

Kensington Downs Community Association

August 2012

FROM THE PRESIDENT

It has been a very busy year for me and the Kensington Downs Board. We managed to complete many new (and some old) projects. This will serve to update homeowners on what has transpired so far this year and plans for the balance 2012 and into 2013. I'm sure you will recall the cement leveling done on the common area sidewalks and repairs to ruts in the shallow/ditch common area behind homes on Red Clover Lane.

Flag markers were purchased and installed for wintertime identification of our fire hydrants.

During the Community Clean-Up Day in April, we planted four new trees, cut down one tree and pulled weeds/pruned foliage at the entrance, and trimmed trees along Maysville and Welshire.

We have purchased a new sign for the entrance, which will be installed very soon and three dead trees along Maysville Road have been removed.

The Board hired an attorney to review our existing bylaws and we are in the process of discussing and implementing his recommendations.

The one existing fountain at the pond finally "bit the dust" in April, and the Board purchased one, new fountain at one-fifth the cost of the old fountain. It uses less electricity but still has the same spray pattern (height and diameter) as the old fountain.

During this Spring-Summer, we've experienced some of the hottest and driest weather on record. Thank goodness for the recent rainfalls. Yet, the Board needed to take extra precautions since drought conditions still persist. We have instructed Martin Lawn Service to give extra attention to weed control and Pond Champs has been making weekly visits to assess the pond and apply extra algae treatment when needed. I'm sure that this wacky weather

has adversely affected your lawns as well. Spot-treating the weeds and watering grass occasionally is your best bet to keep from having to re-seed your yard. The wind storm on June 29th destroyed four trees along Welshire Blvd.

We have removed the one in the common area, but the other three trees were on the park-strip (City of Ft. Wayne is responsible).

City workers recently removed one tree which they considered to be a "hazard", but they said that the two damaged trees at the entrance will have to wait (sometime in September is on their schedule). So, the board decided to have these trees remove ASAP. We hope to replant trees this fall or early next spring, with consideration to availability and price.

The pond sign was also blown down by the wind storm, and we have already purchased new ones that will be installed very soon.

Board projects planned for 2013 include a 3-foot expansion of the Welshire shed to accommodate storage of equipment (salt barrels, signs, etc.) in one location.

OTHER PROJECTS:

ADA ramps for the common area sidewalks, updated copies of the directory and bylaws for distribution to all homeowners, a new landscaping plan for the entrance, and rust removal/fresh paint for all the community mailboxes. The Board welcomes your suggestions, and invites all homeowners to attend and participate in the upcoming ANNUAL MEETING on Thursday, November 8, 2012.

Sincerely,
Rance Nagley
KDCA Board President

Upcoming Meetings

Sep 5, 2012 (7:00 p.m.)
Georgetown Library Branch

Oct 3, 2012 (7:00 p.m.)
Georgetown Library Branch

Nov 28, 2012 (7:00 p.m.)
Georgetown Library Branch

Homeowners are welcome to attend any meeting of the Board.

REMINDER: The Annual Meeting of the KDCA Membership will be held on Thursday, November 8, 2012 at the Georgetown Library Branch (large meeting room).

Submissions and ads for the KDCA Newsletter can be sent to Carol Griffin, at doodah912@hotmail.com. All submissions considered. Please call 749-5308 for rates and availability. Special discounts for KDCA residents.

POISON
Help

1-800-222-1222

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ARCHITECTURAL CONTROL REVIEW COMMITTEE



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Peter Hilty 7711 Greymoor Drive
(260) 705.8077 email: peterhilty@coldwellbanker.com

Kevin Grady: 2101 White Plains Court
(260) 493.2207 email: kgrady2101@comcast.net

Planning to install a new fence, deck, swimming pool or sunroom? Please remember that your plans need to be approved by the KDCA Architectural Control and Review (ACR) Committee. Before you start building any new structures, please contact one of your ACR Committee members. Carol Griffin, Peter Hilty and Kevin Grady will be happy to help you with filing your lot improvement request form. The approval form, as well as information on guidelines, procedures and policies, can be found at the KD website. Don't forget to call 811 "before you dig"!

Announcing the 2012 Nomination & Election Procedures

Given the overall, positive response to the 2011 nomination and election procedures, the Board of Directors approved a motion to continue using these same procedures again for the 2012 Annual Meeting. In late October, each homeowner will be receiving a mailing containing a ballot for election of Directors, a current year financial report along with the 2013 proposed budget, the annual meeting agenda, etc. There are four (4) Board seats available to be filled this November. Homeowners from any of our six (6) Director Districts may choose to "run" by first completing and filing the official nomination form by October 1, 2012. (See last page of this newsletter). The governing body of our association is the Board of Directors, and balance representation on our board is very important. Please consider giving of your time and expertise as a Director.

