

KINGS PARK BULLETIN

The Official Newsletter of Kings Park Condominium Garden Apartments

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Kings Park Trees Get Needed Attention

Several out-of-town owners asked to see the results of our recent tree trimming, so here are some photos. Local residents have already seen the difference in person.

The project followed recommendations from two certified arborists, who made it clear the work was essential at this time. Their advice focused on safety, building protection, pest prevention, and the long-term health of the trees.

Branches that had grown too close to roofs and buildings were trimmed back, and overgrown trees were brought within safe height limits. The project has already improved safety, appearance, and overall tree health throughout Kings Park.



Reminder: No Pool Toys

Just a quick reminder: toys should not be brought to the pool. Recently, a few small items were found floating in the pool's shallow end (see photo). While they may seem harmless, toys can clog drains or damage the filtration system.



If that happens, the pool could need to be drained, cleaned, and refilled. For a pool of our size, that process runs anywhere from \$700 to over \$2,400 – not including possible filter repairs – and the cost would be billed to the responsible parent or grand parent.

To avoid unnecessary headaches (and expenses), please leave toys at home and help us keep the pool safe and enjoyable for everyone.

Rules & Regulations Refreshed

For the first time since 2013, Kings Park's Rules & Regulations are being updated. At the next Association meeting, the Board of Directors will vote to adopt a revised version with a few small updates and clarifications.

Unlike changes to the By-laws, which require 75% owner approval, updates to the Rules & Regulations only require a majority vote of the Board.

Virtually all of the revisions are minor – things like:

- Removing references to the old laundry card system
- Adding the guidelines for grill use
- Clarifying that tents, canopies, trampolines, and similar items aren't permitted on the Common Areas

A full copy of the updated Rules & Regulations will be distributed at the meeting.

Let's Straighten This Out

We all have those days when parking at Kings Park feels like an Olympic sport – except instead of a perfect 10, we land somewhere between a three-point turn and a diagonal disaster.

A friendly reminder: if your car looks like it's sneaking over the line, it's worth backing up and giving it another try. Our spaces are a little narrow, and with some of today's large SUVs, even a small angle can cause big problems for your neighbors.

Crooked parking makes it tough – or downright impossible – for others to get in and out of their cars, especially those driving some two-door models, where the doors can be as big as the pool chaise lounges.

So please, take a moment to park straight. Your neighbors (and their car doors) will thank you.

Meet Your RealManage Team

If you have never logged into the RealManage website or attended one of our meetings this year, here's your chance to meet the team now supporting our Kings Park community:

- **Lisa Iturizaga** – Community Association Manager, brings a wealth of experience and a friendly, approachable style.
- **Andrew Pollowitz** – Assistant Community Association Manager, keeps daily operations running smoothly behind the scenes.
- **Brad Leachy** – Regional Manager, provides leadership and ensures consistent, high-quality service.

Together, they're here to help with everything from accounting questions to general information requests. You can reach them anytime at **KingsPK@ciramail.com**.

Looking for Volunteers: Bike Room Committee

Did you know Kings Park was originally built with two club rooms? The Kings Court (today's Community Room) and the Queens Parlor, once used for card games and small gatherings.

In 2018–19, the Queens Parlor was divided into two new spaces: the maintenance workshop and what we now call the Bike Room.



Fast forward to today: the Bike Room is overflowing! That leaves us with an important question – should it be a long-term storage hall for rarely used bikes, or a secure, covered space for residents who ride often?

To help answer that, we're forming a **Bike Room Committee**.

Its first job will be creating a fair clean-up process. One suggested approach looks like this:

- All bikes must be tagged with the resident's name and unit number.
- If a tagged bike has a flat, the owner has 14 days to fix or remove it.
- If an untagged bike has a flat, management will email photos to give owners a chance to claim it. After 30 days, unclaimed bikes would be donated to a good cause.

If you'd like to join the Bike Room Committee and help shape how the space is managed, please reach out to **KingsPK@ciramail.com**.

Why You Should Serve on the 2026 Board

Every community needs a few people willing to step up and share the responsibility of keeping things running smoothly. Serving on the Board isn't glamorous, but it's one of the most important ways to contribute – and it makes a real difference for your neighbors.

Shared Responsibility = Better Decisions

When only a handful of owners volunteer, the same people end up carrying the load year after year. Bringing in new voices helps prevent burnout, adds fresh ideas, and makes sure decisions reflect the whole community.

It Builds Community

Serving on the Board means you're not just a resident – you're helping shape the future of Kings Park.

No Special Skills Required

You don't need to be an expert – just a responsible neighbor with a willingness to learn.

If everyone takes a turn, the work gets easier, the decisions get better, and the community gets stronger. Why not make 2026 your year to serve?

Got an idea for a future issue of the Kings Park Bulletin?

We'd love to hear from you. Thanks for being an engaged part of our community!