



## **KVPOA BULLETIN**

### **WELCOME NEW STAFF MEMBER - BRENDAN DONNON**

Beginning tomorrow, Brendan joins our staff, replacing Jose Cervantes, who is no longer an employee of KVPOA. Brendan will begin with **three weeks of training**, scheduled Monday through Friday, after which he will transition into our **7-day coverage schedule** to support our operational needs. Please feel free to say hello to Brendan when you come across him while on the property.

### **IMPORTANT REMINDER – BALLOT TO REVISE BY-LAWS TO MAJORITY VOTING**

Please be on the lookout for your ballot proposing to revise KVPOA's by-laws to move from cumulative to majority voting. If you have not done so yet, please mark your ballot and get it in the mail so it is received at Kingswood Village by **9 am on Friday, May 23, 2025**. Ballots will be tabulated beginning at 9:00 am on May 23<sup>rd</sup> and will be live streamed on zoom using the following link.

<https://us02web.zoom.us/j/82174773326?pwd=Sga7Ds9bXbv4yjsxsbGCYMYbxKSFVA.1>

### **MEMORIAL DAY WEEKEND POOL OPENING + POOL PARTY**

Memorial Day Weekend typically launches the beginning of our peak summer season and is marked with the opening of our swimming pool complex. By all indications, both pools will open Saturday May 24<sup>th</sup> and will be celebrated (weather dependent) with a potluck Pool Party. Grab your sunscreen, towel, and your favorite food dish and join the celebration. Reminder – Access to the pool area will be restricted to individuals who possess an active gate fob or key card.

### **PEAK SEASON JUST AROUND THE CORNER**

The summer surge will be upon us soon. As such, it is prudent to offer the following reminders:

- Garbage must be disposed of properly by placing all garbage inside dumpsters. If a dumpster is full, or if you have difficulty opening a dumpster, DO NOT leave the garbage outside the dumpster. Please dispose of your garbage in another nearby dumpster.
- By rule, KVPOA is a Smoke Free Residential Property. Smoking and/or vaping is restricted to the interior of your unit only.
- By rule, vehicles must be parked within designated spaces. Vehicles parked outside prescribed boundaries will be subject to removal.
- By rule, only KVPOA owners are allowed to have pets. Renters, including STR's, are not permitted to have pets.
- By rule, dogs must remain leashed at all times when out on our common areas.

- By rule, STR's are expected to follow all published KVPOA rules that owners are expected to follow.
- By rule, only electric BBQ grills are allowed. Charcoal and gas grills are prohibited and any use of either will result in a fire safety violation and fine.
- By rule, quiet hours are strictly enforced between 10:00 pm and 8:00 am.
- Bears are attracted to the scents of food and beverages. To mitigate any risk of bears breaking into your vehicle, it is recommended that you do not keep food or beverages in the cabin of the vehicle.
- Be aware of your surroundings at all times, especially at night. Bears and coyotes often make their way through and around Kingswood. Keep your pets on leashes and your children close.

### **VOLUNTEER CLEAN-UP DAY – JUNE 14<sup>TH</sup>**

With winter behind us and with summer quickly approaching, staff have begun addressing ground maintenance and clean-up. Saturday June 14<sup>th</sup> has been dedicated as one of three volunteer clean-up days for 2025. Volunteer activity will include among other activities, cleaning the 0-5 feet area around our structures. We typically have a good turnout for these activities, and we are hopeful the trend continues. I will send future reminders as we get closer to June 14<sup>th</sup>.

### **FACILITIES COMMITTEE SEEKING VOLUNTERS**

Committee Chair Raquel Bito would like to encourage homeowners who have skills in design (architecture, landscape, engineering) or building trades (any trades) to volunteer to serve on the Facilities Committee. If you are interested, please email Raquel at [raquel@kvpoa.org](mailto:raquel@kvpoa.org).

### **PROPOSED GARBAGE FEE INCREASE**

Last week we received notice that Tahoe Truckee Sierra Disposal (TTSD) has proposed a garbage fee increase that will be considered by the Placer County Board of Supervisors on June 10, 2025. The proposed increase would increase KVPOA's garbage bill by \$3-4K annually. Homeowners are encouraged to protest the proposed fee increase and the easiest way to do this is to send an e-mail to [TahoeFee@placer.ca.gov](mailto:TahoeFee@placer.ca.gov) **by 5 pm on 6/9/25**. Include your name and Assessor's Parcel Number (APN) in the message and clearly indicate that you are "protesting the fee increase." If you want more information on this issue, you can visit [www.placer.ca.gov/recylce](http://www.placer.ca.gov/recylce) (Garbage Collection Rates).

As a bit of background on trash services (exciting, right!), KVPOA currently spends between \$75K-\$100K per year for trash service (~\$25-\$35/unit/month). Working closely with the KVPOA Superintendent, your Board has developed a plan to streamline the number of dumpsters on property, place larger 4-yard dumpsters in more dense areas on the complex, and we have recently flexed our garbage pickup schedule to 1x per week during shoulder seasons when there are fewer people on the complex (generally ~Mar-June and Sept-Nov) to minimize costs. Illegal dumping in our dumpsters continues to be an issue that we are addressing since it appears to be pervasive. If you happen to notice suspicious dumpster activity or people leaving large appliances/furniture near our dumpsters and are able to take a photo including the license plate, please pass that along to our Superintendent ([james.longo@kvpoa.org](mailto:james.longo@kvpoa.org)). Thank you!

## **REMINDER - CERTIFICATE OF INSURANCE**

For those who may yet to be aware, KVPOA changed insurance brokers this year. Please let me introduce you to Ryan Taylor and Edward Butler from InterWest Insurance Services. Both can be contacted if you need copies of our property insurance certificate for your mortgage broker. Below is their contact information.

- Ryan E. Taylor  
Vice President, InterWest Insurance Services, LLC  
[rtaylor@iwins.com](mailto:rtaylor@iwins.com)
  
- Edward Butler, CISR  
Account Manager, InterWest Insurance Services, LLC  
[ebutler@iwins.com](mailto:ebutler@iwins.com)

## **NEXT BOARD OF DIRECTORS MEETING – MAY 19TH @ 7:00 PM**

Please join us on Monday May 19th. Your participation is important and keeps you informed about 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](mailto:board@kvpoa.org). To reach the office, please email [office@kvpoa.org](mailto:office@kvpoa.org) or call 530.546.5003. To reach our Superintendent, James Longo, please email him at [james.longo@kvpoa.org](mailto:james.longo@kvpoa.org). For STR related questions or concerns, please email [STR@kvpoa.org](mailto:STR@kvpoa.org).