



The Official Newsletter of the Kensington Downs Community Association

December 2018

Kensington Downs Courier

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

www.kensingtondowns.com

A Report from the KDCA Board

By KDCA Board of Directors

The 2018 Annual Meeting of the KDCA Membership was held on November 14. At that time, a full report of the Board's activities was presented. However, no new Directors could be elected to the KDCA Board during our annual meeting because not a single KDCA homeowner placed their name on the ballot. So, the 2019 KDCA Board has only four (4) elected members - **Carl Wheeler**, **Larry Porter**, **Frank Kline**, and **Jennifer Cardone**. The ranks are "very thin"!

Five (5) KD homeowners have stepped forward and offered to help. We wish to thank **Carol Griffin**, **Arlene Klapes**, **Barbara Lepper**, and **Linda Shively** for "re-enlisting" for another year of service to the Kensington Downs community - each person has agreed to be appointed to fill a vacant seat on the 2019 KDCA Board. We are also very thankful that former Board member, **Cary Baron**, has volunteered to serve a one-year term on the 2019 KDCA Board.

Your 2019 KDCA Board of Directors now has nine (9) members. We are also grateful to the following Board members for agreeing to serve as Officers in 2019: **Carol Griffin** (President), **Larry Porter** (Vice President), **Arlene Klapes** (Secretary), and **Carl Wheeler** (Treasurer).

In addition to managing the ongoing needs of our subdivision (i.e., the daily and seasonal maintenance issues, etc.), much of your Directors' time and effort in the coming year will be consumed by the sewage lift station matter. As we have reported to you, the City plans to reactivate a long-abandoned sewage lift station that is located in the KDCA common area just south of the Oxford Court cul-de-sac. Your annual meeting mailing contained a 1-page summary detailing this situation, and we have re-posted this information on the Kensington Downs website - in the "public domain" so everyone can access it (even "non-website members").

Since this proposed sewage lift station would be located right in "the heart of Kensington Downs", we encourage all KD homeowners to become engaged and knowledgeable concerning this issue and to assist the KDCA Board in obtaining the best outcome for our community.

We will post any updates and news on the KD website - just go to the "Pages and Links" section at www.KensingtonDowns.com to view the information.

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Cary Baron Director
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7221 Bent Willow Drive
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2230 Kerrigan's Way
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7423 Bent Willow Drive
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7516 Scarlet Court
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ARCHITECTURAL CONTROL & REVIEW COMMITTEE

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7503 Scarlet Court..... drnaklapes@yahoo.com

Carol A. Griffin (260) 493-0871
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Snow Removal

By KDCA Board of Directors

This is a reminder to all homeowners concerning the snow removal procedures in the Kensington Downs (KD) subdivision and what you can do to help us all get through these next few months of winter weather.

KD is part of the City of Fort Wayne, so the City has primary responsibility for plowing our streets. Since residential roads are cleared last by the City, the Association hires a private contractor each winter, as a service to our homeowners. The KDCA Board has authorized our vendor, Hoosier Land Care (HLC) to begin plowing the community roads when snowfall reaches 3-3.5 inches. The start time for plowing will depend on many factors, including when the snowfall begins and how long it is expected to last.

Our vendor's goal is to ensure that KD streets are "passable" for people going to work in the morning. Here's how you can help: If snow is anticipated, please make every effort to park in your driveway so that your car is not in the way of the snowplow. Homeowners living on cul-de-sacs: This is especially important for you, as it is more difficult to clear a cul-de-sac and cars parked along the street often block an area that could be used to store/pile the snow. Homeowners can also help the snowplow drivers and minimize damage to their lawns/turf by installing snow stakes to mark the edge of their property.

HLC will begin by making a double-pass on all KD streets to clear a path wide enough for two (2) cars to pass in all areas where cars are not parked on the street. They will then make additional visits to KD during the length of the snowstorm for maintenance. Typically, HLC will do a final cleanup and inspection when the snowstorm has ended. If you have any concerns about the condition of KD roads during/after a snowstorm, please contact KDCA President **Carol Griffin** at (260) 493-0871.

Finally, please remember that HLC has other customers (not just Kensington Downs) who also need snow removal service. If the HLC snowplows have left our subdivision and it is still snowing and/or all KD streets and cul-de-sacs are not completely cleaned yet, HLC will be coming back again, so please exercise patience. Always be cautious when driving during winter weather.

