



The Official Newsletter of the Kensington Downs Community Association

September 2019

Kensington Downs Courier

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

www.kensingtondowns.com

Board Projects

By KDCA Board of Directors

Sewage Lift Station Reactivation: The KDCA Board of Directors has kept all Kensington Downs residents updated ever since this matter arose again about a year ago. We are still attempting to work with City Utilities personnel and the City of Fort Wayne to find the best solution for all parties involved. Please read the additional information attached to this newsletter.

Lawn Maintenance: In the past, a single vendor was hired to provide weekly mowings of the KDCA common area lawn and to assume responsibility for applying the chemical treatments (e.g., fertilizer and weed control) to those areas. This year, the KDCA Board decided to hire separate vendors to handle these two (2) tasks. Homer's Lawn Service is performing the weekly mowings, and TruGreen was hired to apply the fertilizer and weed control. This decision was made by the KDCA Board to promote the timely treatment of our KDCA common area grass.

Irrigation System: Sprinklers are located in the KDCA common areas along Maysville Road, at the KD entrance, and along the south side of Welshire Boulevard. In addition, all of the Villa homes have sprinklers in the front and rear of each home lot. The KD retention pond serves as the water supply for our entire irrigation system. Some of you may have noticed that the pond's water level is low. The reason? The float switch is broken - our fresh water well is not being signaled to refill the pond and replace the water that has been removed by our irrigation system. Pfister Sprinkler Systems (our vendor) should be installing the new float switch sometime soon.

KD Entrance: This past April, we installed four (4) new LED-spotlights at our subdivision entrance and now we have much better lighting in this area. The last time the entrance area was completely

overhauled was back in July 2013. The entrance area vegetation (shrubs and bushes), as well as the trees, are in need of attention. The Board has tasked Linda Shively, Barbara Lepper, and Linda Lehman to work on "entrance beautification", and we look forward to discussing their plans/suggestions very soon.

IN THIS ISSUE

Board Projects.....	1
Covenants & Bylaws.....	2
Architectural Control & Review	2
Annual Meeting.....	2
Villa News & Information.....	3
Fall Garage Sale	3
Neighborhood Watch.....	3
Parking on Residential Streets	4
Fort Wayne Parking Code	5
Summer Block Party	6

WELCOME NEW RESIDENTS

Sandra Armstrong	2332 Kerrigan's Way
Joseph Koogler	2124 Kerrigan's Way
Kevin & Kimberly Massie	2311 Kerrigan's Way
Vanessa Ochoa & Justin West.....	8027 Weeping Willow Court
Kevin & Dina Oliver	7628 Greymoor Drive
Anthony & Katherine Paonessa.....	2036 Dublin Court
Sherry Smith.....	7613 Preakness Cove
Margaret Zartman-Radike	2320 Kerrigan's Way

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

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District 4 Representative - Term Expires 2019
7933 Red Clover Lane
doodah912@hotmail.com (260) 493.0871

Larry Porter Vice President
District 2 Representative - Term Expires 2019
7417 Derby Lane
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N. Arlene Klapes Secretary
District 6 Representative - Term expires 2019
7503 Scarlet Court
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Carl Wheeler Treasurer
District 3 Representative - Term expires 2019
8022 Weeping Willow Court
whee_c@earthlink.net (260) 749.1009

Cary Baron Director
District 3 Representative - Term expires 2019
7901 Welshire Boulevard
No e-mail (260) 748.4040

Jennifer Cardone Director
District 5 Representative - Term expires 2020
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cardonej81@gmail.com (260) 249.8741

Frank Kline Director
District 4 Representative - Term expires 2020
2230 Kerrigan's Way
klinekdca@gmail.com (260) 705.5238

Barbara Lepper Director
District 1 Representative - Term expires 2019
7423 Bent Willow Drive
barblepper1612@yahoo.com (260) 438.9648

Linda Shively Director
District 6 Representative - Term expires 2019
7516 Scarlet Court
lshively2@frontier.com (260) 493.6904

ARCHITECTURAL CONTROL & REVIEW COMMITTEE

Cary Baron (260) 748-4040
7901 Welshire Blvd

N. Arlene Klapes (260) 749-7432
7503 Scarlet Court..... drnaklapes@yahoo.com

Carol A. Griffin (260) 493-0871
7933 Red Clover Lane..... doodah912@hotmail.com

Covenants and Bylaws

Living in a community association carries with it certain responsibilities, such as abiding by the founding legal documents (e.g., covenants), paying assessments, and following the rules and regulations stated in the association bylaws and any resolutions approved by the board of directors.

