



The Official Newsletter of the Kensington Downs Community Association

December 2013

# Kensington Downs Courier

P.O. Box 15431 • Fort Wayne, Indiana 46885-5431

[www.kensingtondowns.com](http://www.kensingtondowns.com)

## Annual Meeting Highlights

By Karen Casey and Arlene Klapes

The KDCA Annual Meeting on November 7, 2013 was attended by thirty (30) homeowners, representing twenty-six (26) Kensington Downs lots. In October, a packet of annual meeting materials (e.g., official ballot, financial report, meeting agenda) was mailed to each homeowner. This is the third year that we have used this method to inform all Kensington Downs (KD) homeowners prior to the actual meeting, and this system has been effective in increasing participation in the annual meeting process. For example, eighty-seven (87) valid ballots were cast during this year's election, compared to the 83 ballots received in 2012 and the 74 ballots received in 2011.

The KDCA Membership approved the 2014 budget totaling \$29,369. Carl Wheeler (District 3) and Karen Casey (District 4) were each elected to serve a three-year term on the KDCA Board of Directors. The KDCA Board completed several projects during 2013: New landscaping at the KD entrance, a new building for storing the Association's property, the planting of nine (9) trees on the common areas along Welshire Blvd. and Maysville Road, and the repair/painting of all the USPS mailboxes in our community. An updated version of the KD Homeowner Directory will be ready for distribution very soon. The Board would appreciate your help with this project - please provide the requested contact information on the coupon which will be attached to your annual dues statement. Once the data has been received, the final copy of the homeowner directory can be "proofed" so we can get it printed and distributed to you. Thanks for your assistance!

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### SAVE THE DATE

Board Meeting at Georgetown Library ..	01/15/2014
Board Meeting at Georgetown Library ..	02/05/2014
Board Meeting at Georgetown Library ..	03/05/2014
Board Meeting.....	04/02/2014
Board Meeting.....	05/21/2014
Board Meeting.....	08/06/2014
Board Meeting.....	09/08/2014
Board Meeting.....	10/01/2014
Annual Meeting.....	11/05/2014
Board Meeting.....	11/19/2014

### WELCOME TO KENSINGTON

Jason and Jaclyn Kocks  
7612 Scarlet Court (lot 232)  
James and Arlene Landstoffer  
7925 Red Clover Lane (lot 135)

# 311 One Call to City Hall

**NON-EMERGENCY CITY SERVICES AND INFORMATION**



MAYOR TOM HENRY  
[www.cityoffortwayne.org](http://www.cityoffortwayne.org)

**DIAL 3-1-1 OR DIAL 427-8311  
FOR NON-EMERGENCY SERVICES  
MONDAY THRU FRIDAY 7:30AM TO 5:30PM  
EMAIL: [311@ci.ft-wayne.in.us](mailto:311@ci.ft-wayne.in.us)**



**Kensington Downs  
Community Association, Inc.  
Post Office Box 15431  
Fort Wayne, Indiana 46885-5431  
www.KensingtonDowns.com**

Carol A. Griffin .....President  
District 4 Representative - Term Expires 2015  
7933 Red Clover Lane  
doodah912@hotmail.com (260) 749.5308

N. Arlene Klapes ..... Vice President  
District 6 Representative - Term expires 2014  
7503 Scarlet Court  
dmaklapes@yahoo.com (260) 749.7432

Karen Casey .....Secretary  
District 4 Representative - Term expires 2016  
2233 White Plains Court  
kscasey@comcast.net (260) 493.4498

Carl Wheeler .....Treasurer  
District 3 Representative - Term expires 2016  
8022 Weeping Willow Court  
whee\_c@earthlink.net (260) 749.1009

Deana Asbury .....Director  
District 5 Representative - Term expires 2014  
2120 Brimfield Court  
deanaasbury@aol.com (260) 748.6750

Thomas Eggold .....Director  
District 2 Representative - Term expires 2015  
7403 Derby Lane  
eggoldte@gmail.com (260) 425.0935

Barbara Lepper .....Director  
District 1 Representative - Term expires 2014  
7423 Bent Willow Drive  
barblepper1612@yahoo.com (260) 438.9648

Dave Pennell .....Director  
District 1 Representative - Term expires 2015  
7419 Bent Willow Drive  
nascarge@frontier.com (260) 749.4497

Judith Phillips .....Director  
District 3 Representative - Term expires 2014  
8016 Welshire Boulevard  
judithphillips@frontier.com (260) 748.4725

Danny Springer .....Director  
District 6 Representative - Term expires 2014  
7205 Bent Willow Drive  
dkspringer2@msn.com (260) 749.1439

Tom Watt .....Director  
District 2 Representative - Term Expires 2014  
7611 Preakness Cove  
tomsherrywatt@yahoo.com (260) 417.6908

## Reasons to Volunteer for KDCA

1. Protect your self-interests. Protect your property values and maintain the quality of life in Kensington Downs.
2. Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your KDCA volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done—we'll train you.
8. Express yourself. Help with creative projects like neighborhood beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve the neighborhood by helping others.

