



# Kingswood HOA

in St. Charles, Illinois

June 25, 2008

## Kingswood HOA News

Community Newsletter

Welcome to the KHOA inaugural Newsletter, for the Kingswood Community. As a KHOA Member, you will receive news, spotlight stories on community members, best practices and event information.

The purpose of this article and attached document is to notify homeowners that the Board will adopt simple rules and procedures in order to facilitate the efficient operation of the Association and to afford Members an opportunity to provide input and comments prior to adoption.

The Board may adopt simple rules and procedures as necessary to facilitate the efficient operation of the Association, including the clarification of ambiguous provisions, or as may be

required by law, without amending the Covenants. In order to encourage KHOA Member participation in the development of such rules and procedures and to insure that members are properly informed, the Board shall follow certain procedures when adopting any changes: 1) the Board shall consider the need for a rule and procedure based upon the scope and importance of the issue, and the immediate and long term impact and implications of a rule and/or procedure. 2) the adoption of every rule and/or procedure shall be listed on the agenda for a KHOA Board meeting prior to adoption by the Board and any KHOA Member who wishes to comment shall be afforded such opportunity. 3) the Board

may however forego the notice and opportunity for comment in the event the Board determines in its sole discretion that providing a notice and opportunity to comment is not practical given the nature of such rule and/or procedure. 4) after the period for KHOA Member comment expires, which shall be the end of the designated KHOA Board meeting, the Board may adopt any rule and/or procedure. Upon adoption of a Rule, the Rule or notice of such Rule (including the effective date) shall be provided to all KHOA Members by any reasonable method as determined by the Board, including but not limited to posting on the Association's website.

[www.khoa.org](http://www.khoa.org)

- Board of Directors**
- Samuel Lombardo, *President*
  - Tom McCormack, *Vice President*
  - Susan Welter, *Treasurer*
  - William Papp, *Secretary*
  - Tom Boyle, *Director at Large*

### Single Family - Community

The Declaration of Covenants for the Kingswood Single Family Home Subdivision defines a Single Family as one or more persons, each related to the other by blood, marriage, adoption, or a group of not more than three (3) persons not all so related, maintaining a common household in a Dwelling. The Covenants further defines a Dwelling is any building intended for the shelter and housing of a Single Family.

The City of Saint Charles Zoning Ordinance identifies a Single Family as no more than five (5) individuals not related who are living, sleeping, and eating on the premises as a single housekeeping unit (*Ordinance 1960-16 § III part.*) and a Dwelling, single-family: A building containing one dwelling unit only.

The HOA Covenants and City Ordinances define Single Family and limit Dwelling occupancy to a Single Family to help ensure the health and safety of all residents and protect the quality and character of the neighborhood.

Kingswood  
Board Meeting

7:00 PM

July 8th, 2008

Den "A"

City Hall

## Actions by the Board

Notice letters have been sent out for the following infractions:

- ✓ *Covenants Violation Notices*
- ✓ *Homeowners Dues— 2nd Notices*

These letters have been sent to address the concerns of both the homeowners and the Board. If you have received a letter regarding these issues please try and correct them in a timely matter. The Kingswood HOA Board represents not only you but the community we live in. We all want to protect our investments and live in a first class community.

The Kingswood Board of Directors would like to extend our greetings and share with you some of the progress we have made since taking control of our association in December 2007. Your HOA has been working diligently to structure and organize many practices and procedures. The Board has been diligent in the pursuit of progress. 1) Made progress on the KHOA web page. This will enable improved communication with our members and provide current information. 2) Reviewed the Association Bank accounts; this has enabled us to manage our finances. 3) Negotiated a new Landscape Maintenance contract. 4) Establishing Email Subscriptions to distribute Kingswood information within the community. 5) Made improvements to the community, repaired the lights at the main entrance. 6) Pursuing a Bi-Annual Community Newsletter so we may better serve the

## Landscaping

The Board thanks Jill Humphrey for her efforts to secure an environmentally friendly, non-toxic lawn care solution for the common areas Kingswood. Since these areas are open to homeowners, their children and pets, we will benefit for years to come from the reduced toxins in the common areas and retention ponds. These natural methods will maintain the desirable organisms that enhance soil quality and promote a more vigorous turf. All of this is being done at no increase in cost.

*"NaturalLawn of America not only focuses on a healthy beautiful lawn, but focus on a safer lawn, from the grass roots level. Your family and pets are just as important to us as they are to you!"*

## Architectural Review Committee

Just a reminder that any structures, walls, decks, patios, etc. should be submitted to the ARC committee for approval prior to beginning construction. Please refer to Article III General Restrictions and Article IV Architectural Controls for appropriate construction materials, colors etc. All plans may be submitted to the Kingswood HOA.

membership by having a direct line of communication. This is just a sample of the many improvements made by your Board of Directors. The last 6 months have not been easy. While our strides towards making our organization a more viable entity are not always obvious, a large amount of labor has gone into achieving what we have to date. The Kingswood Board of Directors continues to work and make progress toward the issues that concern you most. We are making headway on addressing issues such as Covenants violations, working with homeowners in the collection of delinquent dues, and the improvement of communications within our community.

**Email Subscription:** Many of you are aware that the KHOA is exploring the possibility of using email as a means of distributing Kingswood information within the community. Thank you to those who have already responded. When this form of communication is initiated, it would be for Kingswood related information only and for the exclusive use of the KHOA Board. To support this effort, interested residents need to send an email to the KHOA President ([president@khoa.org](mailto:president@khoa.org)) and provide their Name, Property Address, Phone Number, and Email Address(es).

**Special Note:** If you have information you would like to share (or) you are interested in advertising in the Newsletter or on the Website, please send an email to any Board member for additional information. A limited number of advertisements are accepted. A standard business card sized ad is \$20. The rate is discounted to \$15 for businesses owned by a KHOA member (or) if the advertisement offers a special discount to KHOA homeowners.