



The Official Newsletter of the Kensington Downs Community Association

September 2017

Kensington Downs Courier

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

www.kensingtondowns.com

Sewage Lift Station

By KDCA Board of Directors

Some of the work done by the KDCA Board members can be “seen” quite readily by all residents (e.g., common area lawn & pond/fountain maintenance, distribution of newsletters), but quite a lot of the Board’s work is “unseen”. We wish to explain one recent incident of “unseen” work by your Directors because it involves a topic of crucial importance to all Kensington Downs residents.

Last Fall, the City informed us that the Fort Wayne Sewer Department planned to “reactivate” a long-buried sewage lift station that is located in the KDCA common area to the east of Bent Willow Drive (behind Lot 177) and just south of the Oxford Court cul-de-sac. (This is where two of our common area sidewalks cross paths.) The City Engineer informed the Board that this abandoned lift station is “City property”, and they needed to reactivate it to prevent raw sewage from entering the Bullerman (stormwater) Drain. Apparently, the residents living on Long Road were experiencing sewer backup problems during heavy rain storms.

Reactivating this lift station would involve excavation of the buried lift station, and then bringing in the necessary pumps and electrical equipment to make this lift station operational.

A cement driveway would be installed to connect Oxford Court to the lift station so heavy equipment (pumps) could be brought in and installed underground. This permanent driveway would also provide routine access to the lift station for any/all maintenance needs. At a minimum, a brick building to house the electrical controls would be erected above-ground at the lift station site. And finally, a sewer pipe would need to be installed across KDCA common area land to the west of the lift station all the way to Maysville Road. Above-ground, the reactivated sewage lift station would look something like this - see photo on page 2.

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WELCOME NEW RESIDENTS

Kelly Crist	8110 Welshire Blvd
Josh Feichter	2109 White Plains Ct
Scott & Kristi Gibson	2117 Brimfield Ct
Michael Mentzer.....	2108 White Plains Ct
Jeremy & Misty Rockstroh ..	2021 Kerrigan's Way
Kimberly Slygh.....	7515 Scarlet Ct
Sorin & Raluca Vlaga	8018 Red Clover Ln

SAVE THE DATE

Board Meeting	Georgetown Library, Sep 13
Fall Garage Sale.....	Oct 5, 6 and 7
Board Meeting	Fire Station #4, Oct 11
Annual Meeting ...	Georgetown Library, Nov 15
Board Meeting	Georgetown Library, Dec 06

**Kensington Downs
Community Association, Inc.
Post Office Box 15431
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www.KensingtonDowns.com**

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alliday2000@yahoo.com (260) 245.0199

Thomas Eggold Director
District 2 Representative - Term expires 2018
7403 Derby Lane
eggoldte@gmail.com (260) 493.8546

James Finton..... Director
District 5 Representative - Term expires 2017
7224 Bent Willow Drive
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7423 Bent Willow Drive
barblepper1612@yahoo.com (260) 438.9648

Larry Porter..... Director
District 2 Representative - Term Expires 2019
7417 Derby Lane
No e-mail (260) 749.7907

Lyn Schlegel..... Director
District 2 Representative - Term Expires 2018
7408 Derby Lane
plsfort@gmail.com (260) 245-0027

Before the Kensington Downs subdivision was built, this whole area was a large farm field, so a sewage lift station positioned amongst the growing crops did not really pose a problem for anyone. Now however, this sewage lift station would be an unsightly blight on our lovely and tranquil community and its presence would adversely affect Kensington Downs home/property values.

In an effort to protect the KD residents and our community, the KDCA Board “pushed back” hard and strongly encouraged the City engineers to search for an alternate plan.

The Board held informational meetings and stayed in constant direct contact with engineers from the City’s Sewer Department, and we can now report some happy news! The City has identified an alternative to reactivating this sewage lift station. The new plan involves going through City-owned land to the south of our community (near Kreager Park) to connect the needed sewer piping to the City’s sewer facility. This new plan will have absolutely no affect on the current environment of Kensington Downs, and we are grateful to the City for finding another option for handling the reported raw sewage issues.

