

Kensington Downs Courier

December 2023

<http://www.kensingtondowns.com>

KDCA

The KDCA President's Letter

I hope all of our residents are as excited as I am to see improvements at the KD entrance. Galbraith's Lawn Care renovated both sides of the entrance with new plantings. We start with day-lily bulbs to provide gold and red flowers next spring, followed by a row of boxwood shrubs adding to the tiered look in front of our brick walls. Shrubs repurposed from the old beds sit just behind the brickwork, along with a new Coral Burst crabapple tree centered to complete the canopied look. Russian sage plantings add a blue accent at each corner. I can hardly wait to see the full effect when everything blossoms next spring.

Thanks to our KDCA board for the year-long planning and hard work to complete and submit the Neighborhood Improvement Grant, one of 47 approved city-wide. It was a total team effort by every member of the board. Thanks to the city for awarding \$4,785 to KDCA, covering 90% of the project costs.

(continued on page 2)

Inside This Issue

- President's Letter
- Special Meeting Information
- Welcome New Residents
- Calendar of Events



Contact Us

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

The KDCA President's Letter continued...

Next year, we are replacing our nearly 35-year old pump station that draws water from the pond to feed the KDCA irrigation system. Our pump has been inoperable for the last two years, despite several repair attempts. A new pump station will be expensive. The Villas will cover 75% of the cost and KDCA the remaining 25%. We have the money to do this - no additional dues and no special assessment will be needed.

The new equipment will cost almost \$32,500 plus up to \$10,000 for installation. KDCA's 25% share of \$42,500 when spread across 235 KDCA lots comes to about \$44 per homeowner. I'm glad we have been saving for over ten years and we have some \$13,000 in our Reserve Fund to more than cover the cost. Additional funds in our Working Balance (currently, a bit more than \$30,000) will allow us to continue normal activities to keep KDCA an attractive place in which to raise our families.

A "Special Meeting of the Members" (homeowners) will be held on February 13, 2024 to approve using \$11,000 to \$12,000 from the KDCA Reserve Fund to pay for this needed expense. Please see the separate article on page three of this newsletter for more details.

A major community-wide activity in 2024 will be (1) consolidating the many KDCA covenant section documents and (2) determining if we want to change our covenant documents to restrict the use of KDCA homes as rental homes. Possible changes include requiring properties to be owner occupied, partial restrictions on use as rental units, and no restrictions at all. Any changes to the covenants will require 75% agreement from all KDCA residents.

Along with six (6) returning board members, we welcome Ben Gresham and Amin Humaidi, each elected for a 3-year term to the KDCA board. Thanks to Logan Nickel for his service on the 2023 board. Thanks to Heidi and Chad Olszewski for placing holiday lighting at the KD entrance. Thanks to Emily McIntosh and Joe Woodson for the Merry Christmas signage at our entrance. Best wishes to all my KDCA neighbors in 2024.

-- Carl Wheeler

Special Meeting & Board of Directors

SPECIAL MEETING of the KDCA Members (Tuesday) February 13, 2024, at 6:00 PM Georgetown Public Library (6600 East State Blvd.)

We need to purchase a new pump station to power the KDCA irrigation system. Over the past two years, all of our efforts to make repairs to our existing equipment have failed. The life expectancy for this type of equipment is 20 years, and our pump station has lasted for more than 30 years. We have chosen a Watertronics WaterMax 5000 pump station to be purchased in early 2024.

The total cost is expected to be about \$42,500 including installation. KDCA and The Villas have a cost-sharing agreement regarding the irrigation system. The Villas use 75% of the sprinkler system, so they will pay 75% of this expense. KDCA uses 25% of the system to irrigate the KD entrance and along Maysville Road and Welshire Blvd., so KDCA will pay the other 25% of the cost (\$10,625). The Villa members have already approved the purchase of this new pump and payment of The Villas' approx. \$32,000 share of the total cost. Both KDCA and The Villas have been saving funds for years to cover this expected expense. KDCA has over \$13,000 in our Reserve Fund and this will more than cover our cost. No special assessment or dues increase is needed.

The KDCA Bylaws (Article VI, Section 2a) require that any expense over \$7,500 be approved by 75% of the KDCA members present at a special meeting called for that purpose. During the February 13, 2024 special meeting, the KDCA Board will ask our members for approval to use up to \$12,000 from our Reserve Fund to cover KDCA's portion of the total cost for the purchase of this new irrigation system pump station.

2024 KDCA Board of Directors

Barbara Lepper | District 1 Director
260-438-9648
7423 Bent Willow Drive

Amin Humaidi | District 2 Director
(917) 769-8065
7715 Preakness Cove

Cary Baron | District 3 Director
260-748-4040
7901 Welshire Boulevard

Carl Wheeler | District 3 Director
260-749-1009
8022 Weeping Willow Court

Jerry Hoover | District 5 Director
260-710-7227
7236 Bent Willow Drive

Yusanda Blackmon | District 6
Director
619-253-9454
2009 Dublin Court

Arlene Klapes | District 6 Director
260-749-7432
7503 Scarlet Court

Ben Gresham | District 6 Director
(260) 557-5601
7827 Belton Lane

New Resident Welcome & Events

We Welcome New Residents to Kensington Downs!

James & Cynthia Hendon
7418 Derby Lane

Andrew & Ashlen Glenn
8021 Weeping Willow Court

Paralee Dooley
2410 Kerrigan's Way

Richard & Diane Farlee
7411 Derby Lane

Chad & Ashley Goeglein
7528 Scarlet Court

KDCA Board Meetings - 2024

(Tuesday) JANUARY 16

(Tuesday) FEBRUARY 13

(Tuesday) MARCH 19

(Tuesday) APRIL 23

(Tuesday) MAY 28

(Tuesday) AUGUST 6

(Tuesday) SEPTEMBER 10

(Tuesday) OCTOBER 15

(Tuesday) DECEMBER 10

All KDCA Board Meetings will be held at the Georgetown Library, beginning at 6:30 PM. Be advised that details are subject to change.

For correct information, please check the KD website or contact a Board Member.

Save the Dates!

Special Meeting of the KDCA Members

Tuesday, February 13, 2024
6:00 PM at Georgetown Public Library

Spring 2024 KDCA Garage Sale

Thursday, Friday & Saturday
May 9, 10, and 11
Details to follow on our website

2024 Annual Meeting of KDCA Members

Tuesday, November 12, 2024
Georgetown Public Library

Friendly Reminders

(1) Help our snow removal vendor this winter! When snowfall is expected, please move your vehicles off the streets and keep the cul-de-sacs clear.

(2) When planning your 2024 projects, please remember to file your Lot Improvement Request form with the Architectural Control & Review Committee to obtain written permission before the work begins.

(3) 2024 Homeowner Directory:
By now, all KD residents should have received a "hand-delivered" copy.