

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION

PO BOX 1215
KINGS BEACH, CA 96143

Happy Spring to all our neighbors! Wow what a winter, Sierra Snow Labs say this is the 2nd largest snowfall total since 1952 for the Tahoe Basin, that's record snowfall. Hope everyone made it through without damage. I know many had to have their roofs shoveled.

- Our Annual Meeting is scheduled for August 5, 2023 at 9:30 am at the North Tahoe Events Center in Kings Beach. We welcome everyone to attend and provide comments and discussion. We will let you know later of a ZOOM option if you are not able to attend in person. Please RSVP to info@kingswoodtahoe.org. Coffee and pastries will be available as usual. Hope to see you there.
- Anyone interested in serving on the Board for the 2024 term, please submit your information via the enclosed Annual Board of Directors Nomination Ballot. Nomination ballots are due back to KE HOA by 6/15/2023. A return envelope has been provided for your convenience. Those interested in running will be listed on the election ballots to be mailed out by July 1, 2023. For a copy of Election and Secret Balloting Rules please see the HOA website Kingswoodtahoe.org
- Please remember HOA dues are late after April 1st. If you haven't got them in, please do so. Late notices have been mailed out. If dues become delinquent by more than two years, we will start the property lien process.
- The annual Memorial Day pine needle cleanup is currently scheduled for Memorial Day Weekend starting Saturday morning at 8:00 am until Sunday evening at 7:00 pm. Remember pine needles/cones only. Please no tree trimmings. They take up too much space. If there is a large amount on snow on the ground it will be delayed until the weekend of June 9th. The Bins will be located in the same place as they have in the past 1015 Trent Ln and 7475 Kingswood Drive.
- We will use the website to update you on the Dates for the pine needle cleanup if we can't make Memorial Day, so please check it if there is still snow on the ground
- I would like to introduce the new members of the Board Adam Hull and Al Eberhart. Adam has taken on the secretary position and Al will be working with the ARR committee. Thanks for volunteering their time.
- Adam Hull is our new webmaster and with that we have a new website kingswoodtahoe.org and a new email address is available if you need to communicate with the BOD or Betsy info@kingswoodtahoe.org. The website has important documents including the CC&R's, meeting minutes, newsletters and architectural review documents. We also have included links to many other resources in the area. We are working on electronic dues payment for your convenience.
- The BOD is working on forest management in the subdivision but will need snow to melt to get the tree company in to do the work. There are several trees we will be taking down in the greenbelts. If you have a dead tree to report on HOA property, please email info@kingswoodtahoe.org
- Liberty Utilities will also be working on dead and green tree removal along power line easements this summer.
- We have many requests for remodel and deck additions. Per CC&R's this requires approval from the Association before any work on the outside of your home is started which also includes paint, sheds and roofing material changes.
- Short Term Rentals are governed By Placer County. If you are running a 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.

Wishing everyone a happy and safe summer!!!