

KINGSWOOD ESTATES HOMEONWERS' ASSOCIATION INC

PO BOX 1215

KINGS BEACH, CA 96143

Winter 2025 Newsletter

Official Notice

- Liberty Utilities took down about 8 trees in the powerline easement and logs were piled at the east end of Canterbury. Feel free to take any logs that you want for FIREWOOD.
- Please remember our subdivision is in a CC&R controlled Homeowners Association. Any outside construction requires approval **BEFORE** the project is started. This includes any changes to the exterior of your home even repainting.
- This year the Association's largest expense was defending our CC&Rs as a homeowner made an addition to their home without prior Architectural Committee review and approval. The addition is in violation of CC&R setback limitations. This member chose to take legal action rather than come into compliance. This affects all of us in that we are having to raise Homeowner dues so the Association can better afford to defend itself in these instances.
- **HOMEOWNER DUES have been increased to \$172.00 annually.** You will see this reflected on your annual invoice enclosed with this newsletter. When paying your dues online using the Stripe online payment system at Kingswoodtahoe.org, PLEASE put your KE number in the memo section. It helps us find you to apply your payment.
- **Other fee increases have been approved by the Board of Directors and will be affective as of January 1, 2026. Any Architectural Review Request for new construction or addition to square footage outside of the properties existing footprint will have a review fee of \$4000.00 and any Variance request will have a fee of \$1000.00. Again, this relates to recent violations that lead to legal expenses as well as additional costs to hire qualified inspectors to verify the circumstances of the new construction or expansion of the property.**
- The Annual Memorial Day pine needle cleanup was a success as usual. We removed 120 yards of yard slash and green waste. Kingswood Estates has once again earned it status as a Firewise Community. Thank you to all who participate in this program. It makes our neighborhood safer. The new certificate has been posted to the Kingswood Estates website at kingswoodtahoe.org under documents.
- Once again, I want all of you to think about wildfire. It can come fast and could completely destroy our neighborhood. Everyone has the responsibility to clean their property of excessive pine needles and over grown brush to make their home defendable and not a danger to your neighbor's home as well. The LA fires are a testament to what can happen. The most defendable homes have a better chance of getting fire protection before those not cleaned up. On our website you will find our evacuation plan and evacuation map.
- There were a number of bear break-ins this year and sometimes we didn't have quick contact information on file to let the homeowner know about it. Please call Betsy at 530-546-5913 or email betsy.fmooneycpa@sbcglobal.net and make sure we have your email or phone number on file so we can reach you should this happen to your home.
- Short Term Rentals are governed By Placer County. If you are running an STR you must post your permit from the County and the complaint hotline phone number clearly visible by the front door or bear box. The fines are significant and apply to parking, noise, pets, occupancy and garbage.
- Please refrain from dumping green waste or creating any kind of improvements, such as property access to your lot, on any of the many Forest Service, Conservancy and greenbelt properties in the HOA. These properties are meant to remain unimproved and only available for your enjoyment, hiking and mountain biking. This again is an unnecessary cost to the HOA to clean up or enforce violations and will affect your dues. The KE BOD tries hard to manage its expenses and keep the dues as low as possible as well as maintain our beautiful forests properties.
- Elections were held in August and all Board members were reelected. Anyone interested in running for the Board are encouraged to run. Mike Ousley has taken on the job of President of the Board this year. Please welcome Mike to his new position. He will also continue to oversee CC&R enforcement. Randy Williams will focus on Fire Wise, forest management and homeowner communications.
- An email address is available if you need to communicate with the Board of Directors at info@kingswoodtahoe.org. And, if you have any questions, you can always call Betsy at 530-546-5913 or email betsy.fmooneycpa@sbcglobal.net.

Wishing all of you a safe and Happy Holiday Season. Everyone let's do a little snow dance!! Kingswood Estates HOA

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL NOTIFICATION REQUIREMENTS GENERAL INFORMATION SUMMARY AS OF November 30, 2025

ANNUAL STATEMENT of ASSOCIATION'S COLLECTION POLICY

Kingswood Estates Homeowners' Association annual dues are due on the first day of January of every year. The dues are payable within ninety (90) days and are subject to a late fee after March 31 of each year. Delinquent dues are subject to a late fee of \$17.20 and interest of 12% per annum.

The dues are \$172.00 per year for the period 1/1/2026 through 12/31/2026.

NOTE – Dues can now be paid online at www.kingswoodtahoe.org

NOTIFICATION REGARDING INSURANCE COVERAGE

Kingswood Estates Homeowners' Association is covered by four insurance policies covering Commercial Property, Directors', Excess Liability, and Dishonesty.