Covenants, by nature, are mutual promises and undertakings. The KDCA Covenants are designed to protect homeowner property values, and promote a safe and clean neighborhood environment. Under Indiana law, covenants are a form of contract, and homeowners automatically agree to the terms of that contract when they accept title to their property.

The KDCA Board of Directors urges all homeowners to utilize the official Kensington Downs website to review and understand the Covenants, Bylaws, and Architectural Control documents. These items are housed on the Kensington Downs website (www.kensingtondowns.com) under the "Pages and Links" section.

ARCHITECTURAL CONTROL & REVIEW

KDCA homeowners must submit a Lot Improvement Request form and have their project approved by the ACR Committee before any construction begins.

This requirement applies even if you are only "replacing" an existing structure such as a deck, privacy fence, or roof. Not sure if your proposed project needs approval? Contact Cary Baron (ACR Committee chairman) at 748-4040.

Remember to call 811 at least 48 hours before you dig!

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

Annual Meeting



DATE: NOVEMBER 13, 2019

PLACE: GEORGETOWN LIBRARY

TIME: 7:00 P.M.

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

**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
Architectural 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
Architectural Review, Shrub Pruning

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

Villa News & Information

By Larry Porter

The Kensington Downs Villaminiums Association (KDVA) has accomplished many goals in the last few years. During 2019, our attention has been focused on the ongoing maintenance needs, especially that of our aging sprinkler system. The Kensington Downs Community Association (KDCA) continues to work very well with the Villa Board on all matters of mutual concern, and I serve as The Villas representative on the KDCA Board.

At our annual meeting last year, Tom Eggold resigned as the KDVA President (after serving several years in that position), and I agreed to serve as The Villas president during 2019. I am grateful for the service of all of the 2019 KDVA Board members (see list printed to the left of this article). In particular, I want to thank Pat Plazek for all her hard work as the Treasurer and Anne Ott for serving as the Secretary.

On August 15, we held our annual KDVA Summer Party, which offered an opportunity for us to visit and become acquainted with the new residents in our villa community. I want to thank Tom and Kathy Eggold for hosting this well-attended and successful event.

The Annual Meeting of the Kensington Downs Villaminiums Association will be held at St. Peter's Lutheran Church on Saturday, October 26, 2019. An information sheet containing all of the details will be distributed during the first part of October. All Kensington Downs Villa residents are encouraged to attend this meeting, so please keep this date open!



NEIGHBORHOOD WATCH

Our Neighborhood Liaison Officers ask that all KDCA homeowners remain vigilant. Please be good neighbors and look out for one another!

Report suspicious persons and/or activity to the FWPD at the non-emergency phone number (427-1222). For confidential reporting on any issues/concerns related

GARAGE SALE

Thursday, October 3 through Saturday, October 5.
Contact Barb Lepper at 438-9648 for information.
The garage sale dates will be advertised.

specifically to illegal drugs, call the narcotics phone line (427-1262). If you wish to remain anonymous when reporting, call Crime Stoppers at (260) 436-7867.

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Do you have a storm water drain near your house?

Please keep the drain clear of leaves, sticks, grass clippings and other debris.

This will help to prevent flooding of our streets during the Fall and Winter months.

Thanks very much!

Parking on Residential Streets

By KDCA Board of Directors

Kensington Downs has been a part of the City of Fort Wayne since January 1, 1999.

The City is responsible for regulating and enforcing vehicle parking along any of the City's residential streets, and that includes the Kensington Downs Community. Homeowners are responsible for contacting Fort Wayne Citizen Services concerning (1) the verification of a possible violation and (2) the reporting of a violation.

Fort Wayne Citizen Services (311 Call Center) - A homeowner may dial 311 and speak to a Citizen Service Specialist to request assistance in verifying and/or reporting parking violations. There are a few wireless carriers that do not provide customers with the ability to dial 311. In this instance, or if you are not calling from a "City location", you may reach a Citizen Service Specialist by calling (260) 427-8311. If you

call from within the Fort Wayne city limits, you can dial 311 without a charge. If you use your cell phone or a pay phone, airtime charges will apply. The Citizen Services' office hours are Monday - Friday from 7:30 A.M. to 5:00 P.M.

