

Friends and Neighbors of Kensington Downs,

I believe that we can all agree on this - 2020 has not been the year that any of us expected. The onset of COVID-19 and the universal impact associated with social distancing has directly impacted not only our social lives but also our business lives. Your Kensington Downs Board of Directors has not been exempted from social distancing, and so the KDCA Board has not met "in person" since February 19, 2020.

Nonetheless, we were able to get several contracts and agreements discussed and decisions made thanks to Arlene's organizational skill in directing the vital information via email, in a way that allowed all members of the Board to voice their opinions and concerns. So, although we could not meet "in person", we were still able to complete all of our work started during the December 2019, January 2020, and February 2020 meetings ... and much, much more!

Along with managing the COVID-19 restrictions, we had to deal with the sewage lift station project work that was ongoing in the middle of our neighborhood. We are fortunate that the KDCA Board of Directors, under the leadership of former KDCA President Carol Griffin, worked out an agreement with the City of Fort Wayne to relocate this lift station from its original site in the middle of the KDCA common area, to a location outside of the Kensington Downs neighborhood. Although the pipe installation work has been disruptive, in the long run, this City Utilities project will be a huge benefit to all of KDCA. Years from now, the temporary disruptions endured this Spring/Summer will have been forgotten, but I hope we will never forget that your KDCA Board of Directors worked very hard, over a 3-year period of time, to keep this permanent eyesore (the sewage lift station) out of "the heart" of our community.

If there is a positive aspect to 2020, it has been the opportunity to see many more neighbors walking about the KDCA neighborhood. I have had evenings where 50-60 people have walked past my home on Kerrigan's Way. The children walking with their parents or riding their bikes along the walkways is evidence that we are a neighborhood where young families want to raise their children. I am proud to have raised my children here and hope that our young families feel the same way when they have been here for 28 years!

As your KDCA President, I can say this has been a very challenging year. I hope that we can meet as a board sometime before the November 11, 2020 annual meeting. Our goal, as your Board of Directors, is to always serve our neighbors/community in the best way possible.

In closing my thoughts, I would like to ask you to consider serving on the KDCA Board of Directors. The current serving members all share a desire to contribute to the common good. There are several roles on the KDCA Board, and each role needs neighbors with specific skills or interests to serve for the betterment of our neighborhood. If you are interested in serving on the KDCA Board, please complete the *Nomination Form* and return it by the stated deadline.

I greatly appreciate all of the Kensington Downs neighbors. Thank you for allowing me to serve as your neighborhood president this year.

Frank

**WELCOME NEW RESIDENTS**

<b>Gerald &amp; Patricia Fletcher .....</b>	<b>7410 Derby Lane</b>
<b>Mary J. Gillie .....</b>	<b>7602 Preakness Cove</b>
<b>Brian &amp; Teresa Gribler .....</b>	<b>2211 Kerrigan's Way</b>
<b>Elaine Caroline &amp; Robert Harrison .....</b>	<b>7619 Greymoor Drive</b>
<b>Logan &amp; Ashley Nickel .....</b>	<b>7406 Oxford Court</b>
<b>Brandon Quesinberry .....</b>	<b>8008 Welshire Boulevard</b>
<b>Julia Webster Rigsby .....</b>	<b>7615 Preakness Cove</b>
<b>Robert D. Schuttler II .....</b>	<b>2332 Kerrigan's Way</b>
<b>Thomas A. Schuttler .....</b>	<b>2332 Kerrigan's Way</b>
<b>Eric Schweikert .....</b>	<b>7630 Scarlet Court</b>

**ANNUAL MEETING**

**Date: NOVEMBER 11, 2020**

**Time: 7:00 P.M.**

***The KDCA Board of Directors hopes that it will be possible to hold an "in person" meeting, but a final decision will not be made until sometime in October.***

***Additional information will be forthcoming.***

***Please see your meeting materials packet - this will be mailed to homeowners at the end of October 2020.***



**2020 KDCA Board of Directors**

<b>Cary Baron</b> District 3 Representative Term Expires - Nov. 2022	<b>7901 Welshire Blvd.</b>	No e-mail (260) 748-4040
<b>Jennifer Cardone</b> District 5 Representative Term Expires - Nov. 2020	<b>7221 Bent Willow Drive</b>	cardonej81@gmail.com (260) 249-8741
<b>Jerry Hoover</b> District 5 Representative Term Expires - Nov. 2020	<b>7236 Bent Willow Drive</b>	jerry.hoover@comcast.net (260) 710-7227
<b>N. Arlene Klapes</b> <i>KDCA Secretary</i> District 6 Representative Term Expires - Nov. 2022	<b>7503 Scarlet Court</b>	drnaklapes@yahoo.com (260) 749-7432
<b>Frank Kline</b> <i>KDCA President</i> District 4 Representative Term Expires - Nov. 2020	<b>2230 Kerrigan's Way</b>	klinekdca@gmail.com (260) 705-5238
<b>Barbara Lepper</b> District 1 Representative Term Expires - Nov. 2022	<b>7423 Bent Willow Drive</b>	barblepper1612@yahoo.com (260) 438-9648
<b>Larry Porter</b> District 2 Representative Term Expires - Nov. 2020	<b>7417 Derby Lane</b>	lj00porter@frontier.com (260) 749-7907
<b>Linda Shively</b> District 6 Representative Term Expires - Nov. 2020	<b>7516 Scarlet Court</b>	lshively2@frontier.com (260) 493-6904
<b>Carl Wheeler</b> <i>KDCA Treasurer</i> District 3 Representative Term Expires - Nov. 2022	<b>8022 Weeping Willow Ct.</b>	whee_c@earthlink.net (260) 749-1009

## ARCHITECTURAL CONTROL & REVIEW

The KDCA Architectural Control and Review (ACR) Committee has had a “record year” for homeowners submitting requests for Lot Improvements. The ACR Committee would like to thank all of the KD residents who have contacted us regarding your proposed lot improvements this year and in years past. We are especially grateful to those who have contacted the ACR Committee while your project was still in the planning stages and before construction began because this not only ensures that the KD resident fulfills their duty and responsibility under the KDCA Covenants and ByLaws, but it also helps to make our job on the ACR Committee much less complicated.

