

# KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION INC

PO BOX 1215  
KINGS BEACH, CA 96143  
Official Notice

mailed 5/1/25

Its Spring in the Sierras....the snow is melting, the lake is filling, birds and bears are back

- Please remember HOA dues are late after April 1<sup>st</sup>. If you haven't paid them, please do so. Those of you who are late should have received a reminder invoice with a late fee early April. Remember you can pay online at [Kingswoodtahoe.org](http://Kingswoodtahoe.org) under the Dues tab. There is a small fee to do so. Or mail a check.
- Annual Memorial Day Pine Needle Cleanup will happen again this year. Bins will be dropped off on Friday May 23 by 4:00 pm and be available through Sunday, May 25th. They will be located at the usual locations of 1015 Trent Lane and 7475 Kingswood Drive. One will also be located at the end of Commonwealth Drive and one across from the LDS Church on Kingswood Drive. Remember pine needles only and NOT tree and bush trimmings. It's important that you take advantage of this opportunity to dispose of pine needles. There will be a clipboard on the bins for you to report clean up hours. Please do so as this credits towards our Firewise Certification. If there is still a need we will do a second weekend. Requests for that should be submitted to Betsy at [betsy.fmooneycpa@sbcglobal.net](mailto:betsy.fmooneycpa@sbcglobal.net).
- **The Annual Homeowners' Meeting is set for Saturday August 2, 2025 at the North Tahoe Event Center in Kings Beach starting at 10:00 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.
- 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.
- The BOD is always looking for dead trees in our greenbelts that need to be removed. Forest management in the Association is always a priority to reduce fire danger. Feel free to let the BOD know if you see trees of concern. Liberty Utilities will also be working on dead and green tree removal along power line easements this summer.
- **Please remember our subdivision is in a CC&R controlled Homeowners Association. Any outside construction or changes requires approval BEFORE the project is started, this includes painting your home. The Architectural Review Form and guidelines can be found on the HOA website [Kingswoodtahoe.org](http://Kingswoodtahoe.org).**
- Streetlights in our neighborhood have become incredibly expensive. For 19 lights we were paying approximately \$15K per year. 10 of these lights haven't worked for at least a decade. We tried to work with the local utility to find a cheaper way but to no avail. The Board has decided to discontinue this service to keep our costs down and are considering solar LED lights on our own poles in key areas. We will work with the road CAL Trans and homeowners for easements to place metal poles.
- 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.
- The Greenbelt between the condos and Canterbury Dr received significant work in the summer of 2024. Many trees were removed and trails were created along Griff Creek. We are working with condo management to connect the trails with access through the condo parking lot. It's a great place to get outdoors and stroll or walk your pets. Please pickup after pets!!!
- After the Southern California fires, entire neighborhoods being reduced to rubble, it is obvious that we have a significant threat. Local agencies are not necessarily equipped for a wind driven fire. We all can plan for it and try to make our properties defensible. As a Board we are trying to be proactive with the Memorial Day clean up bins and forest management. As Homeowners you should be also. Please make your property as fire safe as possible and protect our beautiful neighborhood. I can't say that too many times.
- Also enclosed are the Kingswood Estates 12.31.24 financial statements and the Board approved Budget for 2025. Please feel free to reach out to the BOD at [info@kingswoodtahoe.org](mailto:info@kingswoodtahoe.org) if you have questions.

Randy Williams  
KEHOA President