



GET READY FOR WINTER

Cold weather is here! Wrap up and store your hoses, preferably inside. Some units have internal shut off valves. Remember to turn them off. If your unit does not have an internal shut off valve, you can protect the faucets with covers which are available at most hardware stores.

The Association is responsible for snow and ice removal. Remember, the Association removes snow if accumulation is two inches or more. Hazardous ice is removed at Association expense.



2024 BUDGET

The Board approved the 2024 operating budget.

Labor costs for the pool, routine property maintenance, painting, mowing, and snow removal impact about 70% of the budget. Labor inflation is a major factor. For example, costs to maintain the pool doubled from 2022 to 2023. We predict labor costs will go up another 5% from 2023 to 2024.

Over the years insurance costs have been 10-12 % of the budget. The 2024 estimate includes a 10% increase.

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

The 2024 budget adds more than \$157 thousand dollars to the Capital Reserve Fund. The law requires us to have a fully funded Capital Reserve Funds. This fund replaces your roof, paves our streets, repairs siding, and replaces drive-ways as well as a host of other items.

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 above, go to associations and click on Kingswood Forest.

Documents, newsletters, directory and minutes have been downloaded. (The minute folder needs to be updated).

ANNUAL MEETING

The annual meeting is tentatively scheduled for March 4, 2024. It will be held at nearby Fairbrook Elementary School. Sign in begins at 6:00 P.M. The meeting begins at 6:30. The Association will elect three board members at the annual meeting. If you are interested in running for the board, contact Gwyn.

HAVE A QUESTION OR A CONCERN?

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

Board of Directors

Richard Eckhardt	President
Norman Essman	Vice President
John Kronenberger	Secretary
Tom Frederick	Treasurer
Eric Christy	Director
Pat Carlyn	Director
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Management

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