



The Official Newsletter of the Kensington Downs Community Association

September 2015

# Kensington Downs Courier

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

www.kensingtondowns.com

## House Numbers Painted on Curbs

From Your Board of Directors

The Youth Group of St. Peter's Lutheran Church is offering to do the painting of curb numbers for Kensington Downs Community Association homes, at a minimum donation of \$10.00 per home. This project will raise funds to support the Youth Group's Summer 2016 Mission Trip.

St. Peter's youth group will purchase all of the materials for this project, including the stencils that are consistent with numbers already painted on curbs and the colors (black and white) for the sprayed-on numerals. The location of the numbers on the curb will be decided by the homeowner, and an adult leader will accompany the youth as the job is being done.

Participation in this offering is strictly voluntary, and residents must contact the St. Peter Youth Group to arrange for a mutually-agreed upon time for the painting to take place. The sign-up deadline is September 30, 2015 with the curb number painting to be completed by October 31, 2015.

Contact Heather Volmerding at (260) 557-4532 or hvolmerding@stpetersfw.org to schedule the painting of your house number on your curb.

## Board Members Needed

From Your Board of Directors

Each year at the November annual meeting, the KDCA membership has the opportunity to elect some new Directors to fill available seats on the KDCA Board. Any Director elected during the annual meeting balloting will serve a three-year term. If any of the 15 available Board seats are still vacant at the conclusion of the annual meeting, then the existing Board can fill those seats "by appointment" and at their sole discretion. In this case, the Director's term would last only until the next annual meeting.

The KDCA Board of Directors meets nine (9) times a year to handle the affairs of the Association, which includes 234 homes. The Board has the major responsibility for all fiscal matters/decisions. For example, Directors hire vendors to do snow removal and maintenance on the irrigation system, lawn/landscaping, pond and fountain. Communication with all KD residents is a top priority, and the Board is responsible for enforcing the KDCA Bylaws and Covenants.

It is our hope that through community governance by a "resident board", the good quality of living in Kensington Downs will be maintained and even strengthened. It is also cost-effective

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### ANNUAL MEMBERSHIP MEETING

NOVEMBER 11, 2015

GEORGETOWN LIBRARY

Meeting materials will be mailed during the third week in October

### FALL GARAGE SALE

OCT 1-2-3

Contact Barb Lepper at 438-9648 for additional information.

Kensington Downs East will be joining us for this annual event. The garage sale dates will be advertised in Fort Wayne newspapers and signs will be posted at both subdivision entries.

### WELCOME TO KENSINGTON

Stephen & Kimberly Dick.....	7508 Scarlet Court
William & Teresa Reed.....	7833 Belton Lane
Mike & Angie Heyne.....	7720 Greymoor Drive
Scott & Angela Sherbahn.....	2029 Kerrigan's Way
Damon & Christina Unverzagt.....	7524 Greymoor Drive
Jeffrey & Marie Musick.....	7407 Bent Willow Drive

**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 2015  
7503 Scarlet Court  
drnaklapes@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

Cary Baron .....Director  
District 3 Representative - Term expires 2017  
7901 Welshire Boulevard  
(260) 748.4040

Thomas Eggold .....Director  
District 2 Representative - Term expires 2015  
7403 Derby Lane  
eggoldte@gmail.com (260) 493.8546

Barbara Lepper .....Director  
District 1 Representative - Term expires 2017  
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

Lyn Schlegel .....Director  
District 2 Representative - Term Expires 2015  
7408 Derby Lane

Tom Watt .....Director  
District 2 Representative - Term Expires 2015  
7611 Preakness Cove  
tomsherrywatt@yahoo.com (260) 417.6908

**ARCHITECTURAL CONTROL & REVIEW COMMITTEE**

Cary Baron ..... (260) 748.4040  
7901 Welshire Blvd.

