION
17 WOTF - Grit TV
18 WVEN - Univisión
19 WTGL - IND
22 WHLV - TBN
62 WTMO - Telemundo
127 QVC
128 SHOPHQ
146 HSN
176 Jewelry TV
195 C-SPAN
196 C-SPAN2
197 C-SPAN3
224 HSN2
225 QVC2
400-449 Music Choice
455 WEFS - IND
456 WEFS - Classic Art
457 WEFS - NASA
458 WEFS - Florida Ch.
459 WDSC - Florida Ch.
460 WDSC - Deutsche Welle
461 WOTF - LATV
462 WVEN - Get TV
463 WKMG - DABL
464 WKCF - Estrella TV
465 WRDQ - Court TV
466 WKCF - True Crime
467 WKMG - Cozi TV
468 WESH - MeTV
469 WFTV - LAFF
471 WUCF - PBS Create
472 WUCF - PBS Kids
473 WUCF - NHK World
474 WVEN - UniMás
477 WRBW - Movies!
478 WOFL - Buzzr
479 WFTV - ION Mystery
490 Villages News Network [SD]
491 The Villages Activity Scroll [SD]
492 Villages Weather Network [SD]
496 P.E.G. Access
890-894 Music Choice
1050 WDSC - IND

SPECTRUM TV SELECT

(Includes Spectrum TV Basic and the following channels)

11 TNT - East*
12 TBS - East*
15 NewsNation
23 HLN*
24 CNN*
25 CNBC*
26 MSNBC*
27 The Weather Channel*
28 FOX News Channel*
29 ESPN*
30 ESPN2*
31 Bally Sports Sun (North)*
32 FOX Sports 1*
34 Nickelodeon - East*

35 Disney Channel - East*
36 Cartoon Network - East*
37 WE tv - East*
38 TV Land - East*
39 USA Network - East*
40 Lifetime - East*
41 Discovery Channel - East*
42 A&E - East*
43 HISTORY - East*
44 Animal Planet - East*
45 TLC - East*
48 AMC - East*
50 Bally Sports Florida (Central FL)*
51 Hallmark Channel - East*
52 OWN - East*
54 SEC Network
55 Lifetime Movies - East*
56 Travel Channel - East*
57 Bravo - East*
58 Golf Channel*
59 Food Network - East*
60 truTV - East*
61 HGTV - East*
63 IFC - East
64 Oxygen - East*
65 E! - East*
66 Comedy Central - East*
67 BET - East*
68 Paramount Network - East*
69 Syfy - East*
70 FX - East*
71 CMT - East*
72 VH1 - East*
73 MTV - East*
74 SundanceTV - East
75 BBC America - East*
80 GSN - East*
84 Investigation Discovery - East*
85 National Geographic - East*
90 ACC Network
97 Magnolia Network
98 Pop - East*
101 NFL Network*
124 FOX Business Network*
126 Bloomberg Television*
140 ASPIRE TV*
154 Cleo*
159 TV One*
164 The Word Network
167 Daystar
168 UP
169 EWTN
177 QVC3
184 GEM Shopping Network
185 Shop LC
186 Shop Zeal 1
187 LOVE
188 Shop Zeal 3
189 Shop Zeal 4
190 Shop Zeal 5
191 Shop Zeal 6
192 FETV
193 Shop Zeal 8
202 AccuWeather
203 FOX Weather
206 theGrio - East*
212 Start TV - East
213 Story TV
221 REVOLT*
224 HSN2
225 QVC2
227 INSP
231 SonLife
232 The Impact Network*
234 VICTORY Channel
369 The Africa Channel
373 EarthX TV
385 Hallmark Mystery - East*
917 Galavisión - East*

1209 Bay News 9
1217 Newsmax TV
1229 Stellar TV
1235 MotorTrend
1276 ChimeTV
1999 Local Origination

SPECTRUM TV SELECT PLUS

31 Bally Sports Sun (North)*
50 Bally Sports Florida (Central FL)*
100 MLB Network
101 NFL Network*
108 NBA TV
804 Tennis Channel
808 NHL Network
942 TUDN*

ENTERTAINMENT

ENTERTAINMENT VIEW

(Add to Spectrum TV Basic, Spectrum TV Select, Mi Plan Latino or Spectrum Choice Packages)

