

KINGS PARK BULLETIN

Volume 1 | Issue 1

April 2025

Welcome!

This is the first issue of the *Kings Park Bulletin*, a new informational newsletter from your Board of Directors. We're keeping you in the loop with updates, reminders, and everything else you might want to know as a Kings Park resident.

2025 Budget & Roof Assessment Update

We understand that many of you are feeling uneasy right now – and with good reason. The recent transition to a new management company has had a few hiccups. On top of that, questions about possible maintenance fee increases and a pending assessment for the completed roofing work have added to the uncertainty.

You are not alone in wondering what comes next. Across Florida, communities like ours are grappling with the effects of new state legislation that took effect January 1, requiring full funding of reserves. This change has major implications for association budgets, including ours.

Under normal circumstances, a proposed 2025 budget would have been sent to unit owners last fall. Unfortunately, this did not happen. At the time, Alliance was still trying to interpret records from First Service Residential (FSR), and a budget was never finalized before their departure. Real Manage – the firm retained by your 2024 Board of Directors – is now in the process of reviewing and reconciling records from both FSR and Alliance to produce a budget that complies with state requirements.

At the same time, Real Manage is calculating the special assessment related to the recent re-roofing of Building B and the new mansards installed on Buildings A, B, and C.

While the delays are frustrating, please know that you will have 14 days to review the proposed budget and assessment figures before the Board votes to approve them. We regret the lack of timely communication and the uncertainty this has caused, and we are committed to providing answers as soon as we can.

Thank you for your patience and understanding. Our goal is to have all financial details finalized and shared with you next week.

Do You Have a Green Thumb?

Over the years, Kings Park residents have planted more than 100 shrubs, several trees, and even consulted with a professional gardener to take on some of our community's trickier landscaping challenges.

The Board would like to recognize a few of the dedicated volunteers who've contributed to this ongoing effort: Holly Leppert, Paul Moore, Kim Beers, Mary Hillman, Ned Featherstone, Roger Vanderlip, Steve Konigsberg, Dario Silva, Michael Pastorino, Sherry and Dan Southard, and Jaime Cabral.

We're now looking ahead to this year's planting projects – and we'd love your help.

Annual Oakland Park Tree Giveaway

The City of Oakland Park is once again hosting its annual Tree Giveaway on Saturday, April 26, 2025, and all Kings Park residents are encouraged to take part. To receive trees, you'll need to show ID with your Oakland Park address and be sure your vehicle has room for the potted plants.

Each resident may receive up to 3 trees. If you're able to attend, please consider requesting the following species:

- Small Leaf Clusia
- Firebush
- Milkweed
- Orange Geiger
- Gumbo Limbo

After picking up your plants, please place them on the west side of Unit 126A in Kings Park. A community planting day will be scheduled soon after.

Event Details:

- Saturday, April 26
- Car line begins at 7:00 a.m.
Giveaway starts at 8:00 a.m.
- Collins Community Center
3900 NE 3rd Avenue

A Necessary Refresh



You may have noticed: the mansard roofs have a new look. While they were still structurally sound, they didn't quite match the multi-million-dollar renovation completed in 2021-22.

So, in 2024, the prior Board decided it was time for an update. They also timed the project to coincide with re-roofing the B building's flat roof.

As with most construction projects, there were a few surprises along the way. More damaged wood than expected, and it turned out the small flat roofs over the A and C stairwells (plus the trash chutes) had never been replaced back in 2017. Some stucco was also affected during the wood removal process and needed patching and repainting.

The good news: it's all done now. We've got stronger, better-looking roofs that complement our community's overall appearance and protect it for years to come.

Is Kings Park Pet Friendly?

There's been some confusion about what pets are allowed here. Here's a quick refresher:

Permitted pets:

- Cats
- Small, caged mammals
- Fish
- Small birds

(All must weigh under 20 pounds and be kept indoors. If outside, they must be in a secure carrier and not roaming the grounds.)

Not allowed:

- Dogs
- Large birds
- Livestock
- Non-domesticated animals
- Large reptiles
- Insects

GUESTS MAY NOT BRING PETS WHEN THEY COME TO VISIT YOU.

So, Why So Many Dogs?

Kings Park complies with the Federal and State Fair Housing Acts, which require reasonable accommodations for individuals with disabilities. This includes service animals and emotional support animals (ESA).

Here's how that works:

- Any request for reasonable accommodation must be submitted to the Board with proper documentation.
- Per the law, only one service animal or ESA is allowed per legal occupant. That means one owner cannot have two dogs.
- Service and ESA animals must be walked **outside the A and C courtyards.**
- Knowingly misrepresenting a pet as a service animal or ESA is a second-degree misdemeanor in Florida. Penalties include up to \$500 in fines or 60 days in jail.

Grill & Go Reminder

Our new grills have been a big hit! They're a great amenity for Kings Park – but only if everyone plays by the rules.

Lately, we've experienced some "growing pains" or challenges:

- Residents bringing food and glass bottles into the pool area.
- Picnics happening on grassy common areas (against Kings Park rules and regulations).
- Large gatherings.
- Grilling after hours.

Let's avoid losing the grills altogether by sticking to the guidelines below.

Community Grilling Guidelines:

- Residents only: No guests, please.
- Stay with the grill: Never leave it unattended.
- Be courteous: Share the space if others are waiting.
- No food in the pool area.
- No picnics on the grass: Common areas are for everyone to appreciate, not for your personal entertaining.
- Grill hours: 11 a.m. to 8 p.m. daily.



If these rules aren't followed, the Board may have to remove the grills. Please remember: our common areas are meant to enhance your views and quiet enjoyment – not to serve as picnic zones, playgrounds, or extended patios. If you seek a home with outdoor entertaining space, a single-family home or townhouse might be a better fit than a condominium at Kings Park.

Second-Hand Smoke: A Growing Concern

We've had several reports about offensive smoke – both tobacco and marijuana – drifting into neighboring units.

Let's break it down:

Florida law prohibits smoking cigarettes, cigars or pipes in public indoor spaces, including condo common areas. That's why you'll see "No Smoking" signs in breezeways, lobbies and elevators.

Recreational marijuana is still illegal in Florida – even if someone legally purchased it elsewhere or received it from a medical cardholder.

Respecting Your Neighbors

Some residents have said that smoke from balconies is affecting their comfort *inside* their units. While we understand some people prefer not to smoke indoors, please be mindful of how odors travel – especially in close quarters.

There's no easy fix, but a little courtesy goes a long way. We ask everyone to be thoughtful about when and where they smoke to help maintain a peaceful environment for all.

Blue Recycling Bins

Recycling helps protect the environment – but only when done properly.

Kings Park provides blue bins at four locations around the property. However, during the roof work, the collection trucks occasionally skipped us when their access was blocked.

Please do not overfill the bins. If they're full, use the regular trash bins. Overflowing recyclables look unsightly and can attract rodents.

Thanks for your help in keeping things tidy and eco-friendly!

Moving on Up (Carefully)

Back in 2021, Kings Park gave its elevators a much-needed upgrade as part of the Concrete Restoration Project. We replaced the mechanical systems and remodeled the cars.

Unfortunately, since then, some damage has occurred during resident move-ins and deliveries.

Reminder: We have protective pads for each elevator.

If you're moving or expecting a delivery of large items, please contact the Property Management Company in advance so Franck can install the pads. And if you have construction workers using the elevators, notify them that they **MUST** put some sort of protection down on the floor.

Let's work together to protect our elevators and avoid another costly restoration anytime soon.

Let us know if there's something you'd like to see in future issues of the *Kings Park Bulletin* – and thanks for being an engaged part of our community!