The Citizen Services' email address is 311@cityoffortwayne.org. Fort Wayne City Codes and Ordinances - A listing of these is electronically housed in the Library system of the American Legal Publishing Corporation. The Fort Wayne City Code "path" can be found at: <https://www.cityoffortwayne.org/city-code.html> Once you have accessed the website, follow the site instructions to view the codes and ordinances. There is no fee associated with using this website.

PARKING LAWS

The City of Fort Wayne has enacted their own parking control ordinance, § 72.21, which states:

No vehicle shall be stopped, standing or parked except when necessary to avoid conflict with other traffic or in compliance with law or other direction of a police officer or traffic control device in any of the following places:

(A) On or across a sidewalk or otherwise obstructing public passage between the curb lines or lateral lines of any roadway and the adjacent property lines.

(B) Within five feet of a public or private driveway and/or alley.

(C) Within an intersection.

(D) Within 15 feet of a fire hydrant.

(E) On or within a crosswalk.

(F) Within 20 feet of a crosswalk at an intersection.

(G) Within 30 feet upon the approach to any flashing beacon, stop sign, yield sign, or traffic control signal located at the side of the roadway or located overhead in some fashion

(H) Between a safety zone and the nearest curb or within 30 feet or points on the curb immediately opposite the ends of a safety zone, unless the City Traffic Engineer has indicated a different length by signs or markings.

(I) Within 50 feet of the nearest rail of a railroad crossing.

(J) Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance of any fire station within 75 feet of such entrance, when properly sign-posted.

(K) Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic.

(L) On the roadway side of any vehicle stopped or parked at the edge or curb of a street.

(M) Upon any bridge or other elevated structure upon a highway or within a highway tunnel.

(N) At any place where official signs prohibit parking.

(O) Upon any street for any period of time longer than 24 continuous hours (except on Saturdays, Sundays and Holidays), as determined within the discretion of the parking enforcement officer.

(1) The vehicle will be red tagged by the officer and will be ticketed and/or towed within the following 24-hour time period unless the vehicle has been driven .10 mile and the vehicle's odometer reflects the .10 advancement.

(2) If the vehicle's odometer is not visible and/or readable, the officer will mark the vehicle to record the vehicle's position at the time of red tagging.

(P) Upon any portion of residential property other than in a driveway, or as otherwise permitted upon the street or alley adjacent to said residential real estate

(Q) Within 15 feet on either side of any mailbox.

(R) (1) Upon any street or public thoroughfare without a current registration sticker properly affixed to the license plate that is:

(a) Displayed in accordance with Indiana state law;

(b) Not false or fictitious; or

(c) Legally assigned to said vehicle.

(2) A violation of this provision shall authorize the parking enforcement officer to red tag, ticket, and/or tow the vehicle, as determined within the discretion of the parking enforcement officer.

(S) Upon any on-street bicycle facilities designated by signage and/or pavement marking for the shared use of motor vehicles and bicycles, or in such a manner as to impede bicycle traffic on such lane.

(T) During business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m., parking in the Citizens Square Parking Lot at 200 East Berry St. is authorized only when conducting business at Citizens Square. Vehicles shall not be parked longer than a maximum time period of two hours during business hours.

(U) Press vehicle parking permit.

(1) The City Clerk shall issue permits to local members of the Fort Wayne media to park in metered parking spaces and marked media parking spaces in Citizens Square Parking Lot at 200 East Berry Street. Adherence to time limit restrictions is still required.

(2) The issued permit shall be hung from the rearview mirror which displays the authorized vehicle plate number and expiration date. The cost of the permit shall be \$35, to be renewed annually.

(V) At any portion of a curb that is painted yellow.

IMPORTANT ANNOUNCEMENT

The Kensington Downs Community Association Board of Directors is in need of additional, dedicated, elected members.

This is a call for Kensington Downs homeowners who are willing to step up and serve, and become part of a viable and active KDCA Board of Directors for the 2020 calendar year. All of us need to pull together if we want to maintain our vibrant homeowner association and protect our collective property values.

Please consider serving your Kensington Downs community.
The election of new board members will take place during the KDCA Annual Meeting on (Wednesday) November 13, 2019.