This situation serves to highlight the ongoing need for an active and engaged Kensington Downs Board of Directors. Thanks to the efforts of your Board, our community has “dodged a bullet” for now. Although this sewage lift station is located within KDCA common area lands, the abandoned facility is still owned by the City of Fort Wayne and the authorities could very well choose to reactivate this sewage lift station any time in the future.



Photo by Carol Griffin

**FALL GARAGE SALE
OCTOBER 5, 6 & 7**

Please 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.

**Kensington Downs
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Post Office Box 15431
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**Know what's below.
Call before you dig.**

**Kensington Downs
Villaminiums
Post Office Box 15862
Fort Wayne, Indiana 46885-5862**

Tom Eggold President
7403 Derby Lane (260) 493.8546
KDCA Board Liaison

Jan Porter Vice President
7417 Derby Lane (260) 749.7907
Sprinkler System (Contact Larry Porter)

Anne Ott Secretary
7418 Derby Lane

Pat Plazek Treasurer
7711 Preakness Cove (260) 748.4031
*Lawn maintenance, Painting and Siding
damage*

Carolyn Cowan Director
7613 Preakness Cove (260) 748.7613
Shrub Pruning

Dick Dirrim Director
7607 Preakness Cove (260) 493.5700
Snow Removal

D. Jean Scherer Director
7406 Derby Lane (260) 749.6295
Architectural Review

Margery Timbrook Director
7411 Derby Lane (260) 493.0063

Election of Board Members

By KDCA Board of Directors

At our November 15, 2017 annual meeting, Kensington Downs homeowners will have the opportunity to be elected to the KDCA Board of Directors. A total of ten (10) Board positions will be open and available to be filled. Please note that Board seats are available in all of the Director Districts except District 2 (The Villas). If you wish to run for a seat on the KDCA Board, you must first file the required nomination form no later than the October 9, 2017 deadline in order for your name to be included on the ballot. **For your convenience, a nomination form has been included here - please see the last page of this newsletter.**

Please consider joining the KDCA Board of Directors. You will bring a wealth of experience and will be a crucial vote in deciding what gets done within our community. The KDCA Board assures that our community is a safe and enjoyable home for all of our 234 residences and that our property values continue to grow.

Having a strong Board ensures that projects like street lighting, ADA ramps, pond and sprinkler operations, as well as lawn care and snow removal take place promptly and appropriately.

The KDCA Board of Directors is comprised of all volunteers (homeowners just like you!) who are willing to donate a few hours of their time each year to help provide leadership to better the Kensington Downs community and keep it strong. For more information, feel free to contact any of these current Directors: Carol Griffin (749-5308), Arlene Klapes (749-7432), or Tom Eggold (493-8546).

Villa News & Information

By Tom Eggold

During the summer months, scheduled painting was completed at several Villa residences by Yaste Painting, the contractor hired by the Villa Board. All cedar areas on the exterior of each Villa home receive painting once every five years.

Thanks to all who watered the grass-seed that the City planted after they completed the recent installation of several ADA ramps in the Villas. The new grass looks great!

The Annual Meeting of the Kensington Downs Villaminiums Association will be held at the St. Peter's Lutheran Church (Cornerstone Room) from 12:00 noon until 2:00 PM on (Saturday) November 4, 2017. Lunch will be served to all in attendance.

Reservation information will be shared soon. All Villa owners are encouraged to attend.

Please keep the date open!

Update: Bullerman Drain

By Allison Corron, Project Leader

We are happy to report that the Bullerman Drain clean-up project is nearly complete! The de-brushing maintenance along the drain from Maysville Road to Long Road will help prevent flooding near the homes on the north side of Welshire Boulevard. The contractor plans to return in the next few months to put down grass seed and straw, which will complete this project.

