

FROM THE MASTER BOARD

MARCH 2024

Kings Ridge Community Association, (The Master Board) met on March 27, 2024 beginning at 9:00 a.m. All neighborhoods, including Devonshire, were represented.

Financially, the Association operating with a new budget, ended the month of February with a surplus:

For February, The HOA operated with a surplus of \$8311.00.

The Clubhouse had a favorable surplus of \$11,239.00.

It was mentioned that the above-mentioned surpluses are likely to fluctuate throughout the year.

Under Old Business: The Board was informed that bids are currently being sought to resurface all of the sports courts, as reported last month. Tennis courts #1 and #2 have been closed because of a tripping hazard that has developed with their surface. It is hoped that we will have bids in hand for Board discussion at the April session.

The potential transfer of certain Golf Course property segments is at a standstill as the new owners of the course are oriented to the subject.

The Board approved the replacement of perimeter hedges at a cost of \$13,544.00

New Business: A scheduled painting of the neighborhood entry signs and concrete columns was approved. A very favorable proposal from Leonard Painting Company was also approved. A total cost of \$25,000.00 including materials and labor was submitted and approved.

The Architectural Control Committee, (ACC) reported that 60 of 61 applications for resident property changes were approved. This is the result of Neighborhood representatives working closely with residents to ensure that the community guidelines are met and the ACC drafting guidelines that are current, understandable and in keeping the “look” of the community.

As a member of the Code Enforcement Review Board, I participate in discussions regarding violations to the architectural review process and to the rules and regulations of Kings Ridge. Almost all of the violations are either failure to comply with ACC guidelines or the community rules.

It is suggested that anytime you plan any alteration to the exterior of your home or to your landscaping, consult with your neighborhood representative to the ACC. In Devonshire, that would be Brack Leaberry.

Rules and Regulations are posted on the Kings Ridge website. One of the most frequent violations involves the entrances to the community. Do not assist anyone in entering the community with your pass card.

Next meeting is Wednesday, April 24 at 9:00 am in the Clubhouse.