BOARD MEETINGS

Jan 16 Georgetown Library
Feb 20 Georgetown Library
Mar 27 Georgetown Library
May 22 TBD
Aug 7 TBD
Sep 11 TBD
Oct 16 TBD
Dec 4 TBD

Homeowners are encouraged to attend our meetings.

ANNUAL MEETING

Nov 13 Georgetown Library

GARAGE SALES

May 9, 10, 11 Spring Sale
Early Oct Fall Sale

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

Larry Porter.....President
7417 Derby Lane (260) 749.7907
KDCA Board Liaison, Sprinkler System

Jean Scherer.....Vice President
7406 Derby Lane (260) 348.1221
Architctural Review

Anne Ott.....Secretary
7418 Derby Lane

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

Dick Dirrim.....Director
7607 Preakness Cove (260) 493.5700
Snow Removal, Architectural Review

Jan Porter.....Director
7417 Derby Lane (260) 414.0027
Architctural Review, Shrub Pruning

Margery Timbrook.....Director
7411 Derby Lane (260) 493.0063
Architctural Review

WELCOME NEW RESIDENTS

Brock & Sasha Boehme 7511 Scarlet Ct
Joshua & Amy Carter.....7432 Bent Willow Dr
Carole Kloepper 7605 Preakness Cv
Gaudence Nyirabahire & Amani Rushemeza
..... 7624 Scarlet Ct
Charles Putterbaugh..... 2311 Kerrigan's Way
Richard & Amy Rouse.....7715 Welshire Blvd
Selena Winters & Nicholas Vachon
.....7914 Red Clover Ln
Travis Wortham.....7201 Bent Willow Dr
Suzanne Wyss 7704 Preakness Cv



Villa News & Information

By Larry Porter, Villa President

I have agreed to serve as the Kensington Downs Villaminiums Association (KDVA) President for 2019, and I am grateful to join a group of skilled and experienced Directors and Officers who all work very hard to keep The Villas a great place to call home. In particular, I wish to acknowledge the many contributions of two (2) of our villa residents.

Tom Eggold has been serving as the KDVA President and a District 2 (The Villas) representative on the Kensington Downs Community Association (KDCA) Board for the past several years. Due to health reasons, Tom has decided to resign from both of these positions, and we thank Tom very much for a job well done. **Lyn Schlegel** just completed his 3-year term as a Villa representative on the KDCA Board. We thank Lyn for his service and for all of his work, behind the scenes, to beautify our neighborhood.

With the retirement of Tom and Lyn, I am now the only villa representative on the KDCA Board. For District 2 (The Villas) to remain well-represented, we really need another one or two villa residents to join me in serving on the KDCA Board.

The contact information for each person who has agreed to serve on the 2019 Villa Board is printed to the left of this article. Please note that the Grounds Committee responsibilities are also listed.

Martin Lawn will handle snow removal in the villas this winter. They will use snowplows for clearing snow from streets; snow blowers and hand shovels will be used to clear snow from driveways and sidewalks. Please contact **Dick Dirrim** if you have questions or service concerns regarding snow removal in the villas.

Villa residents will receive two (2) separate dues assessment statements in early-January 2019. The KDCA assessment for 2019 will remain at \$105 per lot - please remit this dues payment to the KDCA Treasurer, **Carl Wheeler**. The KDVA assessment for each villa lot will remain at \$375 per quarter for 2019. The quarterly villa fee covers lawn mowing, snow removal, mulching and hedge trimming, external painting of each unit, and maintenance of the irrigation system (sprinklers) located in the front and rear of each villa lot. Please remit your quarterly villa payment to the KDVA Treasurer, **Pat Plazek**.

We have a community-wide "No Soliciting" policy and appropriate signs have been posted throughout KDCA. So if anyone comes to your door to sell an item or service, please feel free to tell them that soliciting is not permitted in our subdivision.

No Soliciting

By KDCA Board of Directors

As a means of discouraging unwelcome individuals who may have a product to sell or who may be "casing" the houses in our community for crimes such as robberies or break-ins, the KDCA Board of Directors has adopted a "no soliciting" policy.