Thanks go to the Allen County Surveyor's Office and Hartley Excavating for taking on this major clean-up, which was last done in 1992. Kudos to Hartley Excavating for doing a very thorough job without damaging any of the Kensington Downs common area property. Thanks again to all of the homeowners who assisted in the letter writing campaign during

Summer 2016 to request this project, and special thanks to all homeowners who graciously put up with the daily disruption while work was being done.

Please refrain from using the drain area as a dumping ground for unwanted brush and other debris. If you notice that someone is using the drain bed for this purpose, please notify the KDCA Board immediately.

Update: Cider Mill

By Don Goeglein

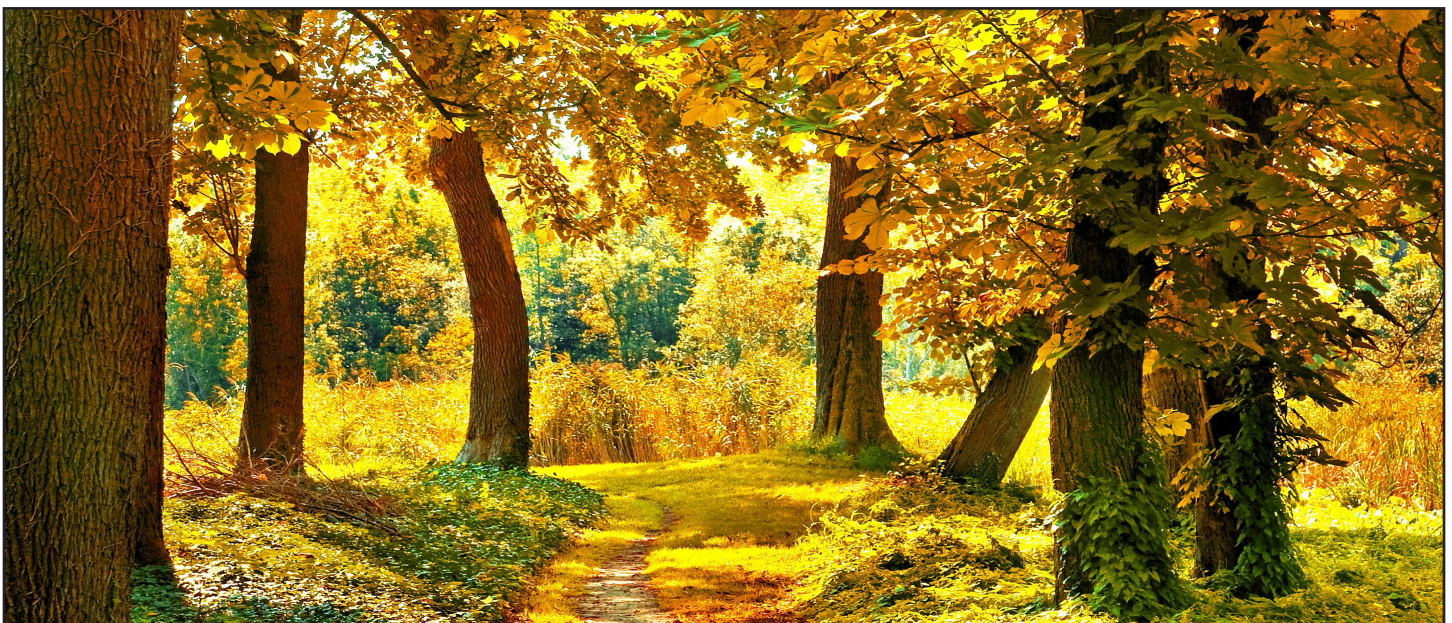
Goeglein Mill is currently open and offering both fresh and hard cider, in addition to locally-grown produce in our Farmers Market. We have partnered with Kekionga Cider Company who offers a variety of hard ciders that have been paired with some light food offerings that are locally-sourced (whenever possible) and prepared fresh from our kitchen.

