



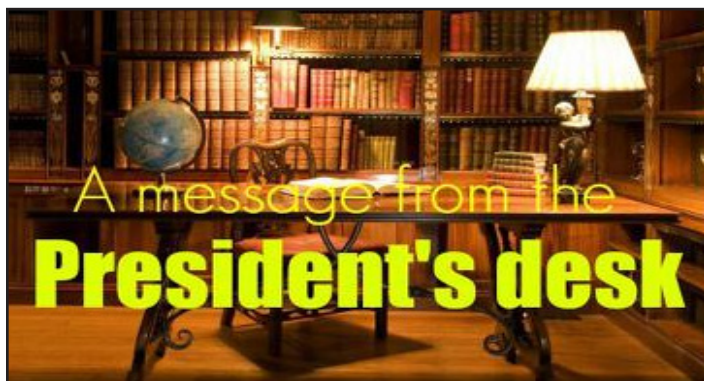
The Official Newsletter of the Kensington Downs Community Association

September 2016

Kensington Downs Courier

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

www.kensingtondowns.com



The following letter was sent anonymously to KDCA President Carol Griffin on August 10, 2016.

Dear Ms. Griffin,

According to my Kensington Downs Directory you are the President of the Association. I am writing to complain about the dog "poo" on the sidewalks and common area. I have a sidewalk in front of my house and also on the side that is the common area. I see people walking their dogs and letting them "poo" right outside my window and never picking it up also along with letting them "poo" in my yard.

I love dogs, but I do not want to pick up their "poo" in my yard or on the sidewalk. This has been getting worse in the neighborhood. I walk everyday and see it elsewhere in the addition.

I contacted the City of Fort Wayne and they proceeded

to give me some information. I am enclosing that information to you. I would like to see this information sent out to all the homeowners in Kensington Downs.

I appreciate your attention in this matter.

I love this neighborhood and would hate to see it go downhill. I have lived here for almost 18 years and hope to live here even longer. Please take care of this issue.

Thank you.

A concerned neighbor

This is a copy of the "enclosed information" that was attached to the letter:

I have been in touch with the City of Fort Wayne and they informed me there is an ordinance that comes with a \$50 fine for not picking up after a pet.

91.018 - REMOVAL OF EXCREMENT. Persons responsible for an animal, excluding a sight impaired person using a service animal, shall immediately remove the animal's excrement from public property and the private property of another person. (Ord. G-15-14, passed 6-24-14).

What can you do to help? The City needs to know who is responsible for not cleaning up after their dog. If you can identify and catch the human and dog in action with photos or video, you can send it to one of the board members. Or send it directly to someone at the City of Fort Wayne 311 Services. We feel strongly that this will help with an issue that is frustrating to our neighbors.

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

Carol A. GriffinPresident
District 4 Representative - Term Expires 2016
7933 Red Clover Lane
doodah912@hotmail.com (260) 749.5308

N. Arlene Klapes Vice President
District 6 Representative - Term expires 2016
7503 Scarlet Court
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Linda ShivelySecretary
District 6 Representative - Term expires 2016
7316 Scarlet Court
lshively2@frontier.com (260) 493.6904

Carl Wheeler Treasurer
District 3 Representative - Term expires 2016
8022 Weeping Willow Court
whee_c@earthlink.net (260) 749.1009

Cary BaronDirector
District 3 Representative - Term expires 2017
7901 Welshire Boulevard
No e-mail (260) 748.4040

Allison CorronDirector
District 3 Representative - Term expires 2018
2319 Kerrigan's Way
alliday2000@yahoo.com (260) 245.0199

Thomas EggoldDirector
District 2 Representative - Term expires 2018
7403 Derby Lane
eggoldte@gmail.com (260) 493.8546

Barbara LepperDirector
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7423 Bent Willow Drive
barblepper1612@yahoo.com (260) 438.9648

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7408 Derby Lane

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7611 Preakness Cove
tomsherrywatt@yahoo.com (260) 417.6908

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**ARCHITECTURAL CONTROL & REVIEW COMMITTEE**

Cary Baron ..... (260) 748.4040  
7901 Welshire Blvd.

