

The Kingswood Messenger

Kingswood Lake Owners Association

March 2025



Association Officers

President

– Rob Constantinou 610-457-5053

Vice President

– Rich Kump 917-584-6670

Treasurers

– Kara Walsko 610-704-7405

– Austin Altemose 570-856-9050

– Al Walters (adv) 484-547-1128

Secretary

– Sybil Preisler 570-801-5260



Section Leads / Web Master

Section A

– Mike Walters 484-629-2850

Section B

–

Section C

– Jay Hollman 570-269-1212

Section D (Road)

– Zach Snyder 908-763-0428

Web Master / IT Support

– John Madden 610-996-1775

GREETINGS 2025 *Another New Year – More New Adventures*

...A great new year has arrived, and as we enter early April, so does an early spring, as noted by the above pictures. With that comes new challenges, new goals, and new relationships.

...Your Kingswood Lake Board is ready to take on the many tasks ahead, but first we'd like to welcome all new members who have arrived over the last couple of years. It's not practical to name everyone, but we encourage all members to extend a hand of introduction as we are ALL part of this active community. And as a volunteer organization, we always say –

Join In / Do Something / Say Something

**And Remember – Without Our Volunteers, Nothing Gets Done
Our Community Only Gets Better When YOU Participate**

...With that said, please join us at our Memorial Day meeting (5/31) for key updates & discussions. Your active participation is needed to formulate plans each and every year for the benefit of everyone.

...And this meeting offers you the opportunity to Nominate Candidates for KLOA Board positions – President, Vice President, Treasurer, and Secretary – as well as Stewards and Section Leaders. Who knows – YOU and YOUR Ideas may prove to be a pivotal asset to Kingswood Lake's growth.

Our current Kingswood Messenger recaps key events & plans –

- Kingswood Lake's 5th Annual Polar Plunge – Brrrrr!!
- Kingswood Memorial Day Meet Key Topics –
 - Community Updates & Open Discussions
 - Anniversary Celebration Burial Event
 - KLOA Member Nominations for July Election
- Kingswood Community Interest –
 - Sneak Peak – July 5th Meeting Grill-Off Competition & Lake Races
 - Road Repair Plans / Spring Clean-Up Volunteers Needed
 - Speed Bumps & Local Speeders
- Member "Dues Delay" Penalty Phase – Please Review & Take Action

Treasurer's Report – Dollars & Cents Kingswood Lake Balance Sheet As of 3/31/2025

... Current Balance as of March 31, 2025

- Checking	\$ 18,111.69
- Savings	5,467.72

... All Income (1/1/2024 - 12/31/2024)

- Membership Dues	\$ 20,908.28
- Bridge Insurance Payment	28,030.82
Total	\$ 48,939.10

... All Expenses Paid (1/1/2024 - 12/31/2024)

- Snow Plowing	\$ 2,835.00
- Tree Maintenance	1,200.00
- Bridge Major Repair	41,700.00
- Lake & Grounds Maintenance	5,015.50
- Roads, Signage & Speed Bumps	3,179.90
- Pavilion (PortoP / Security / Electric)	2,294.61
- Insurance	2,264.00
- Taxes	2,788.62
- QuickBooks Accounting Software	280.90
- Accumulated Smaller Expenses	440.94
Total	\$ 61,999.47

... Net Income or (Loss)

\$ (13,060.37)

... Separate Kingswood Event Fund

\$ 1,131.79

... Allocated Bridge Repair Savings

\$ -

** Part of our savings account

Meeting Dates for 2025

Memorial Day - Saturday - May 31st

****Burial Event & KLOA Board Nominations****

Independence Day - Saturday - July 5th

**** Annual Raffle / KLOA Elections ****

**** Special Competitive Grill-Off & Lake Races ****

Labor Day - Saturday – August 30th

**** Updates & Social Event ****

All Pavilion meetings begin at **11:00 am** sharp.
Hope to see you soon at the next meeting!

KINGSWOOD LAKE'S 5TH ANNUAL POLAR PLUNGE EVENT

Another frozen and frigid winter at Kingswood Lake with 5" of lake ice....And what better time to have our 5th Annual Polar Plunge for Charity. Organized by the **Al Walters** clan, and supported by many volunteers (both local & township), and donations from many sponsors and businesses, we had the largest turnout of attendees (150) and plungers (50+) ever.