21 Ovation
33 ESPNEWS
46 TCM*
55 Lifetime Movies - East*
58 Golf Channel*
78 Nicktoons - East
80 GSN - East*
81 Discovery Family
82 Science Channel
83 American Heroes Channel
86 Smithsonian Channel - East*
88 Destination America
95 FYI - East
99 Cooking Channel
100 MLB Network
101 NFL Network*
105 FOX Sports 2*
106 CBS Sports Network*
108 NBA TV
109 ESPN
112 Discovery Life
115 ESPN Deportes*
125 CNBC World
130 BET Jams
131 Boomerang
133 TeenNick - East
134 Nick Jr - East
148 Crime & Investigation
149 Military History
153 BBC World News*
157 Lifetime Real Women
158 BabyFirst TV
161 Nick Music
163 NBC Universo - East
165 Jewish Life TV
168 UP
170 Tr3s - East
171 Great American Family - East
172 MTV Classic - East
173 MTV2 - East*
174 FM
175 BET Her - East
181 Logo - East
182 FOX Deportes*
183 VICE - East
198 JBS (Jewish Broadcasting Service)
199 i24
204 RFD-TV
205 Cheddar News
216 ComedyTV

217 Cars.TV
218 Pets.TV
219 Recipe.TV
220 Justice Central
222 Fuse TV
223 BET Soul
228 BYU TV
229 The Cowboy Channel
230 Universal Kids - East
233 Heroes & Icons - East
354 Reelz
371 FLIX - East
372 FLIX - West
386 RetroPlex
387 Starz Encore IndiePlex
391 MoviePlex
396 STARZ ENCORE MOVIEPLEX VOD
804 Tennis Channel
942 TUDN*
1124 Hallmark Family
1210 New York 1 News
1217 Newsmax TV
1300 MTV Live
1303 AXS TV
1375 HDNet Movies

SPORTS PACKAGES

SPORTS VIEW

(Add to Spectrum TV Basic, Spectrum TV Select, Mi Plan Latino or Spectrum Choice Packages)

33 ESPNEWS
58 Golf Channel*
100 MLB Network
101 NFL Network*
105 FOX Sports 2*
108 NBA TV
229 The Cowboy Channel
804 Tennis Channel
805 Outdoor Channel
808 NHL Network
809 BTN
820 BTN - Extra1
821 BTN - Extra2
826 NFL RedZone
831 BeIN SPORTS*
832 BTN - Extra3
835 Willow TV
837 MAVTV Motorsports Network
838 FanDuel TV
913 BeIN SPORTS Español*
942 TUDN*
1143 MLB Strike Zone

PREMIUM CHANNELS

STARZ & STARZ ENCORE

287 Starz On Demand
288 STARZ - East
289 STARZ EDGE - East
290 STARZ IN BLACK - East
291 STARZ KIDS & FAMILY - East
292 STARZ CINEMA - East
293 STARZ - West
294 STARZ EDGE - West
295 STARZ IN BLACK - West
296 STARZ KIDS & FAMILY - West
297 STARZ CINEMA - West
299 STARZ COMEDY - East
377 STARZ ENCORE - East
378 STARZ ENCORE FAMILY - East

379 STARZ ENCORE CLASSIC - East
380 STARZ ENCORE WESTERNS - East
381 STARZ ENCORE SUSPENSE - East
382 STARZ ENCORE ACTION - East
383 STARZ ENCORE BLACK - East
388 STARZ ENCORE - West
389 STARZ ENCORE FAMILY - West
390 Starz Encore Español - East
395 Starz Encore On Demand

MGM+

364 MGM+ - East
365 MGM+ Hits - East
366 MGM+ On Demand
367 MGM+ Drive-In
1366 MGM+ MARQUEE - East

DEVONSHIRE NEIGHBORHOOD ASSOCIATION

FREQUENTLY ASKED QUESTIONS

Q. Who is my Association Manager?

A. Morgan Skrabalak is the Association Manager for the community. It is her responsibility to oversee the everyday operations of the Association, as well as the common areas and conduct regular site inspections to ensure that the community guidelines are followed to maintain the high standards of the community. Morgan can be reached at:

Email: MSkrabalak@LelandManagement.com

Phone: (407) 374-2322

Q. Whom should I contact if I have a question about my account balance?

A. The Resident Support Department is available to answer any questions that you may have regarding your account. They can be reached at:

Email: ResidentSupport@LelandManagement.com or

Phone: (407) 781-1188

Q. Whom should I contact if I need to update my contact information?

A. The Resident Support Department is available to update all homeowner information. You can reach Resident Support at:

Email: ResidentSupport@LelandManagement.com

Phone: (407) 781-1188

Q. Whom should I contact if I need help registering for my Resident portal/website?

A. The Resident Support Department is available to assist all homeowners register for their community's portal/website.

You can reach Resident Support at:

Email: ResidentSupport@LelandManagement.com

Phone: (407) 781-1188

Q. How can I make payments?

A. Residents can make one-time payments or set up recurring payments in their online Resident portal. For mailing payment or BillPay, be sure to include your account number on your check and send to the following:

ALLIANCE BANK:

Payment Processing Center: P.O. Box 621055 Orlando, FL 32862

Payment Site: <https://onlinepay.allianceassociationbank.com/home.aspx>

*Payment Support: Payments@allianceassociationbank.com or
1-888-734-4567*

Q. Does Devonshire Neighborhood have a community website?

A. Yes, please visit the community website at www.DevonshireKR.org where you'll find more useful information about your neighborhood.

Q. What days are trash/recycling/bulk/yard items picked up?

A. The current garbage collection day for all items are Tuesdays.

- Please make sure your can is curbside by 6:00am on collection day.
- Bulk items, such as wood, carpets, etc., need to be broken down into 3-foot-sections.
- Yard debris must be bagged or cut in 3-foot lengths, tied in bundles, and they should not exceed 50 pounds. No tree stumps, dirt, or rocks will be collected. Please do not mix yard waste with household trash.
- Items to be recycled should be rinsed before placing them into the designated recycling bins. Cardboard boxes can be placed along with the other curbside recyclables. Cardboard boxes should be flattened and cut into 2 foot by 3 foot or smaller sections.

IMPORTANT CONTACT INFORMATION

- **KINGS RIDGE CLUBHOUSE:** 352-242-9653
- **KINGS RIDGE GATE HOUSE:** 352-242-5008 *(to enter a guest name)*
- **CITY OF CLERMONT UTILITIES:** 352-241-7320
- **CLERMONT DRIVERS LICENSE:** 352-253-6075
- **SPECTRUM:** 833-697-7328
- **IRRIGATION EMERGENCY** *(after hours):* 407-947-6448
- **CLERMONT POLICE** *(Non Emergency):* 352-394-5588
- **KINGS RIDGE FIRE DEPT.** *(Non Emergency):* 352-394-7662
- **MAILBOX REPLACEMENT and / or Changing Name:** 352-396-1101
 - The Mail Box Lady *(Diane Masi)*
 - Diane is a Kings Ridge resident. For a set fee, she will remove your old mailbox, install the new mailbox, create and apply house numbers and lettering in the approved font, size, and color.

ARCHITECTURAL GUIDELINES / KEY REMINDERS

- Any change you plan to make to the exterior of your property requires local Community NARC (*Neighborhood Architectural Review Committee*) and ACC (*Architectural Control Committee*) Approval (*ACC Application submitted with appropriate governing guideline*). “Exterior” includes:
 - Physical structure *(light fixtures, security cameras, windows, painting, driveways, etc)*
 - Trees *(planting or removal of Canopy / Understory trees)*
 - Lawn Repair / Replacement: St Augustine turf must be used for all lawn repairs, small / large sections or planned full lawn replacement.
 - Bedding area *(increasing the size, low voltage lighting, curbing, etc.)*
 - Devonshire has a more “restrictive” tree policy *(see next page)*...meaning...if a canopy tree is removed...a replacement canopy tree must be replanted *(type and minimum size detailed in ACC Guideline 4.10)* even if the city tree permit states “no replacement required”.
 - Questions? Contact DEVONSHIRE NARC Brack Leaberry 615-330-1358.

DEVONSHIRE TREE POLICY

1/20/2024

For some time, Devonshire Neighborhood Association has followed a program of care of trees in its community. There are several factors that make up the practices that are to be followed by both the Association and by individual residents.

