

JANUARY BOARD MEETING

The Board met on January 8, 2024. The Board renewed the landscaping and snow removal contracts. The Board approved purchasing of a casualty and property insurance policy. Three Board positions are up for election. If you wish to run for the Board, contact the Property Manager.

ANNUAL MEETING

The annual meeting is scheduled on March 4, 2024. Registration begins at 6:00 P.M. The location is Fairbrook Elementary School. The property manager will send out official notification.

CHRISTMAS DISPLAY

Thanks to Robyn Essman and Rand Parker for the beautiful front entrance Christmas display. The display brought Christmas cheer to our community.

SNOW AND ICE

The Association is responsible for controlling snow and ice on roads, driveways, and sidewalks. Do not use salt to melt ice on concrete. Noncorrosive snow melting products are available.

INSURING YOUR CONDO

It is the unit owner’s responsibility to insure the interior and contents of their unit. It is also the Unit owner’s responsibility to obtain liability insurance covering occurrences within the unit and limited common areas.

KINGSWOOD FOREST WEBSITE

Our website has documents, newsletters, owner directory and board meeting minutes. To use the website visit applemgmt.com and log on to visit the Kingswood webpage. The user name and password are case sensitive.
Username: Kingswood
Password: 20Ak22#@
Once you enter the above, go to associations and click on Kingswood Forest.

CLUBHOUSE RENTAL

The clubhouse rental request form is included in this issue of Kingwood Forest News. It can also be found on the Association website.

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
Cathy Leedom	Director
Management	
Gwyn Rotramel	Property
Jim Baumann	Clubhouse
Bill Bateman	Newsletter

KINGSWOOD FOREST CLUBHOUSE RESERVATION REQUEST

To reserve the clubhouse, contact Jim Baumann, Clubhouse Coordinator at 937.431.1822.

Reservation date requested _____

Owner reserving the clubhouse _____

Owner's address and phone number _____

This request must be accompanied by two checks, each payable to Kingswood Forest Condo Association.

One check is for the \$100 rental fee.

The other check is a \$50 deposit to ensure compliance with items on the checklist posted in the clubhouse. This check will be returned if all checklist requirements are met.

If all requirements **are not met** a minimum of twenty-five dollars may be charged for **each** of the following and will be deducted from the fifty-dollar deposit:

Key not returned.

Trash not removed.

Furniture or carpet burned, torn, or stained.

Kitchen not cleaned properly.

Failure to lock all doors.

I AGREE TO AND UNDERSTAND THE FOLLOWING---INITIAL EACH AND SIGN BELOW

_____ Clubhouse use does not include the pool, pool deck, lawn area, shuffleboard or tennis court.

_____ I will be present and am responsible for the actions of those present.

_____ Smoking is not permitted in the clubhouse

_____ Clubhouse will be left clean and all recyclables and trash will be put in the outside containers

_____ I accept full financial responsibility for damages to building or furnishings.

_____ Organizational or business meetings are not allowed.

_____ Activities must conclude by 10 p.m. Sunday thru Thursday and by 11 p.m. Friday & Saturday.

_____ There will be no posting or public announcements of events.

Signed _____ Date _____

(Kingswood Forest Condominium Owner)