

FROM THE MASTER BOARD

February 2023 - B

The Master Board met on the usual fourth Wednesday of the month, (February 22) with all 15 neighborhoods present.

Financially, the HOA is running with a surplus and the Clubhouse with a small deficit. Since this is the first data for the new year, it is too early to determine how well Kings Ridge is budget wise for 2023.

A representative from Lake County was present to discuss the widening of Hartwood Marsh Rd. It is anticipated that ultimately the road is to become a 4 lane roadway from U.S. 27 to the Orange County line. The first portion has been funded to allow construction beginning later this year or early 2024. Because this construction impacts several of the Kings Ridge neighborhoods, the County has indicated that an expanded walkway will be adjacent to a number of KR properties. This will necessitate removal of some mature shrubbery and fencing. The county is seeking input on what will replace this landscaping. There were 3 alternatives suggested including vinyl fencing, a wall or enhanced landscaping. After considerable discussion, the Board will inform the County that the Association supports the placement of a wall with a minimum 6 ft. height. More will evolve as the process continues.

A report from a special committee reveals that discussion with the Golf Course owners is ongoing and boundary survey work continues. It is hoped that we will have some concrete information to share within the next several months.

Because the Clubhouse roof problem has some potentially serious consequences, the Board approved the engagement of an engineering firm to inspect the structure, make recommendations to the Board, develop and manage any plan of action.

The next Master Board meeting is scheduled for Wednesday, March 22 at 9:00a.m. All residents are encouraged to attend.

Paul Hannon