Peter Hilty ..... (260) 705.8077  
7711 Greymoor Dr. peterhilty@coldwellbanker.com

Kevin Grady ..... (260) 493.2207  
2101 White Plains Ct. kgrady2101@comcast.net

Lynne Ticen ..... (260) 749.0128  
7230 Bent Willow Dr. knitter05@comcast.net

# Election of New Board Members

By KDCA Board of Directors

Each Fall at our annual meeting, Kensington Downs homeowners have an opportunity to be elected to the KDCA Board of Directors. There are nine (9) Board positions open and available to be filled at the Annual Meeting on November 9, 2016. If you want to run for a Board seat, you will need to file the required nomination form by the October 8, 2016 deadline so your name can be listed on the ballot. **The nomination form is available - see the last page of this newsletter.**

Please consider how you may best serve as a resident of the Kensington Downs community. Being a member of the KDCA Board is a privilege as decisions are made that affect the 234 residences in the Kensington Downs Community Association. The Board of Directors assures that our community is a great place to live and that it is an attractive place for people to purchase a home. Our residents are proud of where they live and that shows in the high property values of homes in our community.

Having a strong Board insures that projects like street lighting, ADA ramps, pond and sprinkler operations, as well as lawn care and snow removal take place promptly and according to the needs of the season. All Board functions could be handled by a management company, but this would come at a much greater cost and necessitate substantial increases in our annual dues. We ask that you seriously consider serving as a Board member, and help provide leadership to better our community and keep it going strong. For more information, feel free to contact Carol Griffin (749-5308), Arlene Klapes (749-7432) or Tom Eggold (493-8546).

## Update: Bullerman Ditch

By Allison Corron, Project Leader

Special thanks to all KDCA members who participated in the Bullerman Drain ("the Ditch") letter writing campaign to the Allen County Surveyor's Office. We are happy to report that we have had a successful meeting with a County representative and plans are in place to clear the section of the Ditch stretching from Maysville Road to Long Road.

On (Tuesday) June 21, 2016, a site visit was conducted by Jeremy Freimuth (Maintenance Supervisor) of the Allen County Surveyor's Office. This meeting/site visit was attended by five (5) KDCA Board members [Cary Baron, Allison Corron, Carol Griffin, Arlene Klapes, and Carl Wheeler] and five (5) neighbors [JoAnn Abramow,

Wayne Davidson, Don Nicole, Tom O'Keefe, and Lou Wade].

The County plans to receive contractor bids in the Fall, with work projected to begin sometime this Winter or early next Spring. The clearing of the Ditch will include removing ground vegetation, trees, and debris as needed.

Homeowners living along the Ditch will be contacted prior to the bidding process, as the contractors will be accessing the common area behind their homes. If you have any questions or concerns regarding this project, please email Board member Allison Corron (alliday2000@yahoo.com).

## Kensington Downs

### Villaminiums

Post Office Box 15862

Fort Wayne, Indiana 46885-5862

Tom Eggold ..... President  
7403 Derby Lane (260) 493.8546  
*KDCA Board Liaison*

Jan Porter ..... Vice President  
7417 Derby Lane (260) 749.7907  
*Sprinkler System (Contact Larry Porter)*

Anne Ott ..... Secretary  
7418 Derby Lane

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

Carolyn Cowan ..... Director  
7613 Preakness Cove (260) 748.7613  
*Shrub Pruning*

Dick Dirrim ..... Director  
7607 Preakness Cove (260) 493.5700  
*Snow Removal*

D. Jean Scherer ..... Director  
7406 Derby Lane (260) 749.6295  
*Architectural Review*

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

Kensington Downs has been fortunate - our residents generally experience very low crime rates, although a burglary at a home on White Plains Court was reported in mid-July. Officer Schmieman reported that car break-ins in the surrounding area have increased throughout the summer months and a number of vacant houses in the Blackhawk area have burned down due to arson. We need to be vigilant; take care to be good neighbors and watch out for one another.

