

March 24, 2023

Dear Kingwood Property Owner,

The Kingwood Property Owner's Association Annual Meeting will be held on Thursday, April 27, 2023, at 7pm, in the Wilderness Room, Episcopal Church of St. John in the Wilderness, 1895 Greenville Hwy, Flat Rock, NC. It is accessed through the double doors under the portico of the parish facilities.

The following documents relating to the 2023 KPOA Annual Meeting are available for review on the KPOA website:

Agenda

Proxy Form

Minutes for the 2022 KPOA Annual Meeting

Proposed slate of KPOA Board of Directors nominees

Proposed 2023-2024 Budget

KPOA Resident Roster

If printed copies of these documents are needed, please contact Susan Jahnke, [Susan.Jahnke@Gmail.com](mailto:Susan.Jahnke@Gmail.com), (860) 248-9558.

If you are unable to attend the annual meeting, please complete the KPOA Proxy form and give it to a Board member or Kingwood resident who will be attending the meeting. Attached is a form to update your KPOA Directory information if needed. The KPOA Board looks forward to seeing you at the meeting.

Sincerely,  
Reed E. Ziegler  
KPOA - President

# KINGWOOD PROPERTY OWNERS' ASSOCIATION

## ANNUAL MEETING AGENDA

April 27, 2023

Call to Order: Reed Ziegler

Roll Call: Susan Jahnke

Approval of Minutes: Approval of the minutes of the April 2022 Annual Meeting

### KPOA BOARD REPORTS:

President's Report - Reed Ziegler

Social and Visitation - Peggy Smith

Grounds and Maintenance - Peggy Smith

Roads and Safety - Jamie Fish

Website - Anne Calby

Treasurer's Report - Beka Trepper

Presentation of the proposed 2023-2024 KPOA Budget for Approval

### NEW BUSINESS:

Nominating Committee Report – Susan Jahnke

Nomination and vote for approval of new Board members

Adjournment

**KINGWOOD PROPERTY OWNERS ASSOCIATION**  
**POST OFFICE BOX 665 FLAT ROCK,**  
**NORTH CAROLINA 28731**

**PROXY**

I, (we) \_\_\_\_\_

Owners of Lot(s) # \_\_\_\_\_ do authorize and appoint \_\_\_\_\_  
as my true and lawful Attorney-in-Fact to vote on my behalf as a member of Kingwood  
Property Owners Association at the Annual Meeting to be held on Thursday, April 27,  
2023 at 7:00 pm, in the Wilderness Room of the Episcopal Church of Saint John in the  
Wilderness 1895 Greenville Highway, Flat Rock.

This proxy may be revoked by me (us) at any time prior to the meeting, and further, I  
may appear in person and vote, should I desire to do so.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

**KINGWOOD PROPERTY OWNERS ASSOCIATION  
ANNUAL REPORT AND PROPOSED BUDGET**

<b>As of March 21, 2023</b>	<b>BUDGET 2022-2023</b>	<b>ACTUAL 2022-2023</b>	<b>PROPOSED BUDGET 2023-2024</b>
Assessment per Lot	\$ 700.00	\$ 700.00	\$ 700.00
<b>INCOME</b>			
Assessments	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00
Interest Income	\$ 150.00	\$ 128.75	\$ 3,000.00
<b>TOTAL INCOME</b>	<b>\$ 42,150.00</b>	<b>\$ 42,128.75</b>	<b>\$ 45,000.00</b>
<b>EXPENSES</b>			
Road Safety, Maintenance, Snow	\$ 16,000.00	\$ 859.24	\$ 13,500.00
Grounds Maintenance	\$ 9,000.00	\$ 9,719.27	\$ 13,000.00
Utilities	\$ 2,300.00	\$ 2,139.21	\$ 2,150.00
Insurance	\$ 1,000.00	\$ 1,205.00	\$ 1,000.00
Taxes	\$ 350.00	\$ 109.00	\$ 1,000.00
Miscellaneous/Admin	\$ 2,000.00	\$ 432.03	\$ 500.00
Social	\$ 1,000.00	\$ 275.64	\$ 500.00
Media	\$ 350.00	\$ 300.00	\$ 350.00
<b>TOTAL EXPENSES</b>	<b>\$ 32,000.00</b>	<b>\$ 15,039.39</b>	<b>\$ 32,000.00</b>
<b>CONTRIBUTION TO LONG TERM ROADS FUND</b>	<b>\$ 10,150.00</b>	<b>\$ 27,089.36</b>	<b>\$ 13,000.00</b>

Note: Fiscal year runs April 1 to March 31

## The Kingwood website

kingwoodpropertyowners.com

The website has lots of information on the neighborhood. You can find phone numbers, addresses and email for other residents. You can read the Board minutes and Treasurer's reports to see what is happening. You will receive community emails about events and concerns (but not too many, I promise).

## Joining the Kingwood Website

To get started go to kingwoodpropertyowners.com and request an account. The request will come to me. I verify your address and send back a notice welcoming you and giving you the registration details. You only need to do this once. If you have any problems, please contact me at the phone number or email listed below. I'm happy to help.

## Updating your information on the website

If your info on the website should change, such as a new phone number or email, log in to the website.

Click on **Welcome, Your Name** (on the upper right-hand side of the page).

Click on **Member Settings**.

On the Member Settings page, you can change your phone number and email.

Click on the **Save** box.

You are done!

If you have any questions, please contact me. Calls, texts or emails are all good ways to contact me.

Anne Calby

703-863-8692

anne.calby@gmail.com