

KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION INC

PO BOX 1215
KINGS BEACH, CA 96143

Winter 2022/2023 Newsletter

Happy New Year to all!!:) Hope everyone enjoyed the December snow and a safe Holiday season.

- Annual Dues increase 20%, (\$24) We all know the cost of everything has gone up and for KE HOA that includes utilities, accounting, postage, forest management, CC&R enforcement, and insurance. So as much as we try to keep the Association dues as low as possible (we are the lowest in the basin) we will need to raise the dues by \$24.00 to a new annual amount of \$144.00 Annual statement enclosed. Please pay before late fees are incurred 4/1/2023.
- Winter Parking - Remember parking on the roadways during winter months can block snow removal equipment and can result in fines. Park all vehicles and trailers in your paved driveway.
- Controlled Burns: You may have noticed some smoke in the area, this is caused by the North Tahoe Fire District doing controlled burning around our Association to keep the threat of wildfire away from our homes. This may continue throughout the winter. No need to report.
- Pine Needle Yard Clean-up: We will be placing 30-yard green waste bins again this Spring for the annual pine needle cleanup. Please feel free to put your pine needles only in them. We will do this twice, Memorial Day weekend May 26th thru 29th and again June 24th and 25th. Bin locations will remain the same, 1015 Trent Lane and 7475 Kingswood Drive.
- Jerry Rucker retires from KE BOD: Thank You Jerry for many years of service to the Association! All Eberhart, a retired contractor and longtime KE resident has filled the vacant spot by appointment of the BOD. All Board members volunteer their time for the betterment of our neighborhood. Thanks to all for your hard work!!
- Open Board Seat: Laurie Stevenson has also recently resigned from the KE Board of Directors. Laurie has been Secretary, the driver behind the development and maintenance of the kehoa.net website and bi-annual newsletters. Thank you, Laurie, for your service!!! Anyone interested in filling this position prior to the next BOD elections please contact a current Board member or email betsy.fmooneycpa@sbcglobal.net to express your interest.
- Survey Update - At the request of a homeowner, we sent out a survey in November regarding fence height in the Association. The KE CC&R's state that no fences over 4 ft are permitted except along property lines backing to HWY 267. The survey asked if you were interested in allowing higher fences. The Board received 177 responses out of 375 homeowners which did not result in at least half (188) of the residents responding: From the survey response, 101 responded "yes" and 76 responded "no" to the question. We want to make sure that everyone is heard. The rules state that it would take 188 homeowners in favor of the change (50% +1) to change the current CC&Rs in a formal ballot process. This initial response is far from that kind of response. We want to give those who did not participate in the survey one more chance to give their opinion. If you did not respond to the survey, this is the last chance to do so. We would like to hear from you By January 15, 2023. Please mail in your survey response or email betsy.fmooneycpa@sbcglobal.net. Do not vote twice. We are tracking all responses to ensure no one is voting more than once. After January 15, if we do not have 189 responses who vote "yes" to raise fence height, we will not pursue this any further with a formal ballot.
- Reminders about property improvements and processes: A friendly reminder about our community relative to selling/transferring ownership, making improvements or modifications to your property here. Some of the most common requests (or oversights) we encounter are as follows – these can all be reviewed in further detail within our website documents:

- No building, fence, wall, or other structure shall be commenced, erected or maintained within the area regulated by the KINGSWOOD ESTATES HOMEOWNERS' ASSOCIATION, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications and such further data as may be requested showing the nature, kind, shape, height, materials, colors, and locations, of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography.
- The use of color shall generally be restricted to colors which harmonize with colors found in the immediate surroundings. Milled timbers, boards, plywood and wooden siding shall receive paint or stain. Roofing material shall be asphalt shingles or metal of earthtone colors. Flat portions of roofs shall use dark aggregate.
- No fence, wall or hedge higher than four feet (4 feet) and of solid wood/metal or other solid material shall be erected or maintained on any lot, nor shall such fence, wall or hedge be constructed or maintained on any easement areas. Side and rear fences may be erected on the property line; however, front fences must adhere to property set-backs set forth herein. As of 2001, chain link fences of any kind and for any purpose are prohibited except as a fence for construction material/purposes and only during approved construction and for limited duration.
- No building or structure shall be permitted on any lot nearer than 20 feet from any street bordering the front of any lot or 20 feet from the rear property line, or 10 feet from the side property lines. This includes roof overhang, decks and any other structure or portion of any structure. Side & rear fencing may be placed on the property line, front fencing must NOT encroach upon the front set-back.
- NEW Bear Box requirement - In eastern Placer County (which includes Kings Beach and our KEHOA), approximately 5,400 residents still do not have bear boxes, which leads to bears and other wildlife disturbing unprotected garbage. In order to enhance our neighborhood and reduce the incidence of bears & wildlife seeking food in our neighborhood (or worse, breaking into our homes), we are enacting a policy, as of January 1, 2023, which will require the installation of a County approved Bear Box upon the transfer of real estate (and we HIGHLY recommend existing, non-transferring owners take advantage and install a bear box as well). The Placer County Department of Public Works & Facilities Bear Box Loan Program is aimed at filling the gap and making it easier for those homeowners without bear boxes to finance and install one. The program offers five-year, interest-free loans that would be repaid through \$22 per month surcharges on quarterly bills.
- The link to the Bear Box program: https://tahoeonebigbin.com/wp-content/uploads/2021/06/222897_ee_bearboxloansheet_r4_FINALweb.pdf

Thank You for taking the time to read this Newsletter from your current Board of Directors:

Randy Williams	President, Lead of Architectural Review Committee (ARR)
John Nelson	Vice President, Forest Mgt and member of ARR Committee
Jonathon Stafford	Treasurer, member of ARR Committee
Mike Ousley	CC&R Enforcement, and member of ARR Committee
Dan Hall	Director, Lead of Griff Creek Bridge project
Al Eberhart	Director, member of ARR Committee
OPEN BOD Spot	Secretary