

The Kingswood Messenger

Kingswood Lake Owners Association
July 2022



Association Officers

- President**
– Rob Constantinou 610-457-5053
- Vice President**
– Rich Kump 917-584-6670
- Treasurers**
– Al Walters 484-547-1128
– Kathy Madger 610-381-7347
– Kara Walsko 610-704-7405
- Secretary**
– Sybil Preisler 570-801-5260



Section Leaders / Web Master Support

- Section A**
– Mike Walters 484-629-2850
- Section B**
– Tom Marchetty 856-854-7790
- Section C**
– Jay Hollman 570-269-1212
- Section R (Road)**
– Donna Gallagher 215-873-6446
- Web Master / IT Support**
– John Madden 610-996-1775

2022 - A Busy Start to Another Great Year !!

...There's always something going on at Kingswood Lake and this year is no exception. Since our January Polar Plunge, our community event levels just continue to grow with excitement. We'll highlight a number of them – maybe even capture **YOU** having fun!

...You'll always hear us mention how our community members give it their all, in volunteering and supporting the many projects at Kingswood Lake. Our goal is to make **YOUR TIME** at the Lake enjoyable and memorable for current and future generations to come.

...As noted in earlier newsletters, we outlined a number of community projects for this year. At every corner, we organized, funded, and executed a plan that would benefit the community. Our goals were reasonable, but challenges sideline us at times. If you expect more, or faster results, that's acceptable. But it requires one key element – **PARTICIPATION**. And you know nothing gets done without the help of each member of our community. So, attend a meeting and **let your voice be heard** and **your arm go up** when we ask for volunteers. And remember – “**participation**” is not just labor, it's also your ideas & experience. As always – Thank You for Your Time & Effort!

...There's a lot to cover in this issue. So, we'll summarize as best we can. We hope you've taken part in some of the fun events so far, as well as the hard work required to keep our community going strong.

...And remember, none of this is a guarantee without the financial support of all members. So, if your neighbor is a member of that dreaded delinquency list, say something to them. At \$350 a year, and an offered payment plan, they have no excuse for ignoring our community. And it will only get worse for them when that collection agency starts their pursuit.

Treasurer's Report – Dollars & Cents

Kingswood Lake Balance Sheet As of 8/2/2022

... **Current Balance as of August 2, 2022**

- Checking	\$ 11,333.94
- Savings	5,555.81
Total	\$ 16,889.75

... **Yearly Budget**

- Snow Plowing	\$ 8,000.00
- Insurance	1,946.00
- Grass Cutting	4,500.00
- Lake Management	10,000.00
- Road Paving & Repairs	4,500.00
- School Taxes	3,100.00
- Other Smaller Expenses	500.00
Total	\$ 32,546.00

Meeting Dates for 2022

Labor Day - Saturday - September 3rd

Meeting Dates for 2023

Memorial Day - Saturday - May 27th
Independence Day - Saturday - July 8th
Labor Day - Saturday - September 2nd

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

Kingswood Lake Community Members - Here's Something To Ponder !!

That's Not My Job!

This is a story about four people named – **Everybody**, **Somebody**, **Anybody**, and **Nobody**.

There was an important job to be done and **Everybody** was sure that **Somebody** would do it. **Anybody** could have done it, but **Nobody** did it. **Somebody** got angry about that, because it was **Everybody's** job. **Everybody** thought **Anybody** could do it, but **Nobody** realized that **Everybody** wouldn't do it. It ended up that **Everybody** blamed **Somebody** when **Nobody** did what **Anybody** could have done.

Think about this –

If Everybody <u>Paid Their Dues</u>	↔	All Our Roads Would Get Fixed
If Everybody <u>Volunteered At Least Once</u>	↔	We'd <u>Run Out of Projects to Tackle</u>
If Everybody <u>Drove at 10MPH</u>	↔	We <u>Wouldn't Have to Install Speed Bumps & Signs</u>
If Everybody <u>Attended One Community Meeting</u>	↔	We'd All <u>Make New Friends & Exchange New Ideas</u>

Progress on a Number of Fronts - Let's Review

...As stated earlier...**PARTICIPATION** is a key word to our Volunteer Programs. When you see a project under way, just stop by, make some inquiries, and join the team. You'll be welcomed with open arms, and become another strong supporter of the Kingswood Lake Community. Let's recap some of our recent projects, and give praise to those that gave it their best. Thanks to All!!

Spring Clean Up – Lake Grounds, Pavilion & Drainage

...Volunteers, organized by **Mike Walters**, gathered on April 2nd to tackle leaves & debris left by winter. The pavilion gutters were cleaned, grounds swept, the lake drained, graded, and all excess leaves were removed from the lake shores. Thanks to our members, along with **Jeff & Roxy Altemose**.