If you wish to run for a seat on the KDCA Board, you must file the required Nomination Form by the October 13, 2019 deadline. This is the only way that your name can be listed on the official ballot. **For your convenience, a copy of the required nomination form is attached to this newsletter (see the very last page).**



2nd Annual Kensington Downs Block Party

DATE: September 29, 2019

TIME: 5:00 PM to 7:00 PM

PLACE: Common Area between Weeping Willow Court & Red Clover Lane

Hot dogs and water will be provided. Please bring a side dish or a dessert to pass. Bring your own chairs and table service (i.e. plates/napkins/utensils). We could use a few pop-up tents, some games and music.

Please contact Heidi Olszewski (419-356-4409), if you have any questions or you would like to help with anything related to this event.

Looking forward to an evening of fun and fellowship together!

Reactivation of the Sewage Lift Station

This matter first arose back in August 2016 when Mr. Nathan Baggett, P.E. (an engineer with City Utilities) contacted the Kensington Downs Community Association (KDCA) Board of Directors. He wanted to inform us of City Utilities' proposed plan to reactivate the long-abandoned, City-owned, sewage lift station that is located below-ground in the KDCA common area just behind Lot 177 (7302 Bent Willow Drive).

Your KDCA Board members offered considerable "push back" on City Utilities' plan, and after conducting an additional review of the problem, City Utilities Engineering was able to identify a viable, alternative approach. Instead of reactivating the sewage lift station, they would install a new sewage pipeline parallel to the large line that runs through Kreager Park, which is located southeast of KDCA. This alternate plan would have no impact on Kensington Downs. Upon hearing this wonderful news, the KDCA Board thought that all plans to reactivate the sewage lift station had been put to rest.

Now, fast forward about two (2) years ... Nathan Baggett contacted the KDCA Board and informed us that that the issue of reinstating the lift station had been raised again and "is now more of a certainty". We invited Nathan Baggett, and his boss, Anne Marie Smrchek, to attend our September 12, 2018 board meeting so they could present details of City Utilities' plan to the entire KDCA Board of Directors. This is what we learned -

