



The Official Newsletter of the Kensington Downs Community Association

September 2013

# Kensington Downs Courier

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

www.kensingtondowns.com

## FROM THE PRESIDENT'S PODIUM

### What Our Community Association Is All About! By Carol Griffin

One of the biggest advantages of living in a common-interest development is the ability of the Association to preserve, protect and enhance property values. But, just how does the Board of Directors guide the Association to perform those duties?

Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. But, it is those same rules and regulations that protect, preserve and enhance the investment each of us has in our home.

If you dust off your copy of the CC&R's (Covenants, Conditions & Restrictions) and reread them, you will see that the Board of Directors have a pretty precise blueprint on how to protect your investment.

First and foremost, our Association is not just made up of the Board, Committees and a few interested owners. It was established as a corporation in which ALL owners are members. What that means is that, as an owner, you have committed yourself to become business partners with every other owner in the community. But, in order to achieve the primary goal of the Association (to preserve, protect and enhance property values) certain Covenants, Conditions and Restrictions had to be established in order to achieve that goal. In those CC&R's, the Board is given the authority to establish Rules & Regulations, Bylaws that complement the Association's purpose. When we follow the CC&R's and the Rules & Regulations, we are doing part of our duty as members of the Association.

Architectural controls and guidelines and procedures for gaining architectural approval were established in order to promote aesthetic conformity and eliminate architectural changes that threaten the investment other members have in the Association. By following the architectural guidelines and obtaining approval from the Association before any exterior architectural changes are made, we are doing part of our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&R's and Rules & Regulations are followed by the Association's members. The Board is made up of owners, other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. Committees are formed to assist the Board with their charge.

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#### SAVE THE DATE

Tox-Away Day .....	9/7
Board Meeting, Messiah Lutheran Church .....	9/18
Tire Amnesty Day.....	10/5
Board Meeting, Georgetown Library.....	10/9
Board Meeting, Georgetown Library.....	11/20

#### WELCOME TO KENSINGTON

- David and Andrea Zion**  
7622 Greymoor Drive (lot 211)
- Connie Jo Dierks**  
7405 Derby Lane (lot 59)
- Kevin and Lisa Anderson**  
8023 Welshire Blvd. (lot 90)
- James Evans, Jr.**  
7601 Preakness Cove (lot 73)
- Michel and Corinne Cristante**  
7517 Greymoor Drive (lot 202)

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

Carol A. Griffin .....President  
District 4 Representative - Term Expires 2015  
7933 Red Clover Lane  
doodah912@hotmail.com (260) 749.5308

N. Arlene Klapes ..... Vice President, Newsletter Editor  
District 6 Representative - Term expires 2014  
7503 Scarlet Court  
drnaklapes@yahoo.com (260) 749.7432

Karen Casey .....Secretary  
District 4 Representative - Term expires 2013  
2233 White Plains Court  
kscasey@comcast.net (260) 493.4498

Carl Wheeler .....Treasurer  
District 3 Representative - Term expires 2013  
8022 Weeping Willow Court  
whee\_c@earthlink.net (260) 749.1009

Deana Asbury .....Director  
District 5 Representative - Term expires 2014  
2120 Brimfield Court  
deanaasbury@aol.com (260) 748.6750

Thomas Eggold .....Director  
District 2 Representative - Term expires 2015  
7403 Derby Lane  
eggoldte@gmail.com (260) 425.0935

Barbara Lepper .....Director  
District 1 Representative - Term expires 2014  
7423 Bent Willow Drive  
barblepper1612@yahoo.com (260) 438.9648

Jim Martin .....Director  
District 5 Representative - Term expires 2013  
7614 Greymoor Drive  
jimmartin6@frontier.com (260) 749.9058

Dave Pennell .....Director  
District 1 Representative - Term expires 2015  
7419 Bent Willow Drive  
nascarge@frontier.com (260) 749.4497

Judith Phillips .....Director  
District 3 Representative - Term expires 2014  
8016 Welshire Boulevard  
judithphillips@frontier.com (260) 748.4725

Danny Springer .....Director  
District 6 Representative - Term expires 2014  
7205 Bent Willow Drive  
dkspringer2@msn.com (260) 749.1439

These committees are made up of volunteer owners, just like you. When you volunteer to serve on the Board of Directors, or you volunteer to serve on a committee, you are doing part of your duty as a member of the Association.