The hard cider tasting room is open at 5 PM on Fridays and 12 noon on Saturdays and Sundays. We have also refurbished the cider press and have new signage that highlights this property's "life path" from its start as a Depression-era canning plant to its current incarnation. In the future, we will have predetermined/published times

when we will be operating the press and the process will be open to public viewing. For any Kensington Downs parents who would like to gather up the neighborhood kids for a field trip to see the working press, please contact the office at 749-5192 to arrange for a special tour time.

Our parking area is limited, but you are always welcome to park across Maysville Road at Goeglein's Homestead. We intend to expand the parking lot before next harvest season.

Bicycle riders are welcome to bring their bikes into the building when they visit. Thank you for the support and patronage that many of you have already provided!



Neighborhood Watch

By KDCA Board of Directors

For the most part, things have been fairly quiet in the Kensington Downs neighborhood over these past several months, with the notable exception of the traffic incident that occurred at around 10 PM on (Sunday) August 6. A drunk driver did extensive damage along Welshire Blvd., completely taking out two (2) street light poles along with a "Stop Ahead" warning sign and a stop sign. The driver then continued across Bent Willow Drive striking and destroying a large pine tree on the corner of Lot 27 before his pick-up truck came to rest on a large boulder that was nearby. The truck was a total loss and the driver was arrested for D.U.I. The City was very responsive and they replaced both of the street light poles and the damaged street signage by Tuesday morning (August 8).

Since April 1, 2017, the Fort Wayne Police Department (FWPD) activity logs cite three (3) reported incidents of theft in our community, along with the two (2) thefts

reported in Kensington Downs East. Please remain vigilant and be sure to report suspicious persons and/or activity to the FWPD.

In addition, the FWPD recently announced that we have an opioid epidemic in our City. Illegal drug activity has spread to all areas of Fort Wayne. Residents in rural areas as well as newer and more affluent communities are not immune to this activity. Illegal drug sales can also bring violence. If you "see" any questionable activity occurring in Kensington Downs, please "say something" - report it by calling the FWPD at the non-emergency phone number (427-1222). For confidential reporting on any issues/concerns related specifically to illegal drugs, please call the narcotics phone line (427-1262) or Crime Stoppers at 260-436-7867. Let's be good observant neighbors and keep Kensington Downs a safe place for everyone!

ANNUAL MEMBERSHIP MEETING

NOVEMBER 15, 2017 • GEORGETOWN LIBRARY • 7:00 p.m.

Meeting materials will be mailed to homeowners at the end of October.



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

2017 Homeowner Survey Results

By KDCA Board of Directors

KDCA homeowners were asked several questions concerning the possible installation of benches along the common area walking paths. The vast majority of respondents confirmed that they use the walking paths and would be in favor of having benches. Expressed concerns included bench locations (i.e., not intruding on homeowners' privacy) and the overall costs and maintenance issues.

Also, 77% of all respondents were in favor of allowing benches to be purchased by homeowners "In Memory Of"

or "In Honor Of" a loved one. A slight majority (57%) of the homeowner respondents answered "No" when asked if they would "personally use them (benches) to assist you during your walks". However, several of these "no" votes came with a qualifying comment, such as "I might not need the benches now, but probably would use as I got older".



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.

Indiana **2-1-1** Get Connected. Get Answers.

United Way




Just a Friendly Reminder Please, we ask that everyone do your part as a Kensington Downs community member and good neighbor:

1. Pick up the "poop" deposited by your pet and dispose of it properly.
2. Refrain from "littering" and/or using the KD entrance area as your personal "ashtray". Please feel free to pick up any litter found on the ground in any of the KD common areas. It takes all of us to keep Kensington Downs looking GREAT!
3. Please read, understand, and obey the KDCA Covenants and Bylaws.
4. File the appropriate forms with Architectural Control and Review **before** you install ANY improvement(s) on your homeowner lot.

The eleven (11) homeowners who are volunteering their time and energy to serve on the KDCA Board of Directors would appreciate your assistance with these matters. Thank You!

