

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 – Twenty-nine Kingwood Community and Commercial Associations

Kingwood Service Association Overview

❖ Scope of Activities

- Provide leadership in areas of concern for present or future community problems.
- Represent the community in discussions with governmental agencies.
- Provide a forum for long-range plans.
- Provide access, maintenance, and security for common recreational areas.

Kingwood Service Association Overview

❖ Scope of Activities (cont'd)

- Provide liaison between the community and local security and emergency services.
- 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 community associations.

Kingwood Service Association 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.

Kingwood Service Association Organization / Operation

- ❖ Equivalent Units are calculated 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)

Kingwood Service Association Organization / Operation

- ❖ 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.
- ❖ 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.

Kingwood Service Association Organization / Operation

- ❖ KSA Board of Directors also meets on the third Thursday in September to discuss the annual budget proposal.
- ❖ 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, Inc. whose office is located at 1075 Kingwood Drive, Suite 100.

Kingwood Service Association Organization / Operation

- ❖ 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.

Kingwood Service Association Organization / Operation

➤ 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.

Kingwood Service Association Organization / Operation

- ❖ KSA is a Stakeholder for the Kingwood Area Super Neighborhood Council (SNC)
 - KSA has six representatives on the Kingwood Area SNC
 - The SNC acts as a liaison with all governmental bodies and coordinates efforts in negotiations for the provision of services.

Kingwood Service Association

Operating Costs

- ❖ An annual budget is presented for approval by the KSA Board at a 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.

Kingwood Service Association

Operating Costs

- ❖ Member community associations are billed quarterly based on the approved budget. Unexpended funds are returned to member community associations after the end of the budget year.

Kingwood Service Association

Operating Costs

- ❖ The KSA Budget covers the following areas:
 - General and Administrative expenses
 - Public Safety activities
 - Operation, maintenance and improvements of five Kingwood area parks
 - Maintenance and improvements of Kingwood entryways on Kingwood Drive, North Park Drive, and West Lake Houston Parkway

Kingwood Service Association 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

Kingwood Service Association Recreational Facilities

❖ Deer Ridge Park

- Gazebo and Duck Pond
- Tennis Courts
- Basketball 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

Kingwood Service Association Recreational Facilities

❖ 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

Kingwood Service Association Recreational Facilities

❖ East End Park

- Natural Area for walking and bird watching
- Crushed granite trails / boardwalk system in the North Forest and South Palmetto Areas
- Open meadow area for picnic, bird watching, etc.

❖ Creekwood Nature Area

- Natural Area for walking and bird watching
- Natural trails throughout the Nature Area