The event raised \$8,800, with a special donation to the **James Moyer Family** (PV School District cancer patient).

In addition to our **Kunkletown Fire Department**, we were assisted by **Donna Deihl** (local Kunkletown civic member) who organized a special raffle of 33 Donated Gift Baskets and Lottery Boards. And finally, the event was photographed by the **Times News Weekly** for publication and video graphed for broadcast on **Channel 13 Local News**. Wow!!!

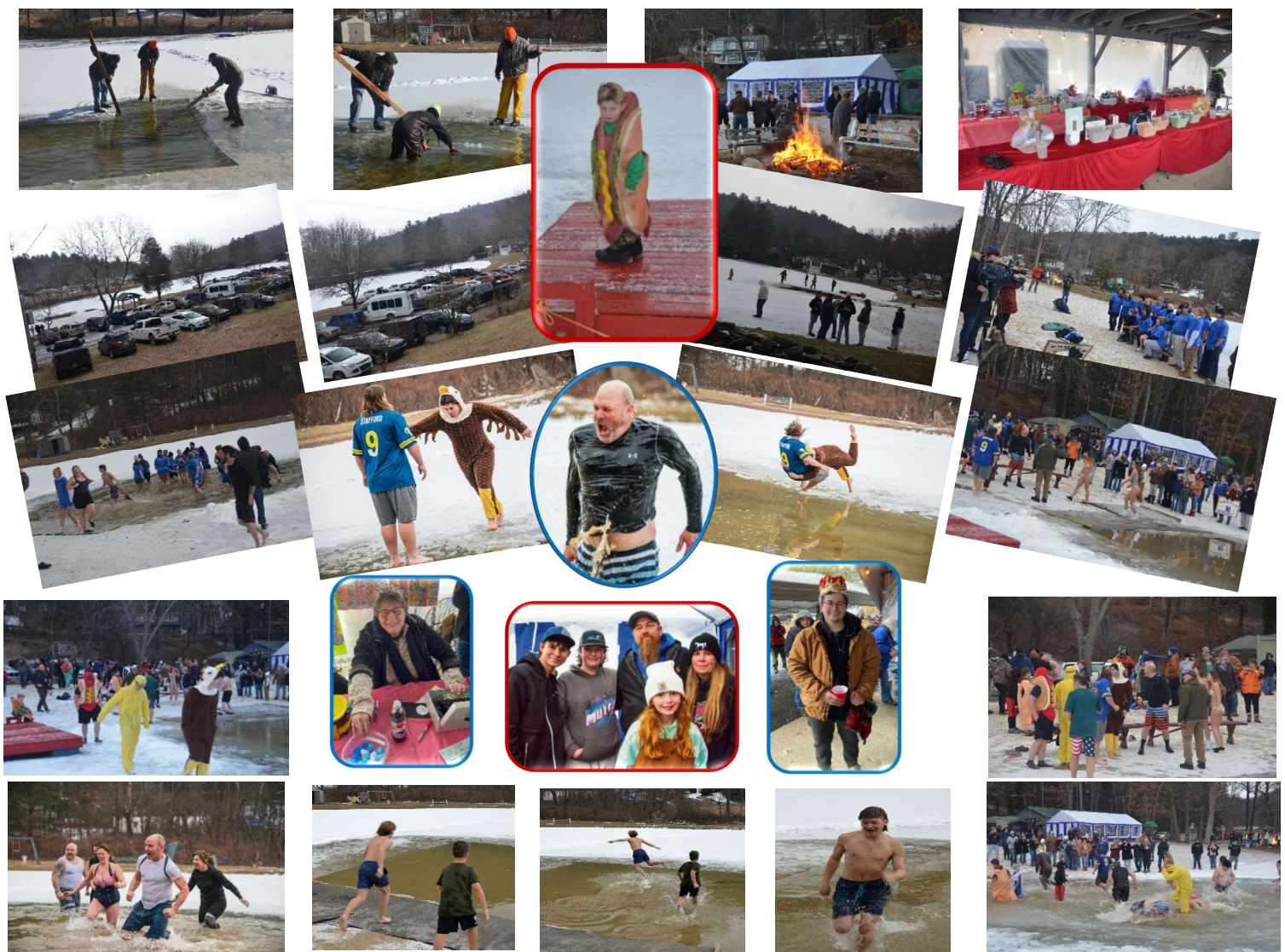
Local business sponsors included Opel's on 5th in Palmerton, Beltzville Beverage, Altemose Lawn Care, T Square Home Improvement, Blue Ridge Winery, Kinsley's Shoprite, Blue Mountain Ski Resort, Carriers Excavating, Lisa Marie's Appraisal, Kangen Water, Easton Family Chiropractic, and Evoke Inc.