## Open Letter to KDCA Homeowners

At this month's annual meeting I spoke about the possibility of Lake Forest Swim and Tennis Club not opening in 2014.

Lake Forest pool is located just down Maysville Road across from Lake Forest Village Apartments. It's a short bike ride through Kensington East and Kreager Park. With large shade trees and a nice size piece of land, I believe that it's the prettiest of the Northeast Fort Wayne neighborhood pools.

Lake Forest offers free swim lessons (the only pool to do so in Fort Wayne that I'm aware of) and taught over 200 children this potentially lifesaving skill in the last couple years alone. It has swim and dive teams, a concession stand, and high and low diving boards. It is a good, safe place for families, children, and grandchildren to get exercise, be outside and get away from their computers and televisions.

Built in the late 1960's, it has been an important family facility in this area and used to have a waiting list for membership. Historically the club has enjoyed support from Kensington families. There are former board members still living here and many people that I've talked to have kids that grew up being involved in the Lake Forest Programs.

There is a real chance that Lake Forest may not open next year. This would have an impact on Kensington Downs and surrounding neighborhoods as the immediate area would be losing a facility that helps attract and retain quality residents and stable property values. I'm concerned that once this pool closes it will never come back and could very well be replaced with low-income housing.

I am requesting a \$5,000 donation to Lake Forest Pool this year (Lake Forest Village Apartments has been donating \$10,000 annually). With a donation of this size All K.D. Homeowners would be able to get pool membership privileges for only \$100. That is a \$250 savings from regular club dues and quite a bargain. We could also have some neighborhood pool parties where everyone would be welcome.

I am hoping to work with Kensington East to get a similar contribution and benefits. I also am meeting with Councilman Tom Smith to discuss other possible options.

To help defray costs I would be happy to donate my time to start up and winterize the Kensington Downs Association sprinkler system. It appears that the Association paid approximately \$1000 for these services last year (\$1400 budgeted for next year). I have been in the irrigation business for over 20 years and currently service similar sprinkler systems.

I see this as an opportunity to invest in our neighborhood and help develop relationships and ties in our community.

Thank you for the consideration,  
Todd and Amy Kabisch  
8001 Red Clover Lane

## NEED HELP or INFORMATION?



# 2-1-1

ONE NUMBER.  
ONE EASY WAY TO  
FIND HELP.

Dial 2-1-1 or 1-877-502-0700 to access hundreds of community services. It's FREE, confidential, and available 24 hours a day.



# GARAGE SALES

**May 8-9-10**

**Oct 9-10-11**

**Please contact Barb Lepper  
at 438-9648 for more info.**

## FOR YOUR INFORMATION

### Important Numbers

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

Homeowners are welcome to attend the KDCA Board of Directors meetings. Please feel free to contact any Director with your comments, concerns and suggestions. The contact information for each member of the KDCA Board is published in this newsletter.

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Please sign-up for access to the KD website, so you can see all the information posted there. Only registered website members can view the "private postings" such as board meeting minutes, KDCA financial statements, etc. Registration is easy - just go to [www.kensingtondowns.com](http://www.kensingtondowns.com) and follow the directions.

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This winter, please help our hired vendor and make the snow removal process more efficient - refrain from parking on the streets when snowfall is predicted and especially throughout the night-time hours. FYI, the Board has authorized the vendor to begin snow plowing when the snowfall reaches 3-3.5 inches. Please contact Board Member Dan Springer with any snow removal-related concerns. Also, report potholes, broken street lights, or parked cars left on the street for extended periods of time, to 311.

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We encourage homeowners to get involved with the Kensington Downs community by volunteering to help with a project or serve on a committee. You are invited to consider serving on the KDCA Board of Directors. A strong, functioning Board is crucial to the health of our homeowner association!

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Directors cannot be everywhere, so help them out. Call 311 to report potholes that need filling, broken street lights, cars parked on the street for extended periods of time.

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Arlene Klapes (Chair of the Annual Audit Committee) wishes to thank homeowners David Chen and Joseph Khamalah for their excellent work on the FY-2012 audit of the KDCA financials. A table summarizing the committee's findings has been posted to the KD website.

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Many thanks to Amy and Todd Kabisch for decorating the Kensington Downs entrance for Christmas. They did a fantastic job!

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Thanks to Dan and Shirley McMillan for helping to deliver the KD newsletter during this past year. We really appreciate it!





TAKE A BITE OUT OF  
**CRIME**

## Take a Bite Out of Crime®

If you notice any *Non-Emergency* activities in the neighborhood, report them to the Fort Wayne Police Department at 427-1222.

**When you go to adopt a dog...**

**Make sure you are ready to see this every morning.**

Allen County  
**SPCA**

4914 S. Hanna Street • Fort Wayne, IN 46806 • (260) 744-0454 • [www.acspea.org](http://www.acspea.org)



**Keep your  
dog leashed**



**Pick up after  
your pet**

**BE CONSIDERATE**



**Know what's below.  
Call before you dig.**