The Association is aligned and follows the Architectural Guidelines adopted by the Kings Ridge Master Association. As a part of Kings Ridge, Devonshire may implement policy guidelines that are more restrictive than those of the Master Association. *Please see Kings Ridge Architectural Guideline # 4.10 (Canopy Trees) for information as to the governing guideline Devonshire residents must follow regarding removal and planting of canopy trees.*

Residents are responsible for those trees that are within their property lines. Failure to maintain these trees may result in damage to the home-site as well as neighboring properties. The Association is not responsible for maintenance and/or replacement of these trees.

As a “value added service” to homeowners, Devonshire HOA has historically provided basic preventative maintenance (canopy pruning) to existing trees that “front” a resident’s property. These trees can be identified as those that are located within 12 feet from the edge of the roadway. This may also include trees which may be present on side boundaries of a resident’s property (typically larger corner lots) that are located within 12 feet from the edge of the road. The cost of maintenance for trees beyond 12’ from the edge on either side the road are the sole responsibility of the homeowner.

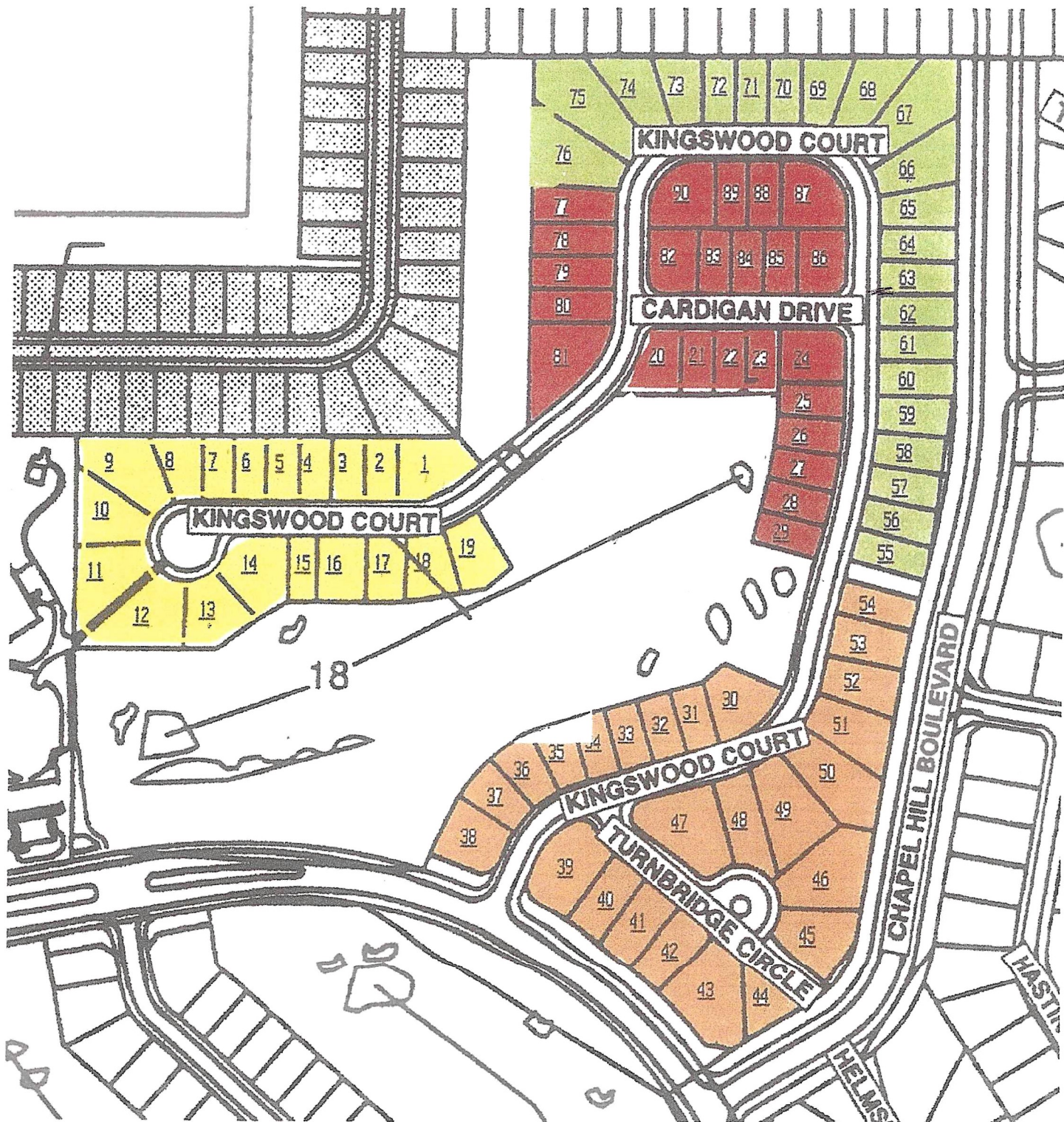
“Preventative Maintenance” is defined as providing canopy pruning service (on an “as needed basis” and as the Devonshire HOA annual budget dollars allow) in order to mitigate risk of damage during strong windstorms and hurricanes. Cosmetic trimming of a front canopy tree that may be desired by the resident such as to remove tree branch “shooters” and / or “suckers” are not “in scope”. These visible outgrowths may be removed at any time by the resident at their cost. The Association will continue the practice of providing this preventative maintenance as a service to residents on an “as needed” basis. The trees chosen for canopy pruning are determined and prioritized (on an annual basis) by a certified arborist and approved by the Association.