Kensington Downs Website

We invite you to take a few minutes to explore the interesting postings at our community website [www.kensingtondowns.com]. You don't want to miss any important information between newsletter issues! All homeowners are encouraged to register as website members so they can access the private, password-protected posting (e.g., minutes of the annual meeting or board meetings, financial reports). Registration is easy - just go to the website address and click the "add yourself" button under "Our Neighbors" on the right-side of the home page. You will be asked for a valid name and email address. Enter the user name and password of your choice, check the boxes at the bottom of the page, and click the "sign up now" button. You'll receive a confirmation (usually within 24 hours or less) from one of the four website administrators, and then you will then have access to everything posted on the KD website. Questions or problems signing up? Feel free to call either Carl Wheeler (749-1009) or Arlene Klapes (749-7432).

Tox-Away Day Coming in September

This is an annual event providing Allen County residents with the opportunity to safely dispose of unwanted household hazardous waste. These materials, if not disposed of properly, can be dangerous to your health and the environment. Please DO NOT mix products or remove their labels. Leave all products in their original containers.

September 8, 2012 from 9:00 a.m. to 2:30 p.m. Watch local news for the collection sites throughout the community.

ITEMS ACCEPTED

- Oil-based Paint and supplies
- Household Cleaners
- Health and Beauty Products
- Household Batteries
- Lead-Acid Batteries
- Pesticides/Herbicides
- Fertilizers
- Rodent Killers
- Automotive Products
- Propane Tanks
- Fire Extinguishers
- Pool Chemicals
- Mercury and Mercury-containing Items

ITEMS NOT ACCEPTED

- Latex Paint (water-based paint can be air-dried and placed in the trash)
- Radioactive Material
- Infectious Waste
- Industrial Hazardous Waste
- Steel Drums
- Explosives
- Electronic Equipment
- Appliances
- Tires

FEES

- \$5.00 for up to 10 gallons of liquid waste or 50 pounds of dry waste
- \$1.00 for each additional gallon of liquid waste or 5 pounds of dry waste
- Additional \$25.00 service fee if more than 10 gallons of motor oil
- \$0.50 per Fluorescent bulb
- \$1.00 per Car battery
- \$3.00 per Propane Tank (limit is 3 tanks)

Tire Amnesty Day Coming in October

This is an annual event providing Allen County residents with the opportunity to safely dispose of unwanted tires. Only bicycle, car and light truck tires will be accepted; tractor tires will NOT be accepted. Tires must be clean and dry; remove the rims. There is a limit of 20 tires per resident.

October 6, 2012 from 9:00 a.m. to 12:00 p.m.

Watch local news for the collection sites throughout the community.



FEES

- \$1.00 for up to 4 tires
- \$1.00 each for tires 5 - 12
- \$7.00 each for tires 13-20

Kensington Downs Homeowner Survey Results are In!

The homeowner survey (mailed with the annual dues statement) was completed and returned by 126 homeowners (54% return rate). The vast majority of respondents (94%) were in favor of continuing the new procedure of mailing the agenda, financial report and an absentee ballot to all homeowners prior to the annual meeting. A full 90% of respondents were in favor of continuing the use of an absentee ballot. With regard to the installation of a sidewalk for access to the KD pond, only 38% of the respondents thought

this was a good idea, and there was no clear consensus as to exactly where the sidewalk should be located. As for fountain use at the pond, only 32% of the respondents were in favor of purchasing a new unit to replace the broken one, while 73% felt that we should continue to use just the one remaining/working fountain during the 2012 season. For a more detailed report of the survey results, see posting at the KD website (www.kensingtondowns.com).



Reduce, Reuse, Recycle. You CAN Do It!

We can all help to keep the cost of trash collection down by recycling more and putting less in the garbage. Since the one-cart recycling program started in January 2011, the percentage of Fort Wayne households that recycle has grown from 33% to almost 73%. Recycling also provides a direct financial benefit to the City of Fort Wayne (estimated to top \$500,000 annually). Therefore, City officials have been able to pass this along to all residents in the form of lower monthly fees for trash collection.

Recycling is easy to do. There is no need to separate your items - everything goes into one container.

(A "Recycling Cart Do's and Don'ts"

placard comes with this newsletter.) Recycling pick-up is provided by the City at no extra cost. You can start now - just call 311 to request a recycling cart. You have a choice of either the large (96-gallon) cart or the smaller, 48-gallon cart.

The website for the Allen County Solid Waste Management District (www.acwastewatcher.org) provides lots of great information to help Fort Wayne residents "reduce, reuse, recycle".

Much of this information can also be accessed directly by using the External Links posted at the Kensington Downs website.



Medication Disposal Sites

Do you have unwanted prescription medications? For safe and proper disposal of these items, there are "drop boxes" at various locations throughout the community. These are ongoing collection sites, and only pills are accepted.)

