

KINGS PARK BULLETIN

The Official Newsletter of Kings Park Condominium Garden Apartments

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Cleaning Doors & Windows

A friendly reminder that routine cleaning of windows and doors is the responsibility of each unit owner at Kings Park. Unfortunately, Window Genie, the vendor that previously serviced the community, is no longer in business, though a number of alternatives can be found online.

Most exterior doors in our community are metal or fiberglass and benefit from regular care to keep them looking their best. For everyday cleaning, warm water and a mild household detergent are sufficient. For more stubborn marks, a non-scratch, mild abrasive – such as a baking soda paste or a gentle cream cleanser labeled safe for painted surfaces – may be used without harming the finish.

Please avoid harsh abrasives, steel wool, or solvent-based cleaners, as these can damage paint and surfaces.

Note: Residents in **Building B** are asked to be especially mindful not to wet the carpet when cleaning doors.

A little regular maintenance goes a long way toward keeping our homes clean and well cared for.

News, Not Opinion

You can't turn on the TV, search the internet, or listen to the radio today without encountering debates about how information is shared and who controls the message. The phrase "fair and balanced" is often applied selectively, particularly when coverage is positive rather than critical.

Historically, journalism drew a clear line between factual reporting and opinion, with commentary confined to editorial pages. That principle has guided the *Kings Park Bulletin*. Throughout 2025, the Board of Directors has focused on providing residents with clear, useful, and objective information about living at Kings Park – not personal commentary from any individual owner or editor.

Accordingly, this is the **final issue of the *Kings Park Bulletin* in its current format**. With a new Board coming in, future owner communications may take a different approach. We hope you have found this bi-monthly newsletter informative, valuable, and genuinely fair and balanced. Thank you for being an engaged part of our community.

Holiday Party Success

This year's Kings Park Holiday Party was a great success, bringing together residents and guests of all ages for a festive evening. The Entertainment Committee once again did an outstanding job.

Special thanks go to Chair Michael Pastorino and Ned Featherstone for leading the setup efforts, with help from volunteers Laurel Gerardi and Richard Pollack. We also thank committee members Holly Leppert and Kim Leppert Beers for generously providing the high-top tables and chairs.



As reflected in the photos, it was a lively celebration and a great start to the holiday season.



Proposed By-Law Updates: Please Watch for Your Ballot

This February, Kings Park owners will be asked to vote on several proposed by-law updates aimed at protecting property values, maintaining financing options, and strengthening owner oversight.

Key proposals include establishing a **25% rental cap**, a **one-year ownership requirement** before renting, and requiring **owner approval for non-reserve expenditures over \$150,000**. Together, these measures are designed to support a stable, primarily owner-occupied community and add transparency to major spending decisions.

Ballots will be mailed to all owners shortly. You may vote by returning your ballot by mail, assigning a proxy, or voting in person at the Annual Meeting on Monday, February 9 at 7:30 pm.

Your participation matters. Please watch your mailbox and be sure to submit your ballot or proxy so your vote is counted.

Reminder: House Guests & Pets

A friendly reminder to all residents that while house guests are welcome at Kings Park, they must follow the same rules and regulations as unit owners.

Owners are responsible for their guests' conduct and will be held liable for any rule violations or damage caused by their guests.

Please note: **house guests are not permitted to bring pets under any circumstances**, as outlined in the House Guests and Pets rules. We ask owners to make sure their guests are aware of this policy in advance to avoid any issues.

Thank you for your cooperation in helping maintain a comfortable and well-managed community for everyone.