

Autumn has arrived and Fall cleanup has begun. We hope you get to enjoy the beautiful colors of our community!

2024 BUDGET

With the coming of Autumn, the Board began 2024 budget deliberations. The Board will approve the 2024 budget at the November Meeting. The 2024 budget has the following major issues.

Labor costs

Costs to maintain the pool doubled from 2022 to 2023. We predict labor costs will go up another 5% from 2023 to 2024.

Routine property maintenance

Painting, mowing, and snow removal impact about 70% of the budget. Labor inflation is a major factor.

Insurance

Escalating material and labor costs are driving increased insurance costs. Some insurance companies are not renewing policies, while those that continue to write policies have been quoting increases of 15-20% or more. Over the years insurance costs have been 10-12 % of the budget. The 2024 estimate includes a 10% increase.

Aging infrastructure

Our community is now more than thirty years old. Aging infrastructure maintenance costs and mature landscaping have also driven up costs.

NEW WEB PAGE PORTAL

The web master retired a few months ago. We have transitioned to the Apple Management Portal. Please visit applemgmt.com and log into the portal to visit the Kingswood webpage. The login and password are case sensitive.

Username: Kingswood Password: 20Ak22#@. Once you enter the password go to *associations* and click on Kingswood Forest. Documents, newsletters, directory and minutes have been downloaded. (The minutes folder needs to be updated).

TRASH COLLECTION

Trash is collected on Wednesdays. If a holiday falls on Monday, Tuesday, or Wednesdays, trash is picked up on Thursdays. Trash containers should be placed in front of your unit on Tuesday evening. All trash must be put in the trash container. Collection bags for leaves and yard debris may be placed alongside a container. Trash bags should not be visible to neighbors prior to Tuesday evening.

BOARD MEETING SCHEDULE

Board meetings are held on the second Monday of the month, at 6. P.M. in the clubhouse. If you wish to address the Board you must notify the property manager a week in advance.

HAVE A QUESTION OR A CONCERN?

Contact our Property Manager at
(937) 291-1740
or email gwyn@applemgmt.com

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