

SUMMER 2021 NEWS AND REMINDERS...

PROPOSED 2022 KFII BUDGET

Each September the budget is presented for review to the association. To prepare a new budget, the board considers the past year's spending, large projects planned or needed in the new year and the standing of our reserves as well. Please be on the lookout for an announcement about the budget process and join our September meeting to review the proposed budget. This is a great time to ask questions and better understand how the HOA spends the unit owner's dues.

Future big expenditures would include deck replacement and painting.

Please join the next board meeting on Wednesday, September 15 at 7:00pm. Closer to the date, we will announce if it will be in person or if it will be virtual.

NEW PLANTINGS

The KFII Landscape Committee has worked to improve the appearance of our community. There are over 35 new trees planted this year. We have partnered with several local organizations including Backyard Buffer Program through the Department of Natural Resources, and Rainscapes through the Department of Environmental Protection. All of these have been at no cost to our community. This fall we will be working to improve the streetscape of part of our community with the goal to continue this effort to revamp all street-facing areas over the next several years. Upkeep and improvement of our grounds is in our best interest---it is estimated that 20% of your resale cost is the landscaping around a home.

NEW CRAWL SPACE INSULATION

In early August we started on a 2-3 year project to have all insulation in the crawl spaces replaced. At the same time, we had each crawl space inspected by a structural engineer once the old insulation had been removed to identify any issues. All necessary repairs were completed before new spray foam insulation was installed. This process will be replicated with the other two phases in 2022 and 2023.

NEW ELECTRIC CHARGING STATIONS

Another project the board has worked on is an electric car charging station. This work continues and should be completed early September. Below is a picture of what the station will look like once installed.



As stated in our bylaws, never store or leave overnight strollers, bikes, or other personal items in the front of your units or in the courtyards.

GATE TO CAPITAL CRESCENT TRAIL

The gate code is C2681

KENWOOD FOREST II NEWSLETTER

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KFII BOARD

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