Kingwood Estates Unit III

KINGSWOOD CHRONICLE

October 2021

Kingswood Chronicle is a newsletter published by and for the residents of Kingswood Estates Unit III-V, Prescott, AZ
Visit the *Kingswood Chronicle* online at www.kingswoodestates.org

Board of Directors 2021-2023

President	**Pete Eggers**	(928-899-7899)
	peggers@q.com	
Vice President	**N. Jennifer Bradley**	(503-502-7901)
	Altanjb44@gmail.com	
Secretary	**Ken Tompetrini**	(928-899-0619)
	ken_tompetrini@msn.com	
Treasurer	**Joan Eggers**	(928-899-7899)
Architectural Chair	**John Foucrier**	(760-902-7575)
	foucjp@aol.com	

Committee Chairs 2021-2023

Compliance	**Shara Beck**	(928-778-1030)
	psbeck1984@aol.com	
FireWise Chair	**Tom O'Dea**	(623-687-0194)
	provenadvice@yahoo.com	
Hospitality/ Data Base	**Beverly Scigliano**	(928-776-8238)
	bevscig@gmail.com	
Maintenance	**Jim Skinner**	(928-771-0590)
	jskinnerprescott@aol.com	
Newsletter	**Jennifer Bradley**	
	Altanjb44@gmail.com	
Webmaster	webmaster@kingswoodestates.org	

Next Board Meeting:
December 15, 2021, at 2:00 pm at the HOAMCO office at 3205 Lakeside Village, Prescott.

Annual Board Meeting Update

On August 15, 2021, the Board of Directors held the Annual Board meeting with member attendance via Zoom and telephonically. Although we experienced some technological issues, we were able to complete the Annual meeting. This year the Board of Directors was reduced in size to 5 Board members. The 5 members voted to the Board were Pete Eggers, Joan Eggers, Jennifer Bradley, John Foucrier, and Ken Tompetrini. More on the next page . . .

Special Election

The Board of Directors will be holding a special election in the coming months to amend the Protective Covenants of Kingswood Unit III ("CCRs"). Members of our community presented a petition to the Board to amend the CCRs to prohibit short term rentals, i.e., rentals that are 30 days or less. The petition presented showed 89 members approved of a ban prohibiting short term rentals and 8 members disapproved. There were 17 members who were undecided, or the petitioners were not able to contact.

At this time, the Board of Directors are working on the language of the Amendment and ballot language. The goal is to have the special election before the end of the year. **Please watch your mail and email for further information on the Special Election.**

Annual Meeting continued

The Board members elected will serve the Board as follows:

Pete Eggers: President
Jennifer Bradley: Vice President
Joan Eggers: Treasurer
John Foucrier: Architectural Committee Chair
Ken Tompetrini: Secretary

In addition, Thomas O'Dea has volunteered to serve as the Firewise Committee Chair.

Also on the ballots were the two items voted on annually, the approval of the Annual Meeting Minutes for 2020 and the vote on the IRS Revenue Ruling. Both items were approved by members.

All Governing Documents can be found at http://www.kingswoodestates.org or at the homeowner's Caliber Portal site at HOAMCO.com

Firewise Committee

A BIG Thank you to John Foucrier, our Firewise Committee Chair until recently. John submitted the application for our annual firewise certification. Thanks to John, Kingswood Estates Unit III received the 2021-2022 Firewise USA Certification.

The Firewise Committee, now led by Thomas O'Dea, will be working with members to ensure firewise safety in our community.
If you have any questions about firewise, please contact Tom at 623-687-0194 or provenadvice@yahoo.com .

Architecture Committee

The Architecture Committee is now led by John Foucrier.
Questions about modifications to existing homes?? Contact John at 760-902-7575 or foucjp@aol.com .
For new home construction, please contact HOAMCO ARC at 928-776-4479.

The Dissolution of Iron Springs Sanitary District (ISSD)

If you looked at your recent property tax bill you will notice there is no longer a charge for the former Iron Springs Sanitary Sewer District (ISSD). The City of Prescott has now taken over the responsibility for its maintenance. We now pay the same

amount as the rest of the Cities users for this service and not the extra fee formerly imposed by being part of a separate sanitary sewer system. This is due to an approximate 10-year effort by Val Ripley, the Chairman, and the ISSD Board of Directors. Val and the Board worked diligently to meet all the obligations that the City of Prescott required in order to bring this about. This accomplishment not only decreased our property tax obligation but also saved us from inevitable future assessment increases that surely would have resulted from the maintenance of an old and aging system. We all owe Val and the rest of the ISSD Board a well-deserved debt of gratitude.

Next Board Meeting

Our next quarterly Board meeting is scheduled for December 15, 2021, at 2:00 p.m. at the HOAMCO office. Members can attend the meeting either in person or thru ZOOM or telephonically. Please watch your email/mail for the meeting notice which will have directions for attending the Board meeting via Zoom or telephone. For those members who do not use email, please notify Kim Flores at HOAMCO and a meeting notice will be mailed.
Please update your email address and telephone numbers if there have been any changes. This is extremely important for the use of Zoom and online voting. Contact Kim Flores at HOAMCO at kflores@hoamco.com or at 928-776-4479.

HOAMCO Community Manager

Our current Community Manager at HOAMCO is **Kim Flores**. Kim can be reached at kflores@hoamco.com or at 928-776-4479.

Member Contact Information

Please remember that it is your responsibility to notify HOAMCO and the Board if you have new or updated contact information (mailing address, email address, or phone number). This is a requirement of our Governing Documents and if we do not have your current information, you may miss important mailings or emails. This includes your Annual Assessment billing and could result in a late fee if we do not have your correct email and mailing address. The Board has been transitioning to electronic communications whenever possible, so keeping your information current reduces costs for everyone.