Annual dues are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is unable to meet all of its financial obligations. The result: The degree of property value protection that the Association provides is reduced. In other words, even one owner who does not pay their assessment on time can adversely effect how Association business is conducted. When you pay your assessment on time, you are doing part of your duty as a member of the Association.

Finally, the Board of Directors meet on a regular basis in order to make proactive decisions, keep up-to-date on all Association business, and hear the concerns of other owners. Keeping abreast of KDCA matters and contributing during "Open Forum" is only good business. When you choose to attend the Board meetings (a list is on our website, at [www.KensingtonDowns.com](http://www.KensingtonDowns.com)), you are doing part of your duty as a member of the Association.

## Homeowner Survey Results are In!

By Barb Lepper and Arlene Klapes

Last December, the 2013 Homeowner Survey was distributed as part of the annual dues mailing to each of the 234 KDCA residents. A 45.7% return rate was achieved (107 surveys), but not all of the questions were answered on every survey. A clear majority of the respondents (89) favored the continuing coordination of KDCA's Spring garage sale date(s) with our neighboring subdivisions, but only 52 of the respondents favored the addition of a Fall garage sale. Respondents were fairly equally divided (44 "yes" and 38 "no") concerning the value of adding a Spring meeting of KDCA homeowners, in order to discuss issues prior to the Annual Meeting in November. With regard to identifying the walking paths available to residents wishing to access the KD pond, there was no clear consensus - 59 respondents favored "posting signs" and 49 respondents thought that publication of the information in the KD Newsletter was adequate. For a more detailed report of the survey results, see the document posted at the KD website ([www.kensingtondowns.com](http://www.kensingtondowns.com)).

## 2013 Nomination & Election Procedures

By Arlene Klapes

The governing body for our association is the Board of Directors, which is comprised of homeowners who volunteer both their time and talents in service to the Kensington Downs (KD) community. Balanced representation on the KDCA Board is very important, and we encourage you to consider serving as a Director. There are several Board seats available to be filled this November. Homeowners from any of our six (6) Director Districts are eligible. For a more detailed explanation of this policy, please see the KD website document entitled "Establishment of Director Districts", or contact Arlene Klapes at 749-7432.

The procedure for "throwing your hat into the ring" is easy. Please notice the "Nomination Form" attached as the last page to this newsletter. Just complete this official nomination form and file it with the KDCA Secretary (Karen Casey) by the October 1, 2013 deadline. Your name will then be listed on the official ballot for the election to be held during the November 7, 2013 Annual Meeting.

In late-October, each homeowner will receive a mailing containing a ballot for election of Directors, a current year financial report, the 2014 proposed budget, the annual meeting agenda, etc. In addition, the "draft copy" of the 2012 Annual Meeting Minutes and important annual meeting information will be posted to the KD website, as soon as they become available.

# ANNUAL MEETING

November 7, 2013 at 7:00 p.m. at the Georgetown Branch Library

# Tom-ments

By Tom Eggold, Kensington Downs Villas

## LOOKING BACK...

Since the annual meeting last November, the KDCA Board has met several times. The following projects have been completed or are underway:

- New landscaping has been installed in all three (3) planting beds at the entryway to Kensington Downs. It Looks Great!
- A storage building was purchased and placed on the common area that runs behind the homes at the far end of Welshire Blvd. near the Kerrigan's Way intersection. This building houses the salt barrels/stands, Christmas decorations, signs, and other equipment used seasonally by the Association.
- ADA ramps were installed by the City at three (3) locations - Bent Willow Dr. & Greymoor Dr.; Bent Willow Dr. & Belton Ln.; and Kerrigan's Way &

Asher Dr. (This is a school bus stop!) These new ramps were the direct result of multiple petitions filed by the Board with the City of Fort Wayne.