Front Entrance Project & Penalties

...As everyone knows, the front entrance property was left a mess of stumps & debris after PP&L cut trees and KLOA had to fell dead trees. In conjunction with **Jeff & Roxy Altemose**, we undertook to clean up the area.



...However, after all good intentions, we were sighted by Monroe County Erosion & Sediment Control, along with the PA DEP Bureau of Watershed Management for the manner in which we cleared the property and installed a drainage pipe.

...In addition to the overall project costs, we were fined \$250.00 and ordered to submit a remedy plan. We had no choice but to comply. The property is now approved and the area is being maintained by Jeff & Roxy.

Pavilion Repainted & Draped in U.S. Flag Bunting

...Under **Rob Constantinou's** initiative, the Pavilion was recently repainted inside & out. It's been a long time since it was last painted and this will keep it going strong.



...Thanks to **Rich Kump's** idea & donation, the pavilion will be draped with U.S. Flag Bunting every year from Memorial Day through Labor Day. Time to Celebrate!!

Movie Nights at the Beach

...When was the last time you attended an outdoor movie? Remember the old Blue Ridge Drive-In in Saylorsburg? Well, it may not be the same, but Kingswood Lake introduced Saturday Night Movies at the Beach over the Memorial Day weekend. Thanks to a donation by **Rob Constantinou**, we now have a pop-up movie screen and Rob plans to have movie nights during the summer months. So, bring your favorite beach chair, a cool drink, and plan to attend KLOA's next movie night.



Pavilion Picnic Tables Renewed

...Our Picnic Tables have endured many years of use and abuse. **Rich Kump** took the initiative and donated the cost to sand and paint all the tables to a new country red luster. But it couldn't have been done without the additional help of **Gary and Kathleen Walsko**.

...However, Rich was surprised when **Jerry and Betty O'Rourke** stopped by to see the project's progress. Jerry soon went back to his house and returned with a power sander to lend his help. That's the basis of **participation**.

...The team was soon painting, arranging and finishing up in record time. Thanks all around to the team!!



Front Entrance Electronic Sign

...Times are a changing here at Kingswood Lake. Last fall we developed a plan/cost proposal for signage in key areas of the community. We are working that deployment, but **Rob Constantinou** made a suggestion to install an electronic sign that could serve many purposes – speed limits, video security, special events, and primarily truck restrictions on the bridge.

...However, our implementation went a little aside when we did not program the sign properly, control it's flashing lights / brightness, and late-night operations. We heard from everyone and it has since been corrected. It recently served us well in welcoming Blue Ridge Winery. Thanks to **Todd Peters** for digging the power trench, and installing the sign. **Jay** lent his supervision of the project.



Lake Gates & Entrance Posts

...Long overdue, the Lake Gates & Entrance Posts have been grinded clean from rust and flaking paint. In addition, they were all given a new coat of white paint.

...Thanks go out to **Sue DiPaulo & Ed Tanczos** for their continued volunteer support of



Kingswood Lake. They donated the costs and materials for this project.

Expanding Bird Houses

...Birds of all kinds enjoy visiting our community, but there never can be enough housing to accommodate them. So, **Gary and Kathleen Walsko** decided to add another house to our lakeside. On a recent visit to Lancaster, they chose a great house.

It looks like it's made out of wood, but it's really a plastic composite that will last for years. Thanks Gary & Kathleen for the donation and installation. The birds will soon christen it!



Road Maintenance – Limited Repairs This Year

...Each year the repair and maintenance of our community roads is always a major focus. However, when balanced with available funds, we have to limit and prioritize our efforts. And this year, that funding balance is further complicated due to the ever-increasing costs of materials and transport. As a result, we plan to repair Duke Lane with a special chip seal surfacing to address the many potholes and ruts.

Doggy Waste Containment Station

...We recently installed a dog waste containment station on the far side of the lake. As we know, clean-up of each dog is the owner's responsibility. So, bring a plastic bag, and when finished, drop it off in the disposal. Thanks.

Easement Staircase Replacement

...We plan to begin the construction of the easement staircase in the next month. Materials have been secured and **Todd Peters** has been scheduled to fulfill the project.

July 9th Community Meeting – A Great Event for Everyone

...Our recent annual Independence Day meeting was a home run all around. We had the largest gathering of community members, family, and friends in a long time. And we were able to generate funding to benefit future KLOA events.

...Planning for this day began last October, when **Rich Kump** suggested to **Al Walters and Rob Constantinou** an expanded agenda that would introduce an outside participant, a wine tasting event, a high-end dining event, custom Kingswood caps, multiple raffles, and kid's competitive events (thanks **Mike Walters**). Thanks to the pursuit & goal to "make it happen", Rich and the team of volunteers were able to pull it off.

