



KVPOA BULLETIN – HAPPY NEW YEAR 2025

URGENT REMINDER - SPECIAL ASSESSMENT DUE FEBRUARY 1ST

The Fiscal Year 2025 budget that was approved by the KVPOA Board of Directors on June 25, 2024 maintained the monthly assessment (i.e., “dues”) at \$664/month and a special insurance billing (i.e., “special assessment”) of \$3,700, to be due on February 1, 2025. This approach was selected in order to keep our dues from increasing while still allowing the Association to fund insurance. Since the special insurance billing exceeded 5% of the current year’s gross expenses, the Association was required by law to conduct a homeowner vote to approve this billing. The vote held over the summer passed overwhelmingly. The special insurance billing of \$3700 per unit is due on Saturday, February 1, 2025. Payments will be late if received after February 28, 2025.

If your unit currently has a credit (about 100/238 units currently have a credit!), you may deduct this from the \$3,700 invoice charge. If you have an outstanding amount due listed on your regular invoice, this would be a good time to address that to avoid or minimize late charges.

There are multiple methods to pay the special insurance billing invoice. All methods require payment to be provided to our association banking partner, Heritage Bank (please, do not send payments to the KVPOA PO Box or to AB Services):

1. Heritage Bank Portal: After logging into the portal (<https://coabservice.hbcpay.com/#/person/login/>), select the “Make a Payment” button in the upper right corner. From this interface, you will have the ability to select a bank account of your choice to execute a one-time payment. Heritage Bank’s system has a \$3,000 cap for each payment so at least two (2) payments may be required. These can be entered sequentially on the same day, and a confirmation email will be sent from Heritage Bank.
2. A check can be mailed directly to Heritage Bank (Heritage Bank of Commerce; PO Box 11014, San Jose, CA 95103-1014). Checks need to be made out to “Kingswood Village POA” and can be sent using a personal check or by utilizing the “Bill Pay” feature at your bank. It is important to include your KVPOA Unit ID on the check to make sure it is applied to your account. This can be found in the upper right-hand corner of the invoice.

If you have any questions about this process or if you want to verify any credit or outstanding balance on your account, please reach out to AB Services (phone: 925-938-4363; email: kvpoa@abservice2hoas.com).

JANUARY BOARD MEETING HIGHLIGHTS

The Board met in an open session on Tuesday January 21st. The meeting began at 7:00 PM and concluded at 8:55 PM. We were able to accomplish quite a bit within our allotted two-hour time period. Below are some of the highlights.

- James Longo provided a detailed report addressing the following:
 - Snow management will be handled internally, with priority given to clearing fire access routes before addressing parking lots and pathways.
 - Chloe's departure, with the intention of eventually replacing the position on a part time basis to start.
 - The launch of the Parking Placard Program.
 - Staff preparation for spring and summer projects
- Committee reports from the following committees:
 - Facilities Committee: Chair Raquel Bito, reported:
 - The committee will meet monthly
 - The committee's plan to graphically design building numbers.
 - Wildfire Prevention Committee Chair Jim Andersen, reported:
 - Proposed three volunteer clean-up days on the second Saturday in June, August and October.
 - Proposed collaboration with Kingswood Estates to expand defensible space activities beyond our respective property boundaries as well as developing an evacuation plan in the event evacuation is necessary.
 - Insurance Committee: Committee Chair Daniel Harshman, reported:
 - KVPOA has changed insurance brokers, resulting in significant savings on the workers comp, automotive and the first layer of property insurance policies that we have purchased so far. There is still more to do but we are cautiously optimistic as we round out our remaining policy coverage.
 - Our new broker informs us that our current property policies will not cover us in the event a fire is started due to the use of prohibited BBQ's. The Board will be raising the fine for anyone using charcoal or propane/natural gas BBQ's to as high as \$1500 or more per incident. We must deter this behavior from occurring.
 - Elections Committee: Committee Chair Eric Marchand, reported:
 - Electronic voting for Director elections is an option for KVPOA to pursue. The Board agreed to enlist counsel's assistance on this initiative.
 - The Board also agreed to work with counsel to eliminate cumulative voting during elections.
 - STR Committee: Committee Chair Jon Hunt, reported:
 - STR permits within KVPOA have dropped from near 90 to 75.
 - County-wide permits down from 3300 to 3100
 - An STR FAQ sheet will be developed and uploaded to the website
 - Architectural Review Committee: Committee Chair Jack Belvedere, reported:
 - There are no active ARC requests

- Social Committee:
 - Board approved Diane Keller as Committee Chair
 - Kelli Marchand was approved as a new member of the committee
- Treasurer Eric Marchand provided a financial update
 - Our finances remain in very good shape
 - Financial Oversight Committee reports that expenses are being exceptionally managed, with no anomalies observed.
- New Business items reported:
 - Ratifying Board approval of \$19K salary increase for Superintendent James Longo
 - Socializing the creation of an Employee Handbook

CHLOE'S DEPARTURE

Chloe Switzer-Holden has resigned from KVPOA. For those who may not know, Chloe lives in Fallon, NV and was commuting two hours each direction every day and that took its toll on her and her family. She was offered a job much closer to home and was compelled to accept it. We are grateful for Chloe's contributions to Kingswood for nearly the year she worked for us.