- All the metal mailboxes have been painted and some of the base-stands were replaced too! After more than two years of "facilitation" by the Board, the U.S. Postal Service finally completed the work this August.

In the Fall, nine (9) trees will be planted by the City - 2 Sunset Red Maple trees (at the KD entrance), 2 Japanese Lilac trees (along Welshire Blvd.), and 5 White Pine trees (along Maysville Road). Total cost to KDCA will be \$450 (installation included). The Association was able to acquire these mature trees, at such a greatly reduced price, only because the Board made the effort to file an application with the Fort Wayne "Street Tree Program".

## DID YOU KNOW...

That as residents of Kensington Downs, we all agreed to follow the rules of the covenants and bylaws of our community when we moved here.

## SOMETHING TO CONSIDER...

Most everyone follows the speed limits on Kensington Downs streets, but there are a few people who travel at excessive speeds on Welshire Blvd. and Kerrigan's Way. The concern is the safety of children, walkers and bikers on these streets. Do you have suggestions for helping to "slow cars down"?

Communicate your thoughts to a KDCA Board member - the contact info. is given in this newsletter.

## JUST A REMINDER...

The dumping of garbage/trash or yard waste anywhere on your lot is prohibited.

# Posting of Signs

ARTICLE VII, Section 3 states:

Well presented signs may be placed in the Common Area of the Association, Fridays, Saturdays and Sundays, subject to applicable municipal ordinances and any rules and regulations of the Association relating to signage. An individual or individuals placing the signs in the Common Area will be responsible for removing those signs.

Section 3(A) states: Signs may be placed in the Common Area at other times, only

with the written permission of the Board of Directors or the Architectural Control Committee.

City of Fort Wayne ordinances apply: \*KDCA was officially annexed into the City on January 1, 1999

Sign size is limited to a maximum of 12 square feet (surface area) and 4 feet (height).



**TOX-AWAY DAY**  
 Household Hazardous Waste Collection  
**SEPTEMBER 7 • 9:00am to 2:30pm**  
 Locations will be announced soon.  
**\*\*ALLEN COUNTY HOUSEHOLDS ONLY\*\***  
**FOR INFORMATION CALL: 449-7878 [www.acwastewatcher.org](http://www.acwastewatcher.org)**

# Duties of Our Board of Directors

By Carol Griffin

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our Board depends upon the advice and counsel of experts in various fields of community association management: attorneys, landscapers, insurance specialists, etc.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and that to make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners. However, if each owner understood all of the underlying issues that go into

making the decision, they would understand that the Board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, each Director must also balance their position on the Board with their role as a homeowner. If annual dues are increased, that means they are increased for them also. If rules are enacted, that means they have to obey them too. Being a Board member does not grant one immunity from the responsibilities of living in KDCA. In fact, serving on the Board reflects just how seriously they take that responsibility. So, please keep in mind that our Board members



are actually doing "double-duty" for our community: they serve as Board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!

**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.




**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 5:30 PM**

EMAIL: 311@ci.ft-wayne.in.us

MAYOR TOM HENRY  
www.cityoffortwayne.org

**TIRE AMNESTY**

OCTOBER 5 • 9:00am to 12:00pm

Locations will be announced soon.

**\*\* ALLEN COUNTY HOUSEHOLDS ONLY \*\***

FOR INFORMATION CALL: 449-7878 [www.acwastewatcher.org](http://www.acwastewatcher.org)