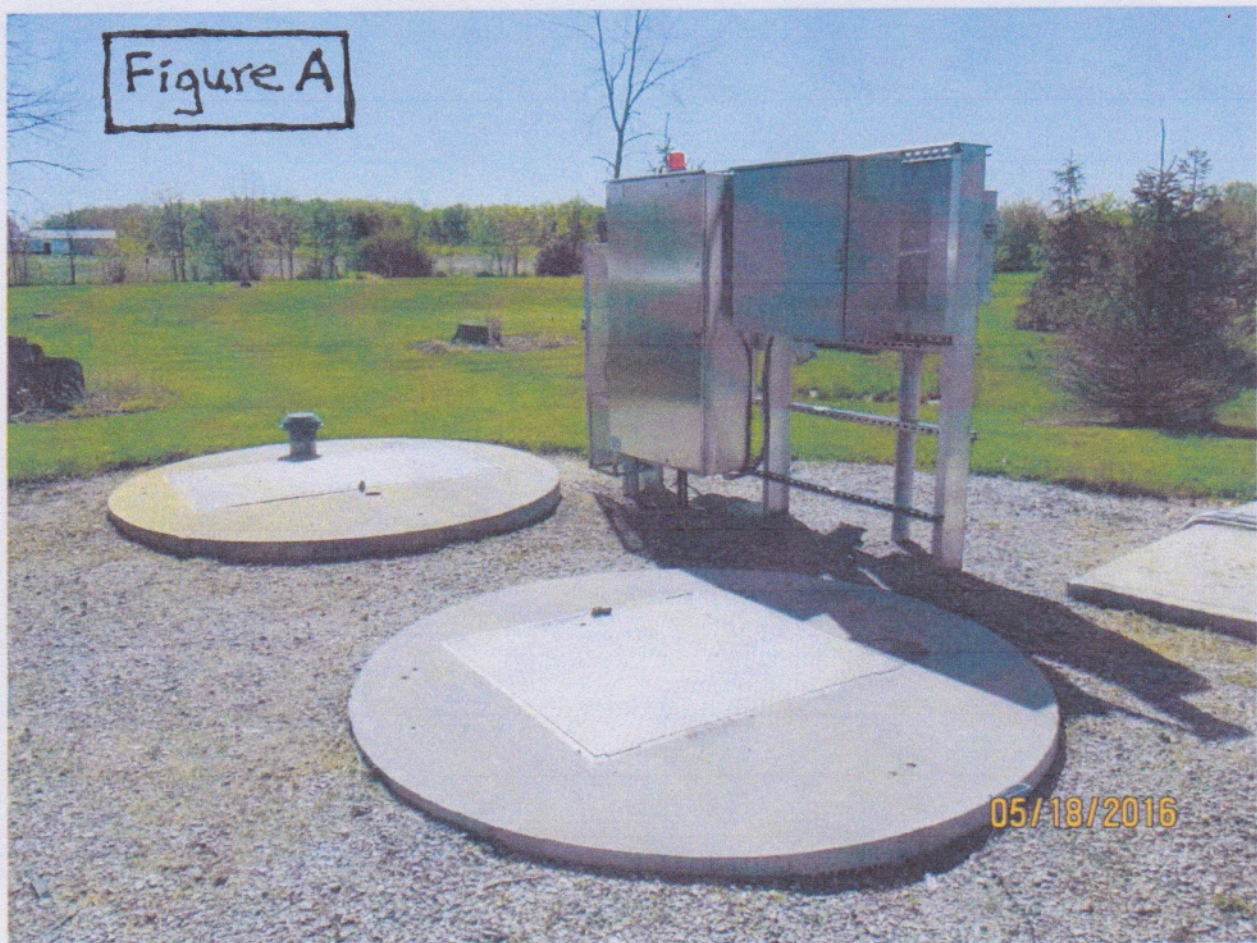
- 1 - City Utilities never implemented the alternate plan that they offered to us back in October 2016 (i.e., installing the parallel sewage pipeline though Kreager Park).
- 2 - City Utilities now tells us that this abandoned sewage lift station must be reactivated to handle the greatly increased sewage loads coming from the Maysville Road area shopping centers and residential developments.
- 3 - The City of Fort Wayne owns the land where the abandoned sewage lift station is located in the KDCA common area. [Raymond and Viola Goeglein sold this parcel of land to the City on June 2, 1971.] While we do not know when the sewage lift station was originally built, it is believed that the City abandoned use of this lift station facility sometime in 1985. [KDCA was established on February 2, 1988.]
- 4 - **City Utilities Engineering seems intent on reinstating the sewage lift station at this very location, which is right in the heart of our Kensington Downs community.** If City Utilities' plan goes forward, the reactivated lift station will look like this ...

Figure A - The sewage lift station's above-ground structure will consist of two (2) large cement caps raised approximately six (6) inches above ground level, as well as a fairly large electrical panel.

Reactivation of the Sewage Lift Station

Figure B - Maintenance trucks will need routine access to this lift station facility, so City Utilities plans to install an access road coming off Bent Willow Drive and going between KDCA lot 34 and lot 177.

- 5 - **“Land Swap” proposal offered by the KDCA Board of Directors ...** the parcel of City-owned land (located south of the Oxford Court cul-de-sac) in exchange for an equal portion of the KDCA common area land parcel that is located near Maysville Road just behind Villa lot 73 and Villa lot 74. **See Figure C.**
- 6 - **We have been told that City Utilities is considering KDCA’s “land swap” proposal;** but first, they need to evaluate the condition of the buried/inactivated sewage lift station. In March 2019, City Utilities hired Apex Consulting to do a topographical survey of the entire area starting at the site of the abandoned lift station and going west across Maysville Road to Mowhawa Drive in the Lake Forest subdivision. In July 2019, City Utilities began excavating extensively in the area in order to locate and visualize the existing 20-inch force main, so they can evaluate the condition of this structure as well as the buried sewage lift station. **See Figure C.**