1. Philadelphia Indemnity Insurance Company

Commercial General Liability Coverage

Policy Period: 4/23/2025 – 4/23/2026

\$ 1,000,000 - Each Occurrence Limit

\$ 1,000,000 - Personal Injury Limit

\$ 2,000,000 - General Aggregate Limit

2. Continental Casualty Company

Directors' & Officers' Liability

Policy Period: 4/15/2025 – 4/15/2026

\$ 3,000,000 - Aggregate Limit of Liability

\$ 5,000 - Scheduled Retention Amount

3. Philadelphia Indemnity Insurance Company

Commercial Umbrella Liability Coverage

Policy Period: 4/23/2025 – 4/23/2026

\$2,000,000 – Each Occurrence Limit

\$2,000,000 – Personal Injury Limit

\$2,000,000 – General Aggregate Limit

4. Western Surety Company

Dishonesty Bond

Policy Period: 01/01/2026 – 12/31/2026

\$100,000 – Each Occurrence Limit

**Detailed Annual Notification Requirements can be found at the Homeowners' website
www.kingswoodtahoe.org.**

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL NOTIFICATION REQUIREMENTS

STATEMENT AND SUMMARY OF RESERVES

AS OF November 30, 2025

Minutes to the 2025 Annual Homeowners' Meeting are attached. They are also available on the Homeowners' website www.kingswoodtahoe.org. Additional copies may be mailed to you at your request. Please contact the office of their accountant, Frank F. Mooney, CPA.

Mail: Kingswood Estates Homeowners' Association
P.O. Box 1215
Kings Beach, CA 96143

Phone:(530) 546-5913

Email: betsy.fmooneycpa@sbcglobal.net

Kingswood Estates Homeowners' Association website: www.kingswoodtahoe.org

STATEMENT OF POTENTIAL USES OF ASSOCIATION RESERVES

Continued forest management, defensible space on-going and future maintenance of Association properties, and CC&R enforcement.

CASH RESERVE BALANCE:

Bank accounts as of 11/20/2025	
Plumas Bank - Operating Account Balance-	\$ 23,055.36
Poppy Bank - Certificate of Deposit Balance –	\$ 58,077.62

RIGHT TO RECEIVE FINANCIAL REPORT:

You have a right to receive a full financial report. Upon written request by a member, the Association shall promptly cause the most recent financial report to be sent to the requesting member. That report and any accompanying material may also be sent by electronic transmission by the corporation. Financial reports can also be found at www.kingswoodtahoe.org

DISPUTE RESOLUTION PROCEDURES:

You have the right to file a dispute to the Associations' Board of Directors by submitting a completed Formal Complaint Form to the Associations' mailing address above or delivering to the office of Frank F. Mooney, CPA, 8096 North Lake Blvd., Kings Beach, CA 96143. The Formal Complaint Form is available on line at www.kingswoodtahoe.org or at the office of Frank F. Mooney CPA. The Board shall enforce the resolution procedures as described on the Associations' website.

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

ANNUAL HOA MEETING MINUTES

Saturday, August 2nd, 2025

North Tahoe Event Center

Board Members Present: Randy Williams, John Nelson, Mike Ousley, Jonathan Stafford, Al Eberhart, Dan Hall, Adam Hull

1. Call to Order at 10:10am
2. Guest speaker - Kevin Prior - Director of Lands for the Conservancy - Griff Creek bridge update
 - a. Gas line road: starts on Forest Service land, passes into Conservancy land.
 - b. Delays:
 - i. Caldor fire - all resources diverted.
 - ii. Lahontan permits (water quality control) - scour analysis from in-house hydrologist differed from previous analysis. Concluded footings were too shallow, too little clearance from the high-water mark.
 - iii. Quote: \$1.2 million. Currently fundraising. Prop 4 is a good option. On the 5-year capital plan for the Conservancy. Truckee Airport Board may help fund fire safety.
3. Prior meeting minutes - approved.
4. Board Reports
 - a. Forest Management - John Nelson
 - i. Hundreds of trees removed from greenbelts. Focus on Griff Creek Drainage.
 - ii. 120 cubic yds of needles removed.
 - b. President's Report - Randy
 - i. One homeowner plans to sue the association.
 - ii. The state has capped fines at \$100.
 - iii. Enforcement now will likely require suing homeowners, which takes money.
 - c. Financials - Jonathan
 - i. See financial statement.
 - ii. Significant savings from turning off street lights.
 - iii. Increasing dues to build a legal expense buffer.
 - d. Website - Adam
 - i. Email list - thanks to those who have signed up.
 - e. Compliance - Mike
 - f. Utilities - Dan
5. Elections
 - a. Board has been re-elected
6. New Business
 - a. Fall cleanup - plan for 2 more dumpsters this fall.
 - b. Firewise - current certificate valid through November 2025.
7. Open Discussion
 - a. Trash & bears - STR? Call the posted number.
8. Adjourned - 11:45am