311 One Call
to City Hall

**NON-EMERGENCY CITY SERVICES
AND INFORMATION**



**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**

MAYOR TOM HENRY
www.cityoffortwayne.org

**MOWING • LEAF REMOVAL
SNOW REMOVAL**

**Call
Cody Fairchild
260-418-0126**

Board Projects

By KDCA Board of Directors

Your KDCA Board of Directors has been very busy, working on behalf of all of the residents of Kensington Downs. In addition to hiring and supervising vendors responsible for ongoing maintenance (e.g., lawn care/KD entrance, irrigation system, pond water and fountain), the following projects have been undertaken/completed.

ADA Ramps: In April 2017, the City of Fort Wayne installed a total of twenty (20) ADA ramps throughout our community. Eight (8) of these ramps are located in The Villas, which is now completely ADA-compliant. All ramps were installed at no cost to KDCA. Many thanks to the neighbors who watered the grass seed planted around the new ramps. The ADA ramps look great! Due to the diligence of your Board members, we now have ADA ramps in all but four (4) locations in our community. We will continue to file the yearly petition with the City to request these remaining ADA ramps.

Bullerman Drain Project: For details, see article on page 4 of this newsletter.


Improved Street Lighting: Many thanks to the residents who provided feedback on the proposed change to LED fixtures. In March, the City retrofitted five (5) of our street light poles with LED lamps, with another eleven (11) completed in August. The remaining eighteen (18) street light poles in our community will receive LED fixtures during calendar year 2018. The City's standard cost-sharing arrangement would have required KDCA to contribute 60% of the total \$365 cost for each LED fixture. However, the Board negotiated a better deal with the City, and the cost to KDCA was only \$125 per LED fixture (rather than \$219 per fixture).

ANNOUNCEMENTS

Need Tree or Stump Removal? The KDCA Board of Directors is making arrangements to have the tall (dead) pine tree on Maysville Road taken down this Fall. If you have a tree or stump that you want removed from your home lot, we are offering to include your project in the bid quote that we obtain from the tree removal company. The homeowner will be responsible for the costs associated with their individual projects. Our vendor may be able to give us all a reduced price since we would have several work orders and his equipment would already be "on site". If you are a KD homeowner interested in taking advantage of this opportunity, please contact Tom Eggold (493-8546) (eggoldte@gmail.com) by 12 noon on (Tuesday) September 12, 2017.

Please sign-up for "member access" to the KD website! Stay informed and get access to all KDCA Board meeting

Tree Planting: Two (2) white pine trees planted last Fall on Maysville Road have died. Each tree cost KDCA \$50 (under the 2016 Street Tree Program); but since the trees are still under warranty, in November the City will re-plant with Norwegian Spruce trees at no cost to KDCA. The tall (dead) pine tree on Maysville Rd. will be cut down but it will not be replaced due to its close proximity to an adjacent (mature) pine tree. The City Arborist has advised us that new plantings should be at least 30 feet from the nearest tree to prevent the spread of tree diseases.



ALLEN COUNTY SOLID WASTE
MANAGEMENT DISTRICT
www.acwastewatcher.org

presents

TOX-Away Day

Toxic/Poison - Corrosive - Flammable - Reactive/Explosive

SEPTEMBER 9, 2017

9:00 a.m. to 2:30 p.m. • Location to be announced

****Allen County Residents Only****

Minimal Fees Apply

Call 449-7878 for information.

minutes, financial statements, etc. Registration is easy - just follow the directions at www.kensingtondowns.com.

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### Unwanted Medication Collection:

(Friday) September 22, 2017 from 9:00 AM - 1:00 PM. Bring medications (in their original bottles or packages) for drop-off at selected Walgreens Drug Store locations. For more information, call (260) 469-3036 or visit website at [www.agingihs.org](http://www.agingihs.org)

Ongoing collection sites (for pills only) are located at both the New Haven Police Department (815 Lincoln Highway East) and the Fort Wayne Police Department (Rousseau Centre Building).

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Tire Amnesty Day is (Saturday), October 7, 2017 from 9 AM to 12 noon. Locations will be announced soon. For more information, call 449-7878.