

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION INC

PO BOX 1215
KINGS BEACH, CA 96143

Newsletter Fall 2023

Welcome to fall in the mountains! It's been a hot summer and a busy one for the Tahoe basin, lots of roadwork and many visitors from the valleys trying to beat the heat.

- Short Term Rentals have picked up again, 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
- Our forest management team has been hard at work this summer taking out dead trees in Kingswood greenbelts depending on location some trees were limbed and logs cut into 10 ft lengths and left on the ground. In other areas trees were removed and brush chipped and hauled away, and in other areas we had the wood cut into rounds and piled by the roadside for neighbors to take for firewood. We have prioritized the greenbelts between Kingswood Drive and Lincoln Green this year. We are also having the greenbelts surveyed
- Our annual Memorial Day pine needle cleanup went off with a bang. Homeowners were waiting when the dumpsters arrived. Another 60 yards of needles and cones were removed, which helps to remove ground fuels that carry fire in our forests, please use these bins when we make them available. If there is enough interest, we can do this twice a year. To date since we started this program, we have removed 180 yards of needles.
- 2 new homes were started this summer in the association which brings us to 339 homes. That is the largest Homeowners Association on the North Shore with the lowest cost in annual dues. We don't have a management company which helps us to keep our dues low, your volunteer Board of Directors along with our accountant's office handle all association business. This has been a formula that works.
- Secretary of the Board Adam Hull has worked diligently to keep our website up to date, Thank you Adam. <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.
- Openings come up on the Board and we invite any homeowner to step up 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, and you can help to form our policies of how we do things, not all of our Board members live here fulltime so it helps when we can get different people to the meetings.
- We have started the process of becoming a Firewise community, this has involved a complete assessment of each of the lots in Kingswood Estates. With the work we have been doing cleaning up pine needles and homeowners following defensible space BMP's along with the money we have spent in our greenbelts gets us close. Once we have been accepted this will give homeowners opportunities for discounts on fire insurance. North Tahoe Fire Protection District has observed our efforts and for the first time paid for our dumpsters.
- All of your board members have played a part in our success by doing their best to fulfill our mission statement take part on committees and follow our new policies and procedures.

Randy Williams
President KEHOA