**Emergency Preparedness:** We would like to offer a "safety sign" to our residents. This is a sign that you would keep in your home (near the front door), and you could place the sign in your window during a severe emergency. The sign would read "NEED HELP" - this would alert your neighbors to check on you, your family members, your pets. If you are interested in receiving a "safety sign", contact Heidi O. (419-356-4409).

# Villa News & Information

By Tom Eggold, Villas President

The new street light that was approved for placement at the corner of Preakness Cove and Derby Lane will not be installed until sometime next year. The City's street light budget for 2016 has been exhausted, and this project will need to be moved into 2017.

The next meeting of the Villaminiums Board of Directors will be held on (Monday) October 3, 2016. Primary purpose of this meeting is to develop the Villas' 2017 operating budget. The Annual Meeting of the Kensington Downs Villaminiums Association will be held on (Saturday) October 29, 2016 at St. Peter Lutheran Church in the Cornerstone Room beginning at 12:00 noon. All Villa owners are encouraged to attend.

Any Villas residents with concerns related to any of these items should contact one of the Villa Board members (see listing to the immediate left).

## Neighborhood Watch

By KDCA Board of Directors

This ad-hoc committee of "interested residents" held its first meeting on April 11, 2016 at the home of Heidi Olszewski, a new KD resident. Heidi is heading up the effort to "grow this group" and would welcome any KD residents who wish to participate. If you are interested in more information or have other ideas to offer, please join the group. You can contact Heidi by phone (419-356-4409) or email (ketoheidio@gmail.com).

The Fort Wayne Police Department has assigned two (2) Neighborhood Liaison Officers to our subdivision - Officers Jeremy Webb and Sarah Schmieman. On June 29, 2016, the committee was able to meet with Officer Webb, who was a tremendous resource and offered a number of useful safety tips.

- cars should be parked in your garage rather than on your driveway or in the street;
- keep cars locked and do not keep anything in your car that could be tempting to a burglar e.g., garage door openers,

purses, wallets, spare change .... anything valuable!)

- keep lights on outside your home during the night (dusk to dawn)
- alarms (both car and home alarms) are recommended - the louder, the better; alarms can be very helpful in scaring off any potential thieves and/or intruders
- to report "suspicious activity" including details and vehicles/license plates if possible, call the FWPD at the Non-Emergency phone number (260-427-1222)
- for confidential reporting of any issues/concerns related to illegal drugs, please call the Narcotics phone line (260-427-1262)

# 2016 Projects

By KDCA Board of Directors

It has been a busy Spring/Summer for your KDCA Board of Directors, as they coordinated with and supervised the various vendors responsible for common area lawn care/KD entrance, the irrigation system, and the pond water/fountain. In addition to these ongoing maintenance tasks, the Board members have undertaken the following projects:

1. Repair/painting of all 17 street sign posts in our subdivision was completed on June 28, 2016. The new color ("shamrock green") looks fantastic!
2. Three white pine trees (2 large and 1 small) were removed from the common area along Maysville Road. The 2016 Street Tree application was filed with the City, and three (3) white pine trees will be planted this Fall (October/November) - one (1) tree on Welshire Blvd. and two (2) trees along Maysville Road.
3. We have addressed the poor drainage of storm water in two (2) of our common areas - the large area behind the homes on the north side of Red Clover Lane, and the smaller triangular area behind Lots 129 & 130 (Welshire) and Lots 119 & 120 (Weeping Willow). Installation of drainage tile will begin soon.
4. In February, the KDCA Board of Directors passed a resolution on "traffic calming" in our subdivision. The resolution called for two (2) measures: (a) the installation of stop signs on Welshire Blvd. (at Bent Willow Drive) and on Kerrigan's Way (at Red Clover Lane), and (b) a reduction in the posted speed limit (from 30 MPH to 25 MPH) on both Welshire Blvd. and Kerrigan's Way. We hope that the measures will slow traffic speeds on both of these streets. In May, residents circulated petitions to begin the process of securing the signatures of at least 75% of all KDCA households. This step is required before the City can act on our traffic calming requests. If you have not had the chance to sign the petition, please contact Tom Eggold (493-8546). Many thanks to all who have circulated petitions. Stay tuned - more to follow on these proposed changes.
5. Installation of the requested ADA ramps has been delayed, due to lack of City funds for 2016. We have been assured that our requests [three (3) ADA ramps in KDCA proper and four (4) ADA ramps in The Villas] are "at the very top" of the City's Public Works Dept. list for 2017.