Peter Hilty ..... (260) 705.8077  
7711 Greymoor Dr. peterhilty@coldwellbanker.com

Kevin Grady ..... (260) 493.2207  
2101 White Plains Ct. kgrady2101@comcast.net

Lynne Ticen ..... (260) 749.0128  
7230 Bent Willow Dr. knitter05@comcast.net

for homeowners (volunteers) to serve on the Board and carry out the Association's business. Otherwise, additional expense would be incurred to hire a management firm to do the work of the Board, and this would certainly necessitate an increase in the annual dues assessment.

Please consider serving on behalf of your neighbors and friends in KDCA. For your name to appear on the official ballot, you must complete and return the nomination form (see the last page of this newsletter) by the October 4, 2015 deadline.

## Your Covenant Responsibilities

### From Your Board of Directors

When you purchased your home in Kensington Downs, you agreed to abide by all of the rules and regulations contained in the KDCA covenants. All nine (9) covenant documents were downloaded from the Allen County Recorder's Office, and they are posted on the KD website (public domain). The covenants spell out rights and responsibilities of both the Association and each member thereof. So, the covenants are really "a contract" between all of the KDCA members (i.e., homeowners), and the Association is the party which primarily carries out that contract.

Since the Board of Directors is the governing body for the Association, it is the Board's duty to uphold the covenants and bylaws. Please remember that all KDCA Board members are volunteers (and homeowners just like you), and they really do not want to spend their time and energy actively looking for every little covenant or bylaws violation. In addition, Directors cannot pick and choose which covenant provisions they will enforce. So, when a covenant or bylaws violation must be addressed, the Board is acting on behalf of all of the KDCA members.

Our goal is to keep up the appearance of Kensington Downs so that our quality of life remains high and our property values continue to increase. Therefore, everyone needs to do their part. Some common violations that have been noticed in our community are: (1) any type of temporary fencing, (2) above-ground swimming pools, (3) outbuildings of any kind, including "green houses", (4) TV and satellite dishes mounted on the ground, (5) any modification of the KDCA common area or the planting of anything (e.g., shrubs, trees) in the common area ground that is adjacent to your home lot, and (6) placing landscaping objects, such as rocks or boulders, closer than eight (8) feet from the main street (i.e., in the right-of-way easement).



**Are you planning a building project?**

If you are planning to do any kind of lot improvement or building project, please remember to file the required form(s) with the Architectural Control & Review (ACR) Committee. Even if you are merely replacing an existing structure (e.g., yard fence, deck) or installing a single panel privacy fence near your patio, your project must be approved BEFORE construction begins. If you are not sure if your planned project requires ACR approval, please contact the Board and ask!

Thanks for your cooperation.

# News & Information of Importance to the Villas

Tom Eggold, Villa President

## TURF DAMAGE ON MAYSVILLE ROAD

Harlow Enterprises has been contracted to repair the turf in the Maysville right-of-way that was damaged by a sewer installation on this street. The company is backlogged due to the large rainfall amounts in June and July. The work should be completed sometime in September.

## ADA RAMP

We are still awaiting word from the City of Fort Wayne concerning the installation of two (2) ADA ramps on Derby Lane and one (1) ramp on Preakness Cove. All three (3) ramps

will be done this year, if funding is available. If not, then these ramps will be completed in 2016.

## SPRINKLER SYSTEM

Due to the record-setting rainfall amounts received during the months of June and July, the sprinklers were run on only two (2) days in July. Presently, the sprinklers are set to run automatically on Mondays, Wednesdays, and Saturdays.

## ANNOUNCEMENTS

The Salvation Army has a truck in our area on Monday, Wednesday and Friday each week. Call 424-1655 to arrange for a "pick up".

If you are "down-sizing" and getting rid of excess Christmas decorations, please consider donating any working light strings for use in our annual decorations at the KD entrance.

Homeowners are encouraged to attend any/all meetings of the Board of Directors. Please feel free to contact any Director with your comments, concerns and suggestions.

Call 3-1-1 to report broken street lights, potholes that need filling, trees down in the park-strip, or cars parked on the street for extended time periods.