PARKING PLACARDS

Owners can collect their allotted parking placards at the Maintenance Office during normal business hours Monday through Saturday. It is important to reiterate that the intent of this policy is for staff to be able to identify vehicle owners in the event the vehicle needs to be moved for various reasons. Additionally, should a vehicle be vandalized or invaded by bears, staff will be able to notify the vehicle owner of the incident. Staff WILL NOT engage in a ticketing and towing campaign. Towing will only occur if the vehicle must be moved, and the owner cannot be identified and contacted.

PROPER PARKING

It seems odd of the need to remind folks to please park their vehicles in designated parking spaces, between the lines, and to drive completely forward into the designed space so as to not obstruct a driving lane. This has been an issue staff has had to deal with recently. Please refrain from parking diagonally in marked spaces or positioning your vehicle such that it occupies several parking spaces (see example illustrated below). Thank you for helping us out.



HOLIDAY LIGHTS

Please be reminded that all holiday lights need to be removed by the end of this month. Thank you for your cooperation.

PROPER ASH DISPOSAL

Over this past weekend, staff was alerted that there was a fire inside one of our dumpsters and was successfully extinguished. The cause of the fire was attributed to someone putting hot fireplace embers/ash into the dumpster. Fireplace debris must be placed into the dedicated red ash cans that are located next to each dumpster.

IF YOU SEE SOMETHING, SAY SOMETHING

Each season invites a myriad of visitors to Kingswood Village, with two seasons, summer and winter, inviting the bigger surges of folks. With the influx of visitors comes the potential of unwanted behavior. Recently, an owner's vehicle was damaged by a passing vehicle. No note of responsibility was left at the scene. As mentioned earlier, someone placed hot firewood into a dumpster. Suffice it to say, if you happen to witness unwanted or dangerous behavior or activity, please report it to staff or the local authorities.

REMINDER - CALIFORNIA CIVIL CODE §4041

California Civil Code §4041 requires us to reach out to all Kingswood Homeowners annually to collect their current contact information and property status. California Civil Code §4041 also requires homeowners to provide the requested information. We received a very good response to this request, yet there are 18 owners who have not completed this task. Please let this serve as a reminder to please click the link below or to scan the QR code with your phone to complete this simple and easy to use form. We appreciate your attention to this matter.

<https://forms.office.com/r/0ZcrFwxGDD>



COVER YOUR FIREWOOD

Staff will resume deck inspections to ensure compliance with our rule regulating what is allowed to be stored on external decks as well as how firewood is stored and covered. As a result of the wildfires in Southern California, it is important we do our part in mitigating any potential fire risk within Kingswood.

INCREASED FINES FOR NON-ELECTRIC BBQ'S

Please be advised that the Board will be increasing the fine for using charcoal or propane/natural gas BBQ grills on Kingswood property. Our insurance policies do not cover us for any losses due to fires caused by the use of charcoal or propane/natural gas grills and we must do all we can to deter the use of these types of grills. The new fine will be significant in hopes it will serve as a deterrent. The amount has yet to be determined but will be reported once it has been. It will likely be in the range of \$1500 to \$3500 per incident. We are seeking advice from counsel on how much authority the Board has in determining an amount that can be imposed. Please stay tuned.

SUPER BOWL POTLUCK

The Social Committee's events for 2025 are officially commencing. Please come to the Clubhouse for the first ever Kingswood Village SUPER BOWL PARTY on Sunday February 9th, starting at 2:00 for the pre-game festivities, followed by the game. KVPOA will be providing nachos and soft drinks. Bring a dish to share and BYOB. Hope to see you there!



NEXT BOARD OF DIRECTORS MEETING – FEBRUARY 17TH @ 7:00 PM

Please join us on Monday February 17th. Your participation is important and keeps you informed on all the projects that have been completed and are being planned.

REPORTING ISSUES

If you need to report an issue or concern, please email the Board at board@kvpoa.org. To reach the office, please email office@kvpoa.org or call 530.546.5003. To reach our Superintendent, James Longo, please email him at james.longo@kvpoa.org. For STR related questions or concerns, please email STR@kvpoa.org.