Al Walters sends his warm thanks to all who participated and sponsored the event. A special thanks go to the following –

Walters Clan for raising \$1,975	Chandlers Angels for raising \$1,705	Austin Altemose for raising \$690	Donna Deihl for raising \$2,581	KLOA Event Fund Raffle Items (5)
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Funds Distribution

The Moyer Family \$5,000	Kunkletown Fire Dept \$2,200	Tunnel to Towers \$1,200	Kingswood Event Fund \$53	Expenses \$427
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Community Interest Updates

Calling Volunteers For Spring Clean-Up

...Once again, this **April 26th and 27th** (10am – 2pm) we call upon all volunteers to assist with cleaning the pavilion grounds, beach area roads, and overall lake grounds.



**Let's
Team Up / Clean Up
For Spring & Summer**



If you can offer your time, please join us.

New volunteers are always welcome!!

...We'll be meeting at the pavilion. Remember to bring a rake and if you have, a leaf blower. See you then.

Speed Bump Changes



...Our community regards **10 MPH** as the standard speed limit for all roads, yet we have members who travel Kings Lane at speeds exceeding 25 MPH. Two members travel the road like they are on Silver Springs Blvd.

Many times, people use Kings Lane as a by-pass to avoid Greenzweig Road to get into Kingswood. Please don't force us to single you out. Obey the limit.



...Experience has shown that speed bumps have become necessary on Kings and Queens Lanes as members and delivery trucks fail to obey our 10 MPH speed limit.

...To ensure that everyone slows down, our speed bumps will now be deployed **even higher** off the road. Last year we lengthened them, but drivers still drove fast over them. So, for **safety reasons**, we're being forced to take further steps to slow the traffic. We realize not everyone will be happy with this, but safety comes first.

KLOA Board Nominations

...Every two years the Association seeks member nominations for **Board** and **Section** leaders at our **Memorial Day meeting**. Those nominated are then voted for election at the July meeting.

...Voting for nominated Board and Section members is only counted by those attending the **July meeting**, not by mail. Those duly elected then assume their new role beginning with the **September meeting**.

...We ask all **dues paying** / **lot owner** members to attend the May meeting and offer your candidate nominations.

...The Board always welcomes new blood in the ranks with **new ideas**, **new leadership**, and **new commitments** to enhancing and growing Kingswood Lake for future generations to enjoy.

Road Repair Plans

...We will be assessing our road conditions in April. Our biggest issue is funds, plain and simple. Having to chase down dues into late March, prevents us from budgeting and planning road repairs.

...The paving companies need contracts early in the spring for work completion by August. If we cannot determine our availability of funds, a contract for repairs cannot be issued. See the "Dues" update below for more understanding of this issue.

July 5th Community Meeting Event

...Join us for a fun-filled day at the Kingswood Lake HOA July meeting! **Bobby Constantinou** and his team are excited to host a **Grill-Off Competition**, where local residents can showcase their grilling skills. Whether you're a seasoned pro or a backyard BBQ enthusiast, this is your chance to compete for the title of **Kingswood's Best Grill Master!**

...In addition, we'll have a **Cornhole Tournament** for those who want to demonstrate their tossing skills, and a thrilling **Lake Canoe Race** for some friendly competition on the water.



Volunteer Opportunities: We encourage community members to volunteer and help make this event a success! Volunteers can assist with organizing the tournaments, grill station set-ups, and ensuring everyone has a great time. Contact Bobby at 610-457-5053 for further info. Your support is essential in making this event memorable for all!

