



February 2023

KINGSWOOD FOREST CONDOMINIUM ASSOCIATION NEWS

KINGSWOOD FOREST BUDGET

The Board approved a 2023 budget of \$444,425.

The 2023 budget was challenging. Increasing labor costs, aging infrastructure, roof and street replacement, and an aging and overgrown landscape result in increasing current and future costs. Over the last few years, the Board met these challenges by reducing costs such as eliminating recycling and limiting mulching to the common areas at front entrance and the end of Darbyshire. The continued goal is to keep Kingswood Forest a beautiful and affordable place to live. The 2023 budget will be briefed at the Annual Meeting.

ANNUAL MEETING

The Annual Meeting will be held on March 6, 2023 at Fairwood Elementary School, 260 N. Fairfield, Beavercreek. The doors will open at 6:00 P.M. The meeting will begin at 6:30 P.M. Annual meetings are very important. A quorum is needed to elect 4 Board Members. Please attend the meeting, or return your proxy vote to the property manager.

BYLAWS AND DECLARATIONS

Senate Bill 61 made several changes to Ohio Condominium Law. Acting on your behalf, the Board has asked the law firm of Kaman and Cusimano to incorporate the Senate Bill 61 changes into our Bylaws and Declarations.

KINGSWOOD FOREST WEBSITE

Our webmaster of the past 10 plus years will be retiring in April and will close his website business at that time. Our website will be incorporated into Apple Property Management's home page. Detailed instructions will follow.

BARONWOOD BLVD TREES

We have asked the City of Beavercreek to remove the fallen trees and debris along Baronwood Blvd between the KWFC entrance and Indian Ripple Road.

CEMETERY ROADS

The adjacent Cemetery roads are private property. Please do not use these roads as a short cut when leaving or returning to your residence.

KFCA WEBSITE CONTENTS

Financial

Association Budget
Financial Statements

Board

Meeting Minutes
Board Members

Rules and Regulations

Handbook, Rules and Regulations
Declaration and By-Laws

Clubhouse

Reservation requests

Newsletter

Current and past newsletters

Directory

Residents by address and by last name

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
Open	Director
John Grilliot	Director
Cathy Leedom	Director

Management

Gwyn Rotramel	Property
Jim Baumann	Clubhouse
Bill Bateman	Newsletter and Website

Website Address

www.kingswoodforestcondos.com

Kingswood Forest Calendar

2023 Annual Meeting

Every Tuesday

Last Thursday of the Month

First Monday of the Month

Second Monday of the Month

Monday March 6

Game night in the clubhouse from 6 to 8.

Thirsty Thursday from 6 to 8 clubhouse or pool area

Chat with a Board member in the clubhouse, starts at 6

Board meeting in the clubhouse, starts at 6