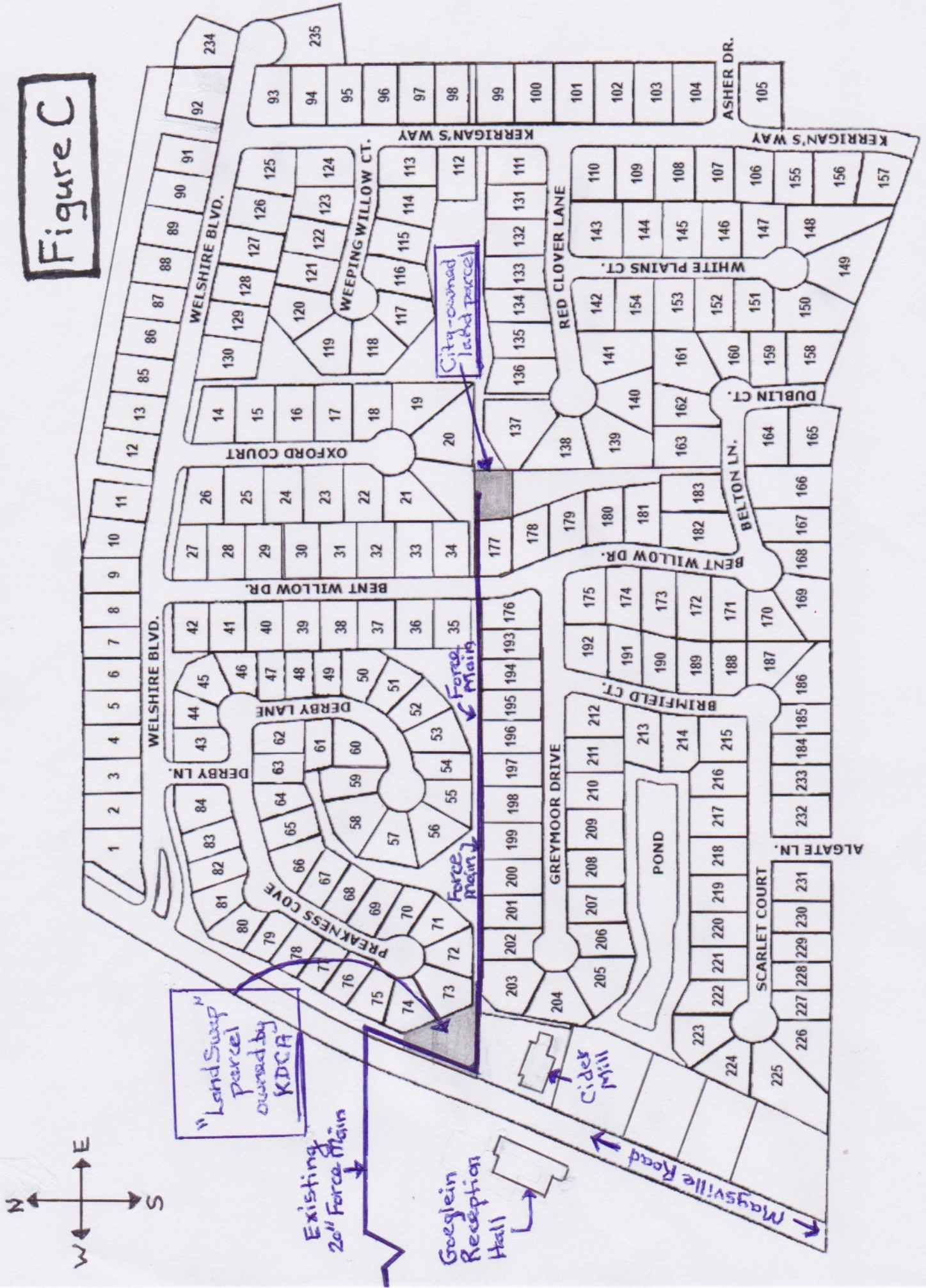
Tonkel Road Lift Station – Typical lift station layout

Figure B



COMMUNITY OF KENSINGTON DOWNS

Figure C



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 13, 2019 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 13, 2019.*

The undersigned KDCA homeowner hereby requests the nomination of the following individual to become (if elected) a member of the KDCA Board of Directors.

PRINT NAME OF NOMINEE: _____

Nominee's Address: _____ Phone #: _____

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

Printed Name

Address

Signature

Written Consent of the Nominee

I (the nominee) do hereby consent to this nomination; and if I am elected, I agree to serve.

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

Mail or "Hand-Deliver" THE COMPLETED FORM to:

**N. Arlene Klapes, KDCA Secretary
7503 Scarlet Court
Fort Wayne, Indiana 46815-8762**

DEADLINE: Nomination Form must be RECEIVED by October 13, 2019