...This event is a wonderful way to meet your neighbors, enjoy some friendly competition, and celebrate the vibrant spirit of the Kingswood Lake community. We hope to see you there!

Come Join Us for A Day of Eats & Treats

Anniversary "Time Capsule" Burial

...This year's **Memorial Day meeting** (5/31) will also closeout last year's celebration with the burial of our **Kingswood Lake's 65th Anniversary "Time-Capsule"**.

...In addition to our "Decades of Pictures" posters, the capsule will also include our Anniversary Signature Poster, Special Mementos from last year, Personal Member Envelopes to family members and/or to those who may own their current home location. **We welcome your personal submission as well.**

...Join us for this final send-off to our 65th celebration. **For those who could not attend last year's event, we will have a special gift for each of you.**

Lake & Grounds Infrastructure

...Spring & Summer will soon be upon us, so here is a friendly reminder - The beauty of our lake grounds is **everyone's responsibility**. Even with contract services, common sense dictates right from wrong.

...Big "knobby wheeled" ATV's are prohibited on the lake lawn. Those who violate this rule will be singled out and charged a fine. These style ATV's destroy our lawn, especially after rain storms, and as a result cost us extra funds to repair.

➡ **No Knobby Big-Wheeled ATVs on the Lake Lawn...Period** ⬅

Community Dues and Delinquency – A Call To Avoid Costly Penalties

...In December, our annual dues notice was issued with a "pay-by" date of March 1, 2025. Many members have failed to submit their payments by the due date, forcing our Treasurer to assemble, print and mail (at additional costs) another Dues Payment notice with an extension to March 31, 2025.

...This process impacts all aspects of supporting our community. Each year, our Treasurer is required to review our financials and determine an annual budget for each of the services our community requires –

<u>Lake Grounds Maintenance</u> Lawn Cutting / Repairs / Seeding Tree Trimming & Removal Beach Sand Cleaning & Grooming Lake Water Testing & In/Out Water Flow Controls	<u>Front Entrance Grounds</u> Grass Maintenance & Trimming Gravel Maintenance Around Mailboxes New Soil & Grass Placement Around Pavilion Area
<u>Pavilion & Facilities Maintenance</u> Pavilion Roof, Lighting & Paint Maintenance Picnic Table Repairs & Painting Refrigeration & Storage Shed Maintenance Lake Bench Repairs & Painting	<u>Road Repairs & Maintenance</u> Pothole Elimination Total Asphalt Grinding & Paving (Spring Decisions) Water Drainage Inspection & Maintenance Signage & Speed Bumps
<u>Winter Community Management</u> Ice Melt Supplies for Primary Roads Contract Services for Snow Plowing Management for Ice Melt Deployment	<u>Additional Community Costs</u> Insurance & Annual Taxes for all KLOA Property Dues Collection Legal Expenses Front Entrance Bridge Monitoring & Maintenance
<u>Ancillary Costs</u> Paper / Stamps / Printing / Electricity / Security Accounting Software & Support	<u>Emergency Set Aside Funds</u> Create & Manage a Separate Minimum Account Surprise Storm Property Damage

...Many of our community members fail to realize what is involved in supporting Kingswood Lake and our Home Owners Association. This is a challenging job, and remember, it is all performed by volunteers.

...So, when we seek your support, either by volunteering, or by paying your annual dues early and on time, you can now understand that we require a clear and focused view of our finances early each year.

...We realize everyone is faced with financial challenges, but this community needs your timely support, especially given those who constantly remain delinquents, even after telling us they are going to make monthly payments.

...As a result, we are enforcing our "By-Law" rules for late payments. Those who fail to make their dues payments by the due date, will be imposed a \$25 late payment fee. We will also propose a "By-Law" vote at the Memorial Day meeting to impose an additional \$25 fee for every 90 days (quarterly) your payment is delayed. Please take note.

...Regarding our major multi-year delinquents, our President has decided to pursue those individuals via all legal means. If you are delinquent with past dues, and to avoid falling further behind, we are requesting that you pay your 2025 dues immediately, instead of digging a deeper financial and legal hole for yourself.

...Thank you for your understanding & support.