



KVPOA BULLETIN – LABOR DAY HOLIDAY EDITION

THANK YOU TO OUR STAFF AND VOLUNTEERS

As we celebrate Labor Day, I want to take this opportunity to thank our dedicated staff and homeowner volunteers for their hard work, dedication, and commitment to Kingswood Village. James and his staff show up every day with one goal in mind, “what will we do today to improve the welfare of Kingswood Village;” and they do it every day with purpose and with a smile. It was not long ago when we were not able to say that. Let’s not forget those homeowners who spend or have spent countless hours preparing Kingswood for our defensible space inspections. It’s hard work and labor intensive and those efforts will serve us all well when we pass our inspections. **NOTE:** If you spent any time clearing pine needles or debris around your unit or at other areas of the property other than on the volunteer clean-up day, you should report the amount of time you spent to James, and we can receive financial credit for your work. The financial credits we received for the work spent on the cleanup day exceed \$18K. Every little bit helps.

DEFENSIBLE SPACE INSPECTION PREPARATION

Since our very successful cleanup day on August 17th, you should know that the work to clear and maintain our grounds has continued. You may have noticed new piles of pine needles, tree trimmings, and slashed vegetation that is highly flammable. Along with our maintenance staff, I would like to recognize specific homeowners who have vigorously worked to create defensible space throughout Kingswood. On behalf of all of us, we offer special thanks and gratitude to Jim Andersen, Jason Gibeaut, Eric Marchand, Gary Smith, Kevin Asbra, and Mike Mulas. We are all grateful for your help and dedication. If you have done some of this work and were not mentioned, please let me know.

DEFENSIBLE SPACE INSPECTIONS SCHEDULED

At the recommendation of our resident fire chief and Wildfire Prevention Committee Co-Chair Jason Gibeaut, NTFPD will conduct its inspections of Kingswood in phases rather than all at once. The benefit of conducting these inspections in phases is we can target specific areas of the property to ensure no stone is left unturned and that the property in those zones will pass inspection. The best part of this process is that NTFPD supports the approach. Their main objective is not to penalize. They want to help us succeed. If we succeed, they succeed. There is mutual benefit if we pass. With that said, NTFPD will be on the property on Thursday, September 19th to conduct the inspection of the first zone identified for inspection. They will return on October 3rd, to inspect the next phase, and will continue in this manner until the entire property has been inspected. More specifics and benefits will be shared during the annual meeting later this month.

REMINDER – FIRE RETARDANT TARPS REQUIRED

At our Board meeting on August 19th, the Board approved requiring that all firewood stored on decks must be completely covered with a brown fire-retardant tarp with a California State Fire Marshal's stamp of approval or with a tarp that meets NFPA code 701. All firewood must be covered with approved tarps in advance of Kingswood's defensible space inspections, which will be conducted by NTFPD starting in a few weeks. The Board wrote this requirement into our Rules and Regulations along with associated fines for non-compliance. If you are interested in participating in a group purchase order managed by KVPOA, there is still time to register for a tarp by clicking on the following link. [Tarp Form](#) . Here are the specifications:

- 10'x10' Flame Retardant 13 oz Vinyl Tarp with grommets
- 100% Waterproof
- 13 oz Vinyl Laminate Polyester
- UL-214 Classified, ASTM-E-84, NFPA-701, MVSS-302
- Fire Retardant; Class A Flame Standard
- Meets California State Fire Marshal requirements
- Tear and abrasion-resistant
- Heat-sealed seams
- Rust-resistant grommets every 24 inches on all sides and corners
- Industry Standard Cut Size. The Finished Size is about 6 inches or 3-5% shorter after the edges are folded and hemmed.

FIRE HAZARD BEHAVIOR CONTINUES

EV charging using extension cords and smoking on property continues to be a concern. Staff and other owners have reported witnessing individuals openly smoking in the common areas of Kingswood and charging EV's with extension cords. When confronting smokers, violators have refused to confirm where they are staying. When their residence is confirmed, unit owners have been fined \$500 per safety violation. In every instance, the violators were renters. In addition, our parking lots and pathways are littered with cigarette butts. Finally, and as previously reported, due to the extreme fire hazard, EV charging on property is strictly prohibited. Like with the smoking violators, those who have been caught using extension cords to charge their EV's have been renters. If you rent your unit, please highlight the importance of adhering to our rules. The consequences could be catastrophic if a fire breaks out. **NOTE:** Staff have posted signs like the one in the photo below throughout the property, clearly stating, "No Smoking (or Vaping) on the premises." Photos can say a thousand words.



REMINDER - BOARD OF DIRECTOR ELECTIONS UNDERWAY

On August 20th, ballots for this year's election were mailed to all owners. If you have yet to receive the ballot package, please alert me right away and I will ensure that you are sent a replacement ballot. If you happen to be on property, you can pick up a replacement ballot from the office. It is crucial that your ballot be returned. The ballot will serve in establishing a quorum, which is mandatory for conducting Association business. Counting the secret ballots is considered part of the business. Your ballot must be received no later than 11:00 am, Saturday, September 21, 2024. Please mail it five (5) days in advance or hand-deliver it to the KVPOA Office prior to the deadline.

NEXT BOARD OF DIRECTORS MEETING – ANNUAL HOMEOWNERS MEETING

We are just 19 days from our annual homeowners' meeting which is scheduled for Saturday September 21st at 11:00 am. I encourage all owners to attend. The annual meeting differs from our typical monthly working meeting in that we will be presenting an overall "year in review" along with planned projects for the coming fiscal year, which commences October 1st. At the same time, our Election workers will be tabulating Board of Directors election ballots. In addition, as with prior annual meetings, we will solicit questions or comments from homeowners that will be addressed during the Homeowner Forum portion of the meeting. I have asked James to create an automated form for you to submit your questions or comments. Once created, I will share with you. Your voice matters.

REMINDER - CALIFORNIA CIVIL CODE §4041

Last week I wrote you separately that to comply with California Civil Code §4041, we are required 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 initially received a very good response to this request, but submissions have slowed. 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>



LIGHTING FIXTURE REPLACEMENTS

In the event you may not be aware, staff have begun replacing the light fixtures on all pathways and parking lot light posts throughout the property. In some instances, the post itself will be replaced. This project will continue until completion, with the end of September being the target for completion. The project started at the juncture of 267 and Commonwealth if you would like to check them out.

POOL CLOSURE – SUNDAY SEPTEMBER 22ND

Historically, the pool closes the Monday following our Annual Homeowners Meeting. With our annual meeting scheduled for Saturday September 21st, the last day to utilize the pool will be Sunday September 22nd. Beginning on Monday September 23rd, staff will begin the process of closing the pool complex for the remainder of the fall and winter seasons. It will be reopened for use on Memorial Day weekend, Saturday May 24, 2025.

REPORTING ISSUES

If you need to report an issue or concern, please email the Board at kvpoa.board@gmail.com. To reach our Operations Coordinator, Chloe Switzer-Holden, please email her at chloe.h.kvpoa@gmail.com or call the office at 530.546.5003. To reach our Superintendent, James Longo, please email him at james.longo.kvpoa@gmail.com.