

Kingwood Estates Unit III

KINGSWOOD CHRONICLE

January 2022

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

HAPPY NEW YEAR!

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	Jennifer Bradley (503-502-7901) Altanjb44@gmail.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@aol.com
Maintenance	Jim Skinner (928-771-0590) jskinnerprescott@aol.com
Newsletter	Jennifer Bradley Altanjb44@gmail.com
Webmaster	webmaster@kingswoodestates.org

Next Board Meetings:
February 23, 2022, at 2:00 pm and
March 23, 2022, at 2:00 pm at the
HOAMCO office at 3205 Lakeside
Village, Prescott.

Special Election

Electronic voting on the CC&R
Amendment will end on Tuesday
February 22, 2022, at 4:00 pm.

The Board of Directors will have a Special Election Board meeting on Wednesday February 23, 2022, at 2:00 pm at the HOAMCO office. Members can bring paper ballots to the board meeting on February 23, but those ballots must be delivered to HOAMCO no later than 2:00 pm when the board meeting begins.

At the Special Board Meeting, the Board will receive the official voting tally and announce the results of the Special Election.

PLEASE VOTE: In order to pass the CC&R Amendment to prohibit short term rentals, there must be at least 2/3 of members voting in favor of the amendment. That means 77 members or more voting YES. **YOUR VOTE COUNTS ... PLEASE VOTE.** There is still time to vote electronically or contact Kim Flores at HOAMCO at 928-776-4479 to request a

paper ballot. If you are having difficulty with electronic voting, please contact Ken Tompetrini at 928-889-0619 or Ken_tompetrini@msn.com for assistance.

CC&R Amendment:

The Special Election is to amend the CC&Rs, section 2, to prohibit Short Term Rentals. Short term rentals are any rental of property for less than 30 consecutive days. The amendment also specifies the responsibility of members for renting their properties. Specifically, members are responsible for notifying renters of the responsibilities of complying with all Kingswood Estates Unit III governing documents. Members are also responsible for notifying the association of any rental, lease, etc. and any other rental registration requirements.

There is NO restrictions on where a member can advertise a long-term rental. The restriction is regarding the length of any rental, lease, etc.

Attached is a letter from Pete Eggers, KEOA Board President, to those who have not yet voted. This letter also serves as a reminder of why the Board is having this special election and the intent of the Board. Pete also mentions the recent calls received by HOAMCO inquiring about whether short term rentals are allowed. Investors are looking for areas they can buy homes to use as short-term rental investment properties.

Saying Goodbye to a Long Time Board Member

John Foucrier has been on the KEOA Board for 4 1/2 years in many different positions. John has served as a Board Member at Large, Firewise Chairperson, and most recently as the Architectural Chairperson. John has been diligent and committed to all the positions he has held. As the Firewise Chairperson, he helped many members firewise their properties and thus made our community safer. John spent a lot of time filling out paperwork necessary to maintain KEOA firewise certification and diligently conducted the required biannual community inspections. All of his hard work was to keep our community safe from the ravages of wildfires.

Most recently, John has been the Architectural Chairperson. Through this position, John has assisted members with everything from small projects to building new homes.

We will miss John and his wife Lonnie. They have been good neighbors and active community members. We wish them happiness and good health in the future.

Architecture Committee

The Architecture Committee Chairperson will be Jennifer Bradley after the departure of John Foucrier at the end of January. Questions about modifications to existing homes?? Contact Jennifer Bradley at 503-502-7901 or Altanjb44@gmail.com . For new home construction, please contact HOAMCO ARC at 928-776-4479.

Firewise Committee

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 .

All Governing Documents can be found at

**<http://www.kingswoodestates.org>
or at the homeowner’s Caliber
Portal site at HOAMCO.com**

Next Regular Board Meeting

Our next quarterly Board meeting is scheduled for March 23, 2022, 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.



Kingswood Estates Owners Association

Dear KEOA member, if you have not yet voted on the proposed CC&R amendment prohibiting short term rentals, rentals of less than 30 days A.K.A. VRBOs, please do so. Voting, either electronically or by mail, will close on Feb. 22. and we need at least 77 yes votes for the amendment to pass.

In 2016 the State passed a law taking away the ability of local government to prohibit or to regulate in any meaningful way these types of rentals more or less leaving HOAs to deal with the associated problems by self-regulating. Recently there has been a proposal put forth to repeal that law because of the unintended consequences, that have arisen as a result. There is already opposition building to such a repeal for a variety of reasons including pressure from the short-term rental industry.

Make no mistake about it the short-term rental industry is only growing and investors are always looking for properties that they can turn into VRBOs. Our H.O.A. manager has recently received a couple of calls from realtors asking if there are any restrictions in KEOA that would prohibit short term rentals. Also consider that HOAs around us, such as Kingswood Units 1 and 2, Wildwood and Vista Del Cerro already have such a restriction in place.

Please keep in mind that this Amendment serves only to prevent these types of transient rentals. It does not, nor is it the Board's intention, to prevent advertising for or renting KEOA properties for more than 30 days.

VRBOs are popular because they serve the purpose of accommodating large gatherings under one roof, which can lead to a host of problems that can negatively impact the community by those who have no stake in it. It is the Board's function to protect property values by maintaining the attractive peaceful nature of the community. VRBOs can detract from this goal so please support your Board of Directors by voting for this Amendment.

If you need help in voting electronically, please contact Ken Tompetrini, our Association Secretary, at 928-899-0619 or ken_tompetrini@msn.com or if you choose to vote by mail, please contact Kim Flores our Association Manager at 928-778-2293 x 1124.

Pete Eggers
KEOA Board President