

# CAMBRIDGE NEWS

The Cambridge at Kings Ridge Community Newsletter

NOVEMBER 2025

## OCTOBER CAMBRIDGE MEETING SYNOPSIS

**2026 HOA ASSESSMENTS:** Our board of directors voted on our community's 2026 budget and agreed on a \$5 increase, bringing monthly assessments to \$252. Also, the Kings Ridge Master Board met on October 22<sup>nd</sup>, and voted to increase its assessment \$4 monthly. That new assessment will increase to \$230 monthly.

**NEW MANAGEMENT COMPANY:** At last month's meeting, the board decided to enter a new community management contract with Leland. The board voted to expedite the process for switching to the new management company. Homeowners should be advised and prepared for upcoming changes. As part of this switchover, Leland will schedule in-person assistance at the clubhouse to assist with completing necessary documentation.

**ELECTRONIC RECEIPT OF NOTIFICATIONS:** As a means of defraying administrative costs, the board discussed the prospect of delivering routine correspondence such as this newsletter electronically; in other words, by email. There was considerable discussion on the topic with no definitive decision at this time. We confirmed that there is a means of distributing these email notifications throughout our community without compromising each individual's email account to others within outgoing notifications. Look for more information in next month's Newsletter.

**LANDSCAPING REPORT:** Cambridge recently signed an agreement with Dora Landscaping for a flat annual rate for repairing irrigation problems. The board will pay up to \$7,920 annually for repairs of irrigation problems.

## NEIGHBORHOOD ARC REPORT

Kings Ridge ACC reported approving 31 applications; only one of which was from a Cambridge resident. The next ACC review of locally approved NARC submissions is scheduled for November 5<sup>th</sup>. For more information regarding the Architectural Approval Process, visit our Cambridge website.

## AROUND KINGS RIDGE

This year, Veterans Day ceremonies will be held at 5:00 p.m. on November 11<sup>th</sup> at the Clubhouse Ceremonial Park. Our guest speaker will be Clermont's Chief of Police, John Graczyk. Please join us in honoring those who are and have served to maintain the freedoms we gratefully enjoy.

## PICKING YOUR KNOWS??



**Did you know** – these special days in November?

- 5<sup>th</sup>, National Stress Awareness Day (First Wednesday in November).
- 10<sup>th</sup>, Marine Corps Birthday (On November 10<sup>th</sup>, 1775, the Continental Marines were established).
- 11<sup>th</sup>, Veterans Day.
- 20<sup>th</sup>, Great American Smoke-out (Thursday Before Thanksgiving).
- 27<sup>th</sup>, Thanksgiving Day (Fourth Thursday in November).
- 28<sup>th</sup>, Black-Friday, (the first major shopping day of the traditional Christmas shopping season).
- Dec 1<sup>st</sup>, Cyber Monday (Monday following Black-Friday is an online computer shopping version of Black-Friday).

## TO OUR VETERANS... THANK YOU!

Thank you for the countless long hours, for the days in blazing deserts and nights of frigid hell, and the days of unknown destinations. Thanks for serving above the clouds and beneath the waves, and all points in between. Thanks for serving in blizzards and jungles, and even through treacherous seas. Thank you for giving your best here at home and in faraway lands. Thanks for protecting our shores and rescuing those in need. Thank you to all who made sure we had what was needed to accomplish our tasks, you who planned, organized, and coordinated for our successes.

To spouses and families, thank you for holding things together while we were away; for healing bumps and bruises, mending broken hearts, educating, and being an anchor for our family during repeated changes. Thanks for making our names and faces known though we were many miles away. Thank you for the letters and communications filled with love. They comforted us in ways that could never be captured or fully expressed in this newsletter.

We thank and salute those of you suffering from broken bodies and emotions. May the Lord grant you courage, healing, and strength to overcome every challenge and obstacle. And for those of you who have lost loved ones in service, we extend our genuine sorrow for your losses, and we give our gratitude for your loved one's service and commitment to our country. Finally, as a community, we extend our sincere thanks to all who have served and sacrificed for our nation.

