

# KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION INC

PO BOX 1215  
KINGS BEACH, CA 96143

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Newsletter Spring 2024

Well that last storm in March was pretty impressive, I believe it has our water content back up to normal with mountain reservoirs filled to the brim and all creeks filling our beautiful Lake Tahoe. Snow removal is done and road work season begins, be careful out there.

- Our Annual Memorial Day Pine Needle Cleanup will be held again this year starting **May 24<sup>th</sup> through the 27<sup>th</sup>**. Four dumpsters will be provided this year since we have over filled them each time we have done this in the past. They will be placed at **1015 Trent Ln, 7475 Kingswood Drive, the vacant lot across the street from the LDS Church on Kingswood Drive and one at the Canterbury east end**. All dumpsters will be labeled Annual Pine Needle Cleanup. Please plan to take advantage of these to help keep wildfire from spreading.
- Kingswood Estates has attained recognition from the NFPA as a "Firewise Community". This is a great accomplishment for our Association. Our work with the annual pine needle clean up, maintaining HOA defensible space and your ongoing commitment keeping your homes fire safe is what has gotten us here. A Firewise Certificate is on the Kingswoodtahoe.org website and should be given to your property insurance provider as a possible benefit. Anyone with defensible-space questions about their property please contact April at North Tahoe Fire Protection District, 530 583 6911.
- Our forest management team will be at it again this year on the east side of the highway in the green belt between Canterbury Drive and the condos. Board Member and Secretary, Adam Hull, has contacted his neighbors to form a work party to remove old rounds that were left from a previous cut. We will also be looking to have that area surveyed and dead trees cut and removed. We will be taking bids to initiate this process soon.
- Adam Hull has also worked diligently to keep our website up to date. <https://Kingswoodtahoe.org> has many of the documents you may need when building or doing outside remodeling in the properties known as Kingswood Estates. You will also find links to agencies and other info regarding our Association such as meeting minutes, dates and our Mission Statement. We have also digitized all Association documents. Please take a look. New this year you can pay homeowners dues online for a small fee. Thank you, Adam!!!
- **The Annual Homeowners' Meeting is set for Saturday August 10, 2024 at the North Tahoe Event Center in Kings Beach starting at 9:00 am.** We hope you can attend as the Board reviews all the activities and financials for the year and is available for any questions or suggestions from the membership. The newly elected Board members are also announced at the annual meeting. Hope to see you there.
- Please remember HOA dues are late if unpaid by April 1 each year. There are a large number of unpaid dues at this time. Late notices have gone out. Please bring your account current if you have an unpaid balance. Keeping everyone current helps keep the HOA finances running smoothly. Annual and semi-annual financial statements can always be seen on the HOA website.
- All Board positions are up for election each year. If you are interested in joining the HOA Board of Directors, please complete the enclosed form and email to [betsy.fmooneycpa@sbcglobal.net](mailto:betsy.fmooneycpa@sbcglobal.net) or return mail to the HOA office at: KE HOA, PO Box 1215, Kings Beach, CA 96143. We invite any homeowner to step up and run for a Board position and help us keep our Association strong. If you can commit yourself to a few meetings and some committee work it is much appreciated by all. You can make a difference in our neighborhood.
- Just a reminder, Short Term Rental owners, in order to rent your house for less than 30 days at a time you must have a permit from Placer County. Copy of the permit must be posted so it is visible from the street and the Placer complaint line also must be posted. All tenant parking must be on the property and not in the street. Violations are expensive, please see <https://www.placer.ca.gov/6109/Short-Term-Rental-Program> for the details

Randy Williams

President KEHOA