During our September 13, 2017 meeting, the Board approved the placement of a "No Soliciting" sign at each of the four (4) entrances to the Kensington Downs community. These signs were installed in October 2017.

Any Kensington Downs residents who are confronted by a solicitor are to tell the individual(s) that there is no soliciting of any kind allowed in our community. Tell them that "no soliciting" signs are posted at all of the Kensington Downs entrances. If necessary, their identification can be noted and the police can be contacted.

Exempt from this "no soliciting" policy are neighborhood children selling items for their schools or booster programs, only if the child is accompanied by a parent.

****ATTENTION****

**Kensington Downs is part of the City of Fort Wayne.
Let your tax dollars work for us and help the KDCA Board.**

This Winter, IF YOU SEE...

- ***Streets that could use another snowplow pass***
- ***Intersections that need salting***
- ***Potholes that need filling***
- ***Cars parked on the street for extended periods of time***
- ***Broken street lights (note the number plate on the pole)***

Please do not harass the snowplow drivers! If you have a concern, contact Carol Griffin (KDCA President) by calling 493.0871.

PLEASE CALL 311 REPORT IT!

Ways that YOU can help our community during snow storms

- If snowfall is predicted, be proactive! So the snowplow can clear all snow from roadways, please move your vehicle(s) off the street - park cars in your garage or on your driveway.
- When shoveling or "blowing" the snow from your driveway, do not pile it in the street.
- Keep the storm drains free of snow and leaves/other debris. When there is a thaw, we want the water to drain off and not "re-freeze" causing hazardous streets.
- The Fort Wayne Fire Department needs your help to keep the fire hydrants visible and accessible and free of snow piles.
- Please shovel the snow from mailbox pads, so the U.S.P.S. personnel can deliver mail to KD residents.
- If there is a sidewalk adjacent to your property (in front and/or on the side), it is the homeowner's responsibility to keep the public sidewalk clear of all snow at all times. This is a City ordinance and a fine can be imposed.

KD residents should call 3-1-1 and request that the City apply salt to any "problem areas" (i.e., intersections) on our subdivision roads this winter.

ANNOUNCEMENTS, THANKS & CONDOLENCES

The KDCA Board asks that homeowners (please) remit your 2019 dues payment without delay. To avoid being assessed a \$25 late fee, please send your \$105 annual dues payment to the KDCA Treasurer (Carl Wheeler) by the January 31, 2019 deadline.

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In addition to your 2019 dues statement, your year-end mailing contains a form requesting you to update your homeowner information for the KDCA database (and future versions of our Homeowner Directory). Also, we would like to know if you want your KD newsletter issues delivered to you as a hardcopy (via USPS mail) or as an email. Please be sure to complete this form and return it with your \$105 annual dues payment. Thank you!

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Want to get involved with the Kensington Downs community and stay current on all the news? Sign-up for KD website "member

access" and you'll be able to view all of the KDCA Board of Directors meeting minutes and KDCA financial statements. To register for KD website access, just go to www.kensingtondowns.com and follow the directions. We also have a (private group) Facebook page that is exclusively available to Kensington Downs residents. If you would like to join, please contact **Marci Hunter** (lot 42) at mhunter415@frontier.com.

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All homeowners are welcome to attend any of the KDCA Board of Directors meetings. The current schedule (date & location) is posted at the KD website.

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We ask that you consider volunteering to serve Kensington Downs in some capacity. Let's all pull together to keep our homeowner association vibrant and improve our community!

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Are you are planning to get a jump on an upcoming springtime project? Please

remember to complete and file the required approval form before you install ANY improvement(s) on your homeowner lot. If you have any questions, contact the Architectural Control & Review Committee chairman (**Cary Baron**) at 748-4040.

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For the last several years, homeowners **Todd & Amy Kabisch** (lot 133) have volunteered to decorate the Kensington Downs entrance for Christmas. Despite our limited supply of available light strings this year, Todd and Amy did a great job. The KDCA Board really appreciates their help! Thanks also to all of the KD homeowners who decorated their homes and added to the festive atmosphere in our subdivision this holiday season.

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Our sincere condolences go out to the family and friends of Kensington Downs resident **Tom O'Keefe**, who passed away on November 23, 2018.