## CAMBRIDGE EVENTS

**LADIES LUNCHEON:** The next meeting is scheduled for 12:00 p.m., November 19<sup>th</sup>, at Buffalo Wild Wings, 2465 S. Hwy-27, Clermont; Ph#: 352-559-2423. Please RSVP by Friday, November 14<sup>th</sup>, call or text Helen Reinhofer @ 443-562-8893.

**COMMUNITY CHRISTMAS PARTY:** Our community Christmas party is scheduled for Dec 5<sup>th</sup> at the community entrance cul-de-sac. Please plan to join us for a great time of fun and fellowship!

## NEIGHBORHOOD NETWORKING REPORT

**TRESPASSING ISSUES:** We have a letter of agreement with the Clermont Police Department to pursue individual and commercial trespassers. Too often, individuals walk into the community to ring doorbells uninvited. Up to now, these walk-ins have been addressed individually. Under the new agreement, individuals and companies will be cited and will face civil penalties.

## NOVEMBER ANNOUNCEMENTS

Fellow neighbors, our listings below may not be 100% accurate - if we've missed your birthday/anniversary or have made errors, please contact Glenda Holzman at 352-243-3817, or [momcat4769@aol.com](mailto:momcat4769@aol.com), and help us update our records.

### NOVEMBER - BIRTHDAYS IN CAMBRIDGE

3	Ken Carek
6	Joseph Agresta
8	Jerry Cooper
9	Al Guden
9	Tony Londgoverde
11	Patricia Flood
16	Peter Wing
17	Marjorie Johnson
21	Eileen Hart
25	Allen Victor
27	Ann Cooper
29	Eldonna Wing

### NOVEMBER - ANNIVERSARIES IN CAMBRIDGE

9	William & Barbara Burns
20	Ed & Clarissa Moholick
26	Tom & Claire Maddox
29	Amain & Edward Ferreira

Our Cambridge community congratulates all of you and wishes you many more!

## IMPORTANT CONTACTS

### BOARD OF DIRECTORS

**President:** Harry Chesnut, 4241 Newland St.  
Ph: (513) 535- 0377; [hchesnut80@gmail.com](mailto:hchesnut80@gmail.com).

**Vice President:** Sy Holzman, 4243 Newland St.  
Ph: (352) 243-3817; [momcat4769@Aol.com](mailto:momcat4769@Aol.com)

**Treasurer:** Karen Peterson, 4212 Kingsley St.  
Ph: (919) 901-7044; [kapride2@Gmail.com](mailto:kapride2@Gmail.com)

**Secretary:** Kathie Glenn, 4154 Newland St.  
Ph: (603) 504-4793; [flutterby249@Yahoo.com](mailto:flutterby249@Yahoo.com)

**Member:** Rosini Lapena, 4211 Kingsley St.  
Ph: (352) 391-0576; [rossinilapena@gmail.com](mailto:rossinilapena@gmail.com)

### CAMBRIDGE SOCIAL COMMITTEE

President	Sue Chesnut	760-859-6924
Vice President	Helen Reinhofer	443-562-8893
Secretary	Marilyn Larson	614-578-0952
Treasurer	Kathie Glenn	603-504-4793

### CAMBRIDGE WEBSITE

Our community website is accessible online at [www.cambkr.org](http://www.cambkr.org). If you have not yet signed up for website access, please contact Sue Chesnut at [schesnut80@gmail.com](mailto:schesnut80@gmail.com) and request access.

### MANAGEMENT

Community Association Management Companies

Leland	352-242-9653	<a href="http://www.kings-ridge.net">www.kings-ridge.net</a>
Vista	407-682-3443	<a href="http://www.vistacamfl.com">www.vistacamfl.com</a>

### IRRIGATION ISSUES

**NORMAL HOURS:** Call the Clubhouse during regular hours @ 352-242-9653.

**FOR EMERGENCIES:** (Mainline breakage, or water intrusions into your home) for after hours, call Eddie Duvall of DVI Water Management at: Cellphone: 407-947-6448.

## OUR NEWSLETTER

If you have information that you believe would be of particular benefit to the community as a whole, or suggestions to improve our newsletter, we would love to hear from you. We are also seeking a few volunteers to help gather information once each month for the newsletter. Please forward your contact information to Glenda Holzman: [momcat4769@aol.com](mailto:momcat4769@aol.com), or Art Bentley: [abservant@outlook.com](mailto:abservant@outlook.com).