DROP OFF LOCATIONS

- New Haven Police Department, 815, Lincoln Highway East, New Haven. Drop off in lobby 24/7.
- Fort Wayne Police Department, City-County Building, One East Main, Fort Wayne. Drop off in lobby Mon-Fri 8:00 a.m. - 5:00 p.m.

WALGREENS DROP OFF LOCATIONS, SEP. 28, 9am - 1pm

- Chapel Ridge at 10170 Maysville Road
- Lincoln Highway West at Brookwood in New Haven
- Clinton Street at Saint Joe Center Road
- West Jefferson at Getz Road
- Bluffton Road at Lower Huntington Road
- State Street at Wells Street
- 1701 E. Paulding Road at South Anthony Blvd.
- Cook and Lima Road
- Dupont and Tonkel Road



Important Numbers

Indiana Michigan Power (report power outage)	(800) 311-4634
Indiana Michigan Power (pay bill by phone).....	(800) 611-0964
NIPSCO - gas company (report gas leaks/odor of gas)	(800) 634-3524
NIPSCO (customer service)	(800) 464-7726
City Utilities (customer service).....	(260) 427-1234
City Utilities (pay bill by phone).....	(877) 306-9265
Allen County Public Library	
Main Library.....	(260) 421-1200
Georgetown	(260) 421-1320
New Haven.....	(260) 421-1345
Tecumseh	(260) 421-1360
Family Help-Line	(800) 433-0746
Family Support Services.....	(800) 622-4932
Federal Information Center	(800) 688-9889
State Information Center	(800) 457-8283
Indiana Foreclosure Prevention	(877) 438-4673
Indiana House of Representatives.....	(800) 382-9841
Indiana Senate.....	(800) 382-9467
Indiana Attorney General (to sign up for "No-Call List")	(888) 834-9969
Consumer Protection (Indiana)	(800) 382-5516
Bureau of Motor Vehicles	(888) 692-6841
Office of the Governor	(317) 232-4567

Announcements & Thanks

All reports indicate that the KDCA Garage Sale was a great success. Coordinating our dates with Kensington Downs East, Shannonside and Valley Meadow-Kern Valley really helped to increase "traffic" and sales!

Many thanks to **Sharon** and **Rance Nagley**, **Karen Casey**, and **Dan Springer** for their excellent work during the Community Clean-Up Day. Their efforts were noticed and appreciated by several homeowners!

There's still plenty of FREE firewood available from the recent AEP tree trimming in the common area behind homes on Welshire Blvd. Contact **Rance** at 749-4474.

Welcome to new residents **Clair** and **Joan Winesburg** - 7420 Derby Lane and **Kevin** and **Teresa Hartman** - 7908 Red Clover Lane. And a "belated" welcome to **Todd** and **Amy**

Kabisch - 8001 Red Clover Lane - they moved to Kensington Downs in August 2011.

The KDCA Board voted to cancel the voicemail phone account (748-8651). Homeowners are encouraged to contact any Board member directly to voice suggestions or concerns.

Help to foil attempted theft! Community liaison officer, **Matthew Crawford** reminds all homeowners to remove all "tempting items" and lock any cars parked in driveways or on streets. Also, keep your garage doors closed.

Thanks to **Karen Casey** for planting flowers at the KD entrance. They look GREAT!

Thanks to **Nancy** and **John McGauley** for their generous donation of some 6,000 "door-hanger" plastic bags for use in delivering the KD Newsletter.

Jackie Chen volunteered to identify all the locations in the our community (streets and common area sidewalks) where an ADA ramp should be installed. Her map has been very helpful, and the Board is thankful for her assistance.

Picking up your pet's waste from yards and public spaces is common courtesy - and it's the law in Fort Wayne. It can mean a cleaner and healthier neighborhood and less water pollution.

Kensington Downs Community Association
www.kensingtondowns.com

Nomination Form for Board Members

The Candidate must be a homeowner in good standing in the Kensington Downs Community and must sign this form thereby giving his/her consent to serve (if elected) as a Director on the KDCA Board. The election will be held on November 8, 2012 during the Annual Meeting of the Kensington Downs Community Association. *For the nominee to be eligible for inclusion on the official ballot, this nomination form must be received no later than October 1, 2012.*

The undersigned hereby request the nomination of the following homeowner to be a member of the KDCA Board of Directors.

PRINT NAME OF NOMINEE: _____

Home Address: _____ Home Phone #: _____

The KDCA Homeowner Making This Nomination Is: (You may nominate yourself)

Printed Name

Address

Signature

Written Consent of the Nominee

I, the above-named nominee, consent to the nomination and agree to serve if elected.

Signature of Nominee (*Nominee must sign this statement of consent for the Nomination to be Valid*)

Submit/Mail THE COMPLETED FORM to: ***Karen Casey, KDCA Board Secretary***
2233 White Plains Court
Fort Wayne, Indiana 46815

DEADLINE for submission of Nomination Form is **OCTOBER 1, 2012**