...Although we ran into obstacles along the way, it all came together in April when we were able to secure **Randy Detrick**, owner and vintner of **Blue Ridge Winery** to attend our meeting. Randy is a very "hands on" owner and his time is limited, especially on the weekends. So, it took some promotion marketing to Blue Ridge, timeline flexibility, and a commitment by the KLOA board to invest in the expense before we even sent out our community announcement. And the **key ingredient was our community members** who turned out to participate, engage with each other, and support our future event plans. Thanks to everyone who attended. Let's recap what took place.








Randy Detrick Comments

Randy spoke for about 30 minutes, with a timeline of how he arrived at owning and living the life of a wine vintner. He credited much to his mother, who raised two sons as a single parent with limited funds. He became a world class skier, traveled the world in competitions, and eventually settled down in our West End community. But things changed after meeting his wife and traveling California's wine country. They decided to invest in building a grape growing/wine bottling business. The rest is history, with Blue Ridge Winery growing extensively over nearly 10 years. Randy summed up by describing how two new wines came about – one called **AboveGround** and the other **UnderGround** – both from the same grapes – but each with distinct tastes thanks to the aging process. He left us with a bottle of each. Your KLOA July 9th volunteer team will sample them very soon and report back.


Annual Raffle




Our annual raffle was another great success with all items being **donated** to KLOA. A special thanks to **Paul & Liz Martin** for their additional donations. We had ten (10) Primary Raffle winners and sixteen (16) Pick-A-Gift winners. This year's raffle exceeded all previous years in sales, netting pure profit. Congratulations to everyone, especially the **John Madden** family for their fantastic wins and ticket support of our program!

<p>Raffle Sales Team Members</p>	<p>Turning an idea into a success, both functional and financial, takes planning, focus, and a “stick to it” team. We could not pull this multi-event day off without our raffle sales team. We pulled together the best we had to work a 3-bucket raffle, explain how it will work, track who purchased what, and make sure all tickets were accounted for in the proper buckets. Thanks go out to Kathy Madger, Kathleen Walsko, Sybil Preisler, Kara Walsko, and support from Gary Walsko. Thanks team!</p> <div style="display: flex; justify-content: space-around;">   </div>
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<p>Wine Tasting Team Members</p>	<p>Did someone say “Wine Tasting”? You bet! The challenge was – what wines to offer, how many bottles, how to conduct the process, and would we run out? The solution was to work the challenge directly at the winery – where else! The team of Al Walters, Barb Walters, Jerry Madden, Rich Kump, and Gary Walsko did just that. We tasted 12 different wines before deciding on six (6) varieties, spread between Semi-Sweet (2), Elegant Dry (2), and Dry (2). Barb and Jessica also assembled a variety of cheeses to complement the wines. We secured thirty-one bottles for the tasting and two for the Blue Ridge raffle. The event consumed nearly all the wine we had, and everyone enjoyed every drop of it!</p> <div style="display: flex; justify-content: space-around;">    </div>
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<p>Blue Ridge Winery Raffle Event</p>	<p>This special raffle resulted in winners each received a Blue evening dining experience for Dining Event held at the cash gratuity. Total value of winner was Jerry Madden. Augustine. Our third winner, received two (2) bottles of decanter and 4 wine glasses.</p> 	<p>three (3) winners. Our first two (2) Ridge Winery Gift Card for a Saturday two (2) at their World Class 5-course winery. Each winner also received a each gift card was \$215.00. Our first Our second winner was Eric Al Walters, Jr. (for a co-worker), Blue Ridge wine, along with a wine Congratulations to our winners!</p>
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<p>Kingswood Lake Cap Raffle</p>	<p>To celebrate this multi-event day, we also had special Kingswood Lake caps made for the occasion. For all those who purchased \$20 worth of annual raffle tickets, we placed an additional ticket into a special cap raffle bucket. We also offered cap raffle tickets at three (3) for \$5.00.</p> <p>Our final drawing distributed lucky ticket holders. We \$15.00 each. If you missed Day meeting on September</p> 	<p>ten (10) Kingswood Lake Caps to those also sold the Kingswood Lake Caps at getting one, come down to the Labor 3rd and we'll have a few extras for sale.</p>
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<p>Kids Sports Events</p>	<p>Our day wouldn't be complete without some special events for the children of our lake community. After the general meeting, the beach became the focal point for fun & game challenges – Corn Hole Competition, Water Balloon Toss, and a Watermelon Lake Challenge with slippery watermelons. It was a fun time for all the kids and adults alike. Check out the custom-made Kingswood Lake Corn Hole game secured by Rob Constantinou and his companion Jessica. Thanks go to Mike Walters and Rob for these events.</p> <div style="display: flex; justify-content: space-around;">    </div>
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<p>Day's Final Tally</p>	<p>A <u>BIG THANKS</u> for all who volunteered, attended, and supported our meeting event. At the end of the day, after all expense deductions, we were able to generate <u>\$786.14</u> in funding for our Special Events Budget. This budget is <u>self-funding, separate, and independent</u> from all other KLOA funds and expenses.</p>
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