The KDCA Board is calling all homeowners interested in helping with neighborhood safety and emergency preparedness issues or the landscape design at the KD entrance. Don't be afraid to "pitch in and help" by serving on a committee.

It's not too early to start thinking about the upcoming winter season. Homeowners are reminded to refrain from parking their cars on the streets when snowfall is predicted and especially throughout the night-time hours.

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## THANK YOU!

During the June 26-27 rain storm, a tree located in Bullerman Ditch fell on the electric lines behind Lot 87, which resulted in a loss of power to several KD homes. The wind also knocked down two (2) trees at the KD entrance and left several limbs dangling too. City and County authorities were called about cleanup; but when they failed to respond, Cary Baron took care of removing all of the debris left by the storm.

Karen Casey and Lyn Schlegel have spent much time removing all of the weeds that keep popping up in the planting beds at the KD entrance. Their diligent efforts are greatly appreciated.

Larry Porter and Tom Eggold have worked closely with Pfister Sprinkler Systems (our vendor) during the season "start-up of the KDCA irrigation system, and they

have also arranged for any needed repairs. We anticipate that they will continue to assist during the upcoming winterization of the sprinkler system, and we are very grateful to them.

Cary Baron has applied a fresh coat of paint to all of the utility boxes located on the north side of the KD pond. In the coming days, Cary will get to the remaining boxes on the northwest corner of the pond (near the well-head). The "forest green" color looks great!

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## CONDOLENCES

We extend our sincere condolences to the family and friends of the following three (3) Kensington Down residents, who have all passed away recently:

- Aileen "Dotty" McComb (February 12, 2015)
- Frank Skees (May 20, 2015)
- Richard "Dick" Fackler (June 16, 2015)

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## EMAIL REGARDING FENCE MAINTENANCE/REPAIR

As a homeowner in Kensington Downs for 23+ years, the Association did not permit fences at the time we built our home. This was one of the benefits moving here. That quickly changed, as fences around yards were permitted - my husband and I were quite disappointed. With that aside, now these fences in our addition have begun to look dated, are not maintained and are less than appealing to our neighborhood for others to see.

In the next Association Newsletter, would the Board explain (or remind) those residents with fences that they need to maintain and trim around the fences (on all sides, not just their own)? This is a simple way to keep our image at the level that the neighborhood residents expect. I encourage all of you to walk through the neighborhood and see what eyesores some of these fences have become. Thank You for your consideration in this matter. ~Oxford Court Homeowner

## SAVE THE DATE

Garage Sale ..... Oct 1, 2, 3  
*Call Barb Lepper at 438-9648 for more information.*  
Tire Amnesty Day..... Oct 3  
*Call 449-7878 for locations and times.*  
Board Meeting..... Oct 7, Georgetown Library  
Annual Meeting..... Nov 11, Georgetown Library  
Board Meeting ..... Nov 18, Georgetown Library

# 311 One Call to City Hall

**NON-EMERGENCY CITY SERVICES AND INFORMATION**



MAYOR TOM HENRY  
www.cityoffortwayne.org

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

## SIGN POSTING RULES

If you are selling your home, having an "open house", holding an auction, or advertising any other event, please remember the following sign posting rules as stated in the ByLaws.

- Well-presented signs may be placed in the Common Area of the Association on Fridays, Saturdays and Sundays.
- The individual(s) placing the signs in the Common Area will be responsible for removing those signs.
- Signs may be placed in the Common Area at other times, ONLY with written permission of the Board of Directors or the Architectural Control Committee.

Homeowners are asked to take responsibility for advising/educating their Realtor, Auctioneer, or various other agents concerning these rules and requirements. Thanks!

There is no **Poop Fairy** ...



**Scoop your Poop**  
• Grab it • Bag it • Toss it



## NEED HELP or INFORMATION?



# 2-1-1

**ONE NUMBER. ONE EASY WAY TO FIND HELP.**

### 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 | Workforce Development                                    | (800) 891-6499 |