The KDCA Covenants specify that “no building, fence, wall, or other structure shall be commenced, erected or maintained, nor shall any exterior addition to or change or alteration therein be made” until the plans and specifications are submitted to and approved in writing by the ACR Committee. A friendly reminder - since our subdivision is just old enough now that many homeowners are replacing the roof on their home, we remind you to contact the ACR Committee before going forward. Also, please be advised that solar panels and metal roofs are not allowed in Kensington Downs (KD).

Homeowners can find the *Request for Lot Improvement* application form posted at the official KD website ([www.kensingtondowns.com](http://www.kensingtondowns.com)) or you may contact Cary Baron (Chairman of the ACR Committee) at 748-4040. The KD website also contains general information on the required application procedure and a copy of the KDCA Fence Policy.

Most KD residents who are planning for replacements or additions or any type of “lot improvement” generally choose to have their planned project done commercially, which KDCA prefers. When you are applying for a fence project, a fence permit and certificate of compliance must be returned with your *Request for Lot Improvement* application form. This “fence document” can be obtained at Citizens Square, Suite 150 (449-7607). For some of your proposed projects, a City of Fort Wayne building permit may be required, and it can be obtained at Citizens Square, Suite 180 (449-7131). If you have any questions about the permits required for your proposed project or the application process in general, please feel free to contact Cary Baron at 748-4040.

We greatly appreciate the cooperation of all KD homeowners in making Kensington Downs a place that will continue to be a source of pride for all of us.



## BOARD PROJECTS

Your KDCA Board has been very busy this Spring and Summer. Quite a lot of work must be done in order to keep Kensington Downs functioning and we could not allow the COVID-19 pandemic to cause everything to grind to a halt. A recounting of our many maintenance coordination and supervision tasks would be too numerous to detail, so we have chosen to relate some targeted specifics (see those listed below).

Now that Fall has arrived, very soon we will be closing down the irrigation system for the season and pulling the fountain from the pond. Winter preparation chores include coordinating our Fall leaf collection activities with the folks at The Villas and securing a contract with a snow removal vendor. Let's all hope for an "uneventful" Winter season!

**KDCA Irrigation System:** Spring start-up went smoothly, but then we experienced a major breakdown of the system in mid-June, and our vendor was unable to fix the problem until almost 4 weeks later. Since we were in a very hot, dry weather pattern at the time, the common area grass took a beating and looked terrible!

**KD Pond & Fountain:** During the last week in July, we began experiencing a problem with the electrical system and the fountain needed to be taken out of service. Finally, the repairs were made and the fountain has been working perfectly since August 18.

**Common Area Lawn Maintenance:** This is the third year that Homer's Lawn Service has been handling the mowing duties and we continue to be very pleased with this vendor's work. Regarding the fertilization and weed control, we are playing "catch up" this year because the vendors that were hired during the 2018 and 2019 seasons did not perform the contracted services adequately at all.

This year, we contacted five (5) companies to collect bid quotes. Cary Baron and Jerry Hoover met with the majority of the prospective vendors and explained what we expected. Thereafter, we narrowed the list down to two (2) companies, and the KDCA Board voted unanimously to approve an agreement with Carr's Lawn & Landscape. This is our first experience with Carr's - they have been in business for over 20 years and have a good reputation. We contracted for four (4) applications of fertilizer and weed control. And yes, we are aware of the "unsightly" section of common area grass located behind Lots 178 & 179 on Bent Willow Drive. Jerry Hoover has contacted Carr's and requested their assistance in solving this problem.

**Sewage Lift Station Project:** The installation of new piping throughout the KDCA common area is now complete and they have connected it to the existing piping. Work is still underway to install the actual lift station over near the Peace Montessori School. The hired vendor's contract with the City of Fort Wayne runs through the end of October 2020, so this project should be finishing up very soon.

**KD Entrance Project:** The KDCA Board of Directors contracted with Homer's Lawn Service for some landscaping maintenance at the KD entranceway. The total cost was \$1,270.00 and the following services were completed on August 12, 2020.

- rake and remove the old mulch from the center island, as well as the north and south planting beds
- add a layer of new mulch to the center island, the north and south planting beds, and around the trees at the KD entranceway
- addition of River Rock to fill in the sparse areas within the center island
- trim the Burning Bushes located on the center island
- removal of dead/dying plantings in the center island and north/south planting beds; trim the overgrown plantings in the north and south planting beds

Additional "entrance beautification" plans are being considered, and the KDCA Board will re-visit this topic in the Spring of 2021.

The KDCA Board of Directors wishes to thank Cary Baron and Jerry Hoover for all of their hard work and continued efforts in keeping the weeds under control at the Kensington Downs entranceway. These gentlemen have done a spectacular job!



**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 11, 2020 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 17, 2020.*

**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)*

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**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 17, 2020**

Kensington Downs Community Assoc.  
Post Office Box 15431  
Fort Wayne, IN 46885-5431

**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 2021 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 11, 2020.

If you wish to run for a seat on the KDCA Board, you must file the required Nomination Form by the October 17, 2020 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 other side of this page).**