A homeowner may request to remove a front canopy tree that is located within the aforementioned 12’ boundary. To do this, the homeowner must first submit their request in writing (*via the standard ACC Approval documents required to remove an existing front canopy tree*) to the Devonshire HOA for review and approval (*prior to submitting the application to the ACC for approval*) to confirm the resident has committed (*in writing*) to replace the front canopy being removed with an approved type and size of canopy tree per the Kings Ridge ACC Guideline 4.10 (*even if the city permit states “no replacement is required”*). The size and type of approved replacement canopy trees are governed by ACC Guideline 4.10. **All costs associated with removing the canopy tree, replacing it with an approved type and size, along with required site reclamation (such as sod and mulch to blend with the surrounding landscape) are the sole responsibility of the homeowner.**

IMPORTANT: The Devonshire Association is not responsible or liable for any damage to an adjacent residential property suspected to be “front canopy” tree related: *The general principal of applicable Florida law provides that the landowner (in the case of front canopy trees owned by the community association) is not responsible for damage caused by natural vegetation, including roots, which may or have intruded upon an adjacent neighbor’s land.*

Adopted by the Devonshire Board of Directors: 2/20/2024

President: Todd Denny



DEVONSHIRE NEIGHORHOOD WATCH

The "Neighborhood Watch Program" has been developed using the guidelines furnished by the Clermont Police and Lake County Sheriff's office. This form was created as a record of "emergency contacts" for the residents of Devonshire listed below and is to be used exclusively should an emergency arise at your residence. This information will be kept confidential and may not be shared other than with leaders of the Devonshire Neighborhood Watch team (i.e. coordinator, block captain, and designated board member). By signing this form, you agree to the statement above.

Signature

Today's Date

.....
PLEASED PRINT

Lot # _____

Resident's Name: _____

Address: _____

Cell Phone: _____ Home Phone: _____

Email: _____ Do You Have Vial Of Life? (Y/N): _____

Seasonal Resident (Y/N): _____ Contact Number When Away: _____

Emergency Contacts (Family Member or Neighbor):

1: _____ Phone Number: _____

Address: _____ Do They Have A Key? (Y/N)?: _____

2: _____ Phone Number: _____

Address: _____ Do They Have A Key? (Y/N)?: _____

RENTERS: Please furnish Name, Address, and Phone Number of Owner

Owner Name: _____ Phone: _____

Address: _____

PLEASE RETURN THIS COMPLETED FORM TO YOUR "BLOCK CAPTAIN"

Your Block Captain Is: _____ Phone: _____

Neighborhood Watch Coordinator: DARLENE BELLUCCI

Phone: 352-638-0939

VIAL OF LIFE PROGRAM

Medical Information Form

Date Updated: _____

First & Last Name: _____

Address: _____

Phone #: _____ Cell #: _____

Age: _____ Date of Birth: _____ SSN: _____

Medicare: ☐ Yes ☐ No

Other Health Insurance: _____ Group # _____

Emergency Contact (name): _____

Address: _____

Phone #: _____ Cell # _____

List of medications and dosages you are currently taking:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

Medical History or Issues:

Primary Care Doctor: _____

Phone #: _____

Preferred Hospital: _____

Allergies: _____

Organ Donor: ☐ Yes ☐ No

I have a Living Will: ☐ Yes Location _____

I have a Do Not Resuscitate Order: ☐ Yes, Location _____

Check back of page for additional information