

KINGS PARK

KINGS PARK CONDOMINIUM GARDEN APARTMENTS, INC.

Letter from the President

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Dear Kings Park Residents,

As we move further into 2026, I wanted to take a moment to provide an update on our community and reflect on the progress that has been made since February. While some improvements are highly visible, many of the most important projects have occurred behind the scenes. These are the types of projects that often go unnoticed because they involve planning, vendor coordination, financial oversight, compliance matters, maintenance scheduling, insurance discussions, contract reviews, and the countless administrative responsibilities required to keep a condominium community operating smoothly. Although these efforts may not always be seen, they are critical to protecting our property values and ensuring the long-term health of Kings Park.

Since February, your Board has dedicated significant time to evaluating ongoing maintenance needs, addressing resident concerns, reviewing community policies, working with vendors, planning future capital improvements, and implementing ways to improve communication throughout the community. Every decision made has been guided by one central question: *“What is in the best interest of Kings Park as a whole?”*

The Reality of Community Leadership

One thing I have learned as President is that community leadership often involves balancing many different opinions, expectations, and priorities. In a community our size, there will never be unanimous agreement on every decision.

That is not unique to Kings Park — it is simply the reality of shared community living. Healthy communities are not built because everyone agrees. They are built because people remain respectful even when they disagree.

LEND A HAND SHARE A SMILE

JOIN THE NIGHT OWL INITIATIVE

Night Owl Neighbor Assistance Initiative, is a program connecting residents available from 9:00 PM to 1:00 AM to provide small acts of kindness, assistance, or friendly conversation; interested participants should contact kingspk@ciramail.com

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Contact Us

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Visit

KingsParkCondos.org

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Choosing Respect in an Increasingly Divided World

Unfortunately, when we look around the world today, it often feels like patience, civility, and understanding are becoming increasingly rare. We see division in politics, social media, workplaces, and even families. People are often encouraged to react before they listen, criticize before they understand, and assume the worst before seeking clarification. Those attitudes can easily find their way into neighborhood communities like ours if we are not mindful.

Kings Park should strive to be better than that. While we cannot control what happens outside our gates, we can control how we treat one another inside our community. Every resident deserves to feel safe, respected, and valued as a neighbor regardless of differences in opinion, background, age, lifestyle, or personality.

Community Living and Shared Responsibility

The reality is that we do not all have to like one another. In fact, it would be unrealistic to expect hundreds of residents to become close friends. Community living is not about friendship; it is about coexistence. It is about recognizing that while we may have different viewpoints, we all share the same property, the same amenities, the same roads, the same buildings, and ultimately the same investment. Respect and courtesy should never depend on whether we personally agree with someone.

One of the topics condominium presidents frequently discuss is the importance of protecting property values. Property values are influenced by much more than landscaping, buildings, and amenities. They are also influenced by the culture of a community. Communities that are well-maintained, financially responsible, organized, and respectful tend to attract buyers and retain value. Communities known for constant conflict, hostility, and negativity often face greater challenges. Every resident plays a role in shaping the reputation of Kings Park.

Planning for the Future

Another important responsibility of any Board is planning for the future. Good leadership requires looking beyond immediate concerns and anticipating future needs before they become larger problems. This means evaluating reserve funding, reviewing infrastructure needs, planning maintenance schedules, and making difficult decisions that may not always be popular in the short term but are necessary for the long-term stability of the community. Responsible planning today helps prevent costly surprises tomorrow.

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Recognizing the People Who Make a Difference

I also want to recognize the many residents who contribute positively to Kings Park every day. Whether it is helping a neighbor, volunteering time, participating in surveys, attending meetings, offering constructive feedback, or simply treating others with kindness, these actions strengthen the fabric of our community. Positive contributions often happen quietly, but they make an enormous difference.

Looking Ahead

As your President, I can assure you that the Board members serving this community care deeply about Kings Park and the people who call it home. While no Board will ever make every resident happy all of the time, I believe our responsibility is to make thoughtful, informed decisions that benefit the community as a whole. We welcome input, encourage participation, and appreciate residents who engage respectfully even when they disagree with a Board decision.

Looking ahead, there are additional projects, improvements, and discussions on the horizon. Some will be highly visible, while others will continue to occur behind the scenes. Regardless of the project, our focus remains the same: protecting our investment, improving our community, and ensuring Kings Park remains a place we can all be proud to call home.

Moving Forward Together

Thank you for your continued support, patience, and commitment to our community. Let us continue moving forward together with respect, understanding, and a shared commitment to making Kings Park the very best it can be.

Sincerely,



John Michael Quinn
President

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Time is Running Out: Register Your Pet By June 30

As a reminder, pets registered by June 30, 2026 will be exempt from the current No Dogs policy and shall not be subject to limitations on the number, size, weight or breed of permitted pets that may be adopted later this year.

What does this mean?

These examples are provided for illustration purposes only.

- **Example 1 - Number of Pets Limitation**

Let's say you have two cats and one dog, and a future pet policy limits residents to one pet, you will not be in violation of the new restriction provided those pets are registered by June 30, 2026.

- **Example 2 - Pet Weight Limitation**

Let's say you have a 65-pound Golden Retriever, and a future pet policy limits pets to 20 pounds or less, you will not be in violation of the new restriction provided your pet is registered by June 30, 2026.

- **Example 3 - Breed Limitation**

Let's say you have a Cane Corso, and a future pet policy prohibits that breed, you will not be in violation of the new restriction provided your pet is registered by June 30, 2026.

All Registered Pets Will Receive Official Certificates in July

Beginning in July, the Board will mail Pet Registration Certificates to all registered pet owners. This certificate serves as official recognition that your pet is registered and authorized to reside at Kings Park. A copy of each certificate will also be maintained by RealManage as part of the Association's official records.

TO REGISTER YOUR PET VISIT: KingsParkCondos.org/Pet-Friendly



Summer Survey Question

Parking in Kings Park can be challenging!

In your view, what are the primary causes of our parking problems, and what solutions do you propose to address them? Scan the QR code to share your parking ideas.