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

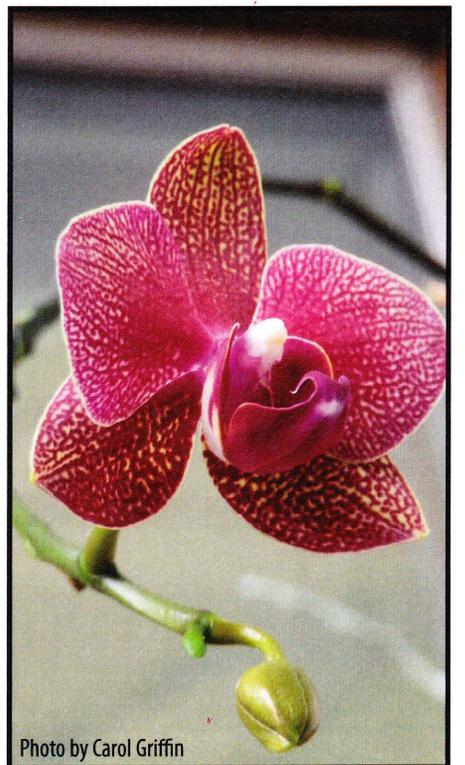


Photo by Carol Griffin

## FOR YOUR INFORMATION

# Important Numbers

Indiana Michigan Power (report power outage)	(800) 311-4634	Family Support Services	(800) 622-4932
Indiana Michigan Power (pay bill by phone)	(800) 611-0964	Federal Information Center	(800) 688-9889
NIPSCO - gas company (report gas leaks/odor of gas)	(800) 634-3524	State Information Center	(800) 457-8283
NIPSCO (customer service)	(800) 464-7726	Indiana Foreclosure Prevention	(877) 438-4673
City Utilities (customer service)	(260) 427-1234	Indiana House of Representatives	(800) 382-9841
City Utilities (pay bill by phone)	(877) 306-9265	Indiana Senate	(800) 382-9467
Allen County Public Library Main Library	(260) 421-1200	Indiana Attorney General (to sign up for "No-Call List")	(888) 834-9969
Georgetown	(260) 421-1320	Consumer Protection (Indiana)	(800) 382-5516
New Haven	(260) 421-1345	Bureau of Motor Vehicles	(888) 692-6841
Tecumseh	(260) 421-1360	Office of the Governor	(317) 232-4567
Family Help-Line	(800) 433-0746		

The FY-2012 Audit was conducted on June 1, 2013. Thank you very much to homeowners David Chen, Joseph Khamalah, and Arlene Klapes for giving of their time and expertise in service on the Annual Audit Committee. They found the KDCA records to be in excellent shape. Carl Wheeler is doing a fantastic job as the KDCA Treasurer. A summary of the FY-2012 audit findings will be posted very soon - see the KD website.

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We extend our sincere condolences to the family and friends of Marian Williams, who passed way on August 27, 2013.

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All homeowners are encouraged to sign-up for access to the KD website, so they can see all postings including the "private" items (e.g., board meeting minutes, KDCA financial statements, annual audit findings). Website Member Registration is easy - just go to [www.kensingtondowns.com](http://www.kensingtondowns.com) and follow the directions.

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Help to foil attempted theft! Robert Warstler (our Neighborhood Liaison Officer with the Fort Wayne Police Dept.) reminds KD homeowners to remove all "tempting items" and lock any cars parked in driveways or on the streets. Also, please keep your garage doors closed.

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Two trees on the north side of Welshire Blvd. at the KD entrance were damaged during the rain/wind storm that occurred on (Tuesday) June 25, 2013. One tree was completely knocked down and the other one had a big chunk taken out of the tree top. The City responded quickly - one tree was completely removed; but the other tree was only "pruned", so the KDCA Board will need to discuss the possible removal of this tree. Replacement trees can be requested by the Board, when the City of Fort Wayne "Street Tree Application" process begins in 2014.

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Please feel free to contact any Director with your comments, concerns and

suggestions. The contact information for each member of the KDCA Board of Directors is published in this newsletter.

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Before starting any "building projects", please complete the required forms and file them with the Architectural Control & Review Committee.

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Remember to "clean up" after your pets! Picking up your pet's waste from yards and public spaces is common courtesy - and it's the law in Fort Wayne. When outdoors, pets must be under the owner's restraint at all times.

Never assume that neighbors enjoy visits by your pet. Be a good pet-owning neighbor; keep cats and dogs confined safely at home and use a leash when taking your pet for a walk.

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Help prevent trash from blowing all over the neighborhood on garbage pick-up day. Please place your trash in secured plastic bags before putting it into the toter (roll-out) cart.