## ANNUAL MEETING

**November 9, 2016**

**Georgetown Library, 7:00 p.m.**

Meeting materials will be mailed during the third week in October.

## TOX-AWAY DAY

**September 10, 2016, 9:00am - 2:30pm**

**Household Hazardous Waste Collection**

Collection sites announced two weeks prior

## GARAGE SALE

**October 6, 7, 8**

**Contact Barb Lepper at 438-9648**

**for additional information**

Kensington Downs East will be joining us for this annual event. Garage sale dates will be advertised in the Fort Wayne newspapers and signs will be posted at both subdivision entrances.

**Just a Friendly Reminder ..... The KDCA Board does not function as "covenant police", nor do your Directors wish to "moonlight as the pet-poop patrol". Please, we ask that everyone do your part as a Kensington Downs Community member and good neighbor:**

1. Read, understand, and obey the KDCA covenants and bylaws
2. File the appropriate forms with Architectural Control and Review before you install ANY improvement(s) on your homeowner lot
3. Refrain from "littering" and/or using the KD entrance area as your personal "ashtray"
4. Pick up the "poop" deposited by your pet and dispose of it properly

**The ten (10) homeowners who are volunteering their time and energy to serve on the KDCA Board of Directors would appreciate your assistance with these matters. Thank You**



## **ANNOUNCEMENTS**

This past June, the St. Michael Lutheran Church Youth Group offered to paint house numbers on the curb for any KD resident who desired this service. A \$10 minimum donation to support the youth group mission trip was the applicable charge. Twelve (12) KD residents took advantage of this opportunity.

Please sign-up for "member access" to the KD website! Stay informed and get access to all KDCA Board meeting minutes, financial statements, etc. Registration is easy - just follow the directions at [www.kensingtondowns.com](http://www.kensingtondowns.com)

## **UNWANTED MEDICATION COLLECTION**

(Friday) September 23, 2016, 9:00 AM - 1:00 PM  
Bring medications (in their original bottles or packages) for drop-off at selected Walgreens Drug Store locations. For more information, call (260) 469-3036 or visit website at [www.agingihs.org](http://www.agingihs.org).

Ongoing collection sites (for pills only):  
New Haven Police (815 Lincoln Highway East)  
Fort Wayne Police (Rousseau Centre Building)

**TIRE AMNESTY DAY** is (Saturday) October 1, 2016. Times and locations will be announced soon. For more information, call 449-7878 or go to [www.acwastewatcher.org](http://www.acwastewatcher.org).

**WE HAVE A FACEBOOK PAGE!** Unlike the Nextdoor website, this page is exclusively for Kensington Downs residents and is set as a private group Facebook page. The hope is to share information regarding our neighborhood (e.g., neighborhood watch-related items) and to plan future social events, such as block parties, new neighbor "meet and greet" events, etc.

If you would like to join, please send me your Facebook user name and KD home address (just for verification purposes). Then, you and your family members can be added to the group. Please feel free to contact me (Marci) with any questions that you may have. Thank you!

Marci Hunter  
[mhunter415@frontier.com](mailto:mhunter415@frontier.com)

# **WELCOME TO KENSINGTON DOWNS**

Nathaniel & Elizabeth DeYoung .....2035 Kerrigan's Way  
Scott L. Goheen, Sr. ....7403 Bent Willow Drive  
Chris Huffman & Samantha Packard ..... 7512 Scarlet Court  
David & Francisca Kluka..... 7826 Belton Lane  
Brady & Amