

Kingwood Service Association

Overview

- Kingwood Service Association (KSA) is a Texas non-profit corporation chartered September, 1976.
- Purpose – Provide for community, civic, and social welfare in the Kingwood area and to promote the health, safety, and welfare of the Kingwood area residents.
- Membership – Thirty-two Kingwood Community and Commercial Associations
- Scope of Activities
 - + Provide leadership in areas of concern for present or future community problems.
 - + Provide a forum for member associations to discuss common problems.
 - + Represent the community in discussions with governmental agencies.
 - + Provide access, maintenance, and security for common recreational areas.
 - + Provide coordination between the community and local security and emergency services provided by governmental agencies.
 - + Provide community information and assistance including administration of umbrella insurance policies for numerous community and trails associations.
 - Administration of insurance policies as one Kingwood-wide organization provides for a reduction in insurance rates for all member associations.

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Organization / Operation

- The affairs of KSA are managed by a Board of Directors who are appointed by and represent each of the member community and commercial associations.
- Voting rights of each director is determined by the ratio that the number of equivalent units within his/her respective community or commercial association bears to the total number of equivalent units of all member community and commercial associations.
- Equivalent Units are updated October 1 of each year, the calculation is based upon:
 - + 1 unit --- each single-family house, townhouse, patio home, or condominium unit
 - + 1/2 unit --- each apartment unit
 - + 1 unit --- each commercial unit (square feet of land divided by 20,000 square feet plus square feet of floor space divided by 3,000 square feet within any commercial structure constructed on land restricted for commercial use)
- KSA Board of Directors regularly meets quarterly in January, April, July, and October and in special session when required to conduct the Association's business. A meeting to discuss the proposed budget is held in September.
- KSA Board of Directors meetings are on the third Thursday at 7:00 pm at the South Woodland Hills Community Room located at 2030 Shadow Rock Drive.

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Organization / Operation

- The day-to-day operation and oversight of KSA activities are administered by the officers via a contract for administrative services with Kingwood Association Management whose office is located at 1075 Kingwood Drive, Suite 100.
- KSA has two Standing Committees
 - + Parks Committee
 - Manages Kingwood's five common parks and the major entryways to Kingwood
 - Composed of representatives from each of the member community and commercial associations.
 - Each association has one vote per member.
 - + Public Safety Committee
 - Works with City of Houston Police and Fire Departments to provide for the safety and security of Kingwood area residents.
 - Composed of representatives from each of the member community and commercial associations.
 - Each association has one vote per member.
- KSA is a Stakeholder for the Kingwood Area Super Neighborhood Council (SNC #43)
 - + KSA has six of the 11 representatives on the Kingwood Area SNC
 - + Other stakeholders include Lake Houston Chamber of Commerce, Humble ISD, Lone Star College-Kingwood, and the Forest Cove Property Owners Association
 - + The SNC acts as a liaison with all governmental bodies and coordinates efforts in negotiations for the provision of services

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Operating Costs

- An annual budget is presented for approval by the KSA Board at its regularly scheduled meeting held in October of each year.
- The costs and expenses incurred by KSA are borne by the member community and commercial associations on a pro rata basis determined by the ratio of equivalent units that existed on October 1 of the immediately preceding calendar year.
- Member associations are billed quarterly based on the approved budget. Unexpended funds are returned to member associations after the end of the budget year.
- The KSA Budget covers the following areas:
 - + General and Administrative expenses
 - + Public Safety activities
 - + Operation, maintenance and improvements for five Kingwood area parks
 - + Maintenance and improvements for area entryways on Kingwood Drive, North Park Drive, and West Lake Houston Parkway
 - + Funding of reserve funds for asset replacement and parks improvements

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Recreational Facilities

- River Grove Park
 - + Boat Dock
 - + Boardwalk along river
 - + Disc Golf Course – 18 holes
 - + Picnic Area – picnic shelters with grills
 - + Playground Area
 - + Soccer Fields leased to Kingwood Alliance Soccer Club
 - + Lacrosse Fields leased to Kingwood Youth Lacrosse
- Deer Ridge Park
 - + Gazebo and Duck Pond
 - + Tennis Courts
 - + Basketball / Futsal Court
 - + Volleyball Court
 - + Playground Area
 - + Baseball Fields leased to Kingwood / Forest Cove Baseball Association
 - + Soccer Fields leased to The Texas Heat Wave Soccer Club
 - + Stables Area leased to the Kingwood Horsemen's Association
- North Park Recreation Area
 - + Soccer Fields leased to Kingwood Alliance Soccer Club
 - + Softball Fields leased to the Kingwood Girls Softball Association
 - + Softball Fields leased to the Kingwood Adults Softball Association

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Recreational Facilities

- East End Park
 - + Natural / undeveloped area for walking and bird watching
 - + Crushed granite trails / boardwalk system throughout the park
 - + Open meadow area for picnic, bird watching, etc.
- Creekwood Nature Area
 - + Natural Area for walking and bird watching