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Manage yard waste properly. Be a good neighbor and remove leaves and other materials from the gutters and storm sewer inlets near your home. This helps to prevent street flooding during rain or snow storms. Help to keep our neighborhood well-maintained. Keep the streets clean and storm drains clear. Please sweep or blow all debris (grass clippings, dirt, etc.) out of the street, after you are done working on your yard.

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With winter just around the corner, please refrain from parking on the streets, especially throughout the night-time hours and when snowfall is predicted.

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Call 311 to report broken street lights, potholes that need filling, trees down in the park-strip, and cars parked on the street for extended periods of time.

## GOVERNANCE

# Architectural Control & Covenant Violations

All KDCA Board members are volunteers, and they really don't have the time to go actively looking for every little covenant or bylaws violation. The Board does intend to uphold the Association's rules (e.g., covenants and bylaws), but in general it is up to all of us to point out gross violations of the rules to which we all agreed when we purchased property in Kensington Downs. When such violations are brought to the Board's attention (and hopefully, this only happens after you've discussed the problem directly with your neighbor first), the KDCA Board will take appropriate action. So please don't take it personally, if you are approached by a neighbor or a Board member asking you to live up to the agreements you made when you bought your property. These folks are only acting on behalf of all of your neighbors to keep up the appearance of Kensington Downs so that our quality of life remains high and our property values continue to increase.

The Architectural Control and Review (ACR) Committee is empowered to grant approval for a variety of proposed, lot improvement projects (e.g., fences, decks, porches, swimming pools, etc.). There is an established procedure, and a form specifically designed to help you organize your request. The homeowner must complete the required form [Request for Approval of Proposed Lot Improvement(s)], detailing all plans and specifications for the proposed project. Within thirty (30) days of receipt of the homeowner's written request for approval, the ACR Committee will arrange for an "on-site visit" to discuss the requested lot improvement. At that time, the ACR Committee will provide comments and render a decision to approve or disapprove the request. If the request is not

approved by the ACR Committee, the homeowner can appeal the decision and the KDCA Board of Directors will review the matter. Please remember that the purpose of the entire ACR procedure is to promote high quality, design and construction in the completion and/or alterations of any improvements made within Kensington Downs and its various sections.

Currently, your ACR Committee consists of Carol Griffin (749-5308; doodah912@hotmail.com), Peter Hilty (705-8077; peterhilty@coldwellbanker.com), and Kevin Grady (493-2207; kgrady2101@comcast.net). These three (3) homeowners work diligently on behalf of KDCA, with the full knowledge that our covenants are fair and are the right way to preserve the character of Kensington Downs. Be advised that the ACR Committee is quite conscious of "setting precedents" with its approvals, precedents that can have long-term unintended consequences. One final note: It is much better if you come to the ACR Committee asking for approval, instead of them coming to you with a neighbor's complaint. The KDCA Board will continue to emphasize compliance with the covenants. Please review your covenant - a printable document is posted online at [www.kensingtondowns.com](http://www.kensingtondowns.com)

**For information on our next KDCA  
Garage Sale, please contact Barb  
Lepper at 438-9648.**

## KENSINGTON DOWNS COMMUNITY ASSOCIATION ANNUAL MEETING NOTICE November 7, 2013 at 7:00 p.m. at the Georgetown Branch Library

**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](http://www.acspea.org)

# *Kensington Downs Fall Garage Sale*

As indicated by the Kensington Downs Homeowners survey, there were many residents who would like to participate in a Fall Association Garage Sale. The dates have been set:

**Thursday, October 10 to Saturday October 12**

The sale will be advertised and signs posted at entries to Kensington Downs. Also, neighboring associations will be contacted to see if they would like to participate.

If you have any questions, please contact Barb Lepper at 438-9648. Hopefully, the sales will be successful - it's a good avenue to recycle!



**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 7, 2013 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 1, 2013.*

**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 above-named nominee, consent to the nomination and agree to serve if elected.

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

**Submit/Mail THE COMPLETED FORM to: *Karen Casey, KDCA Board Secretary*  
*2233 White Plains Court*  
*Fort Wayne, Indiana 46815***

**DEADLINE for submission of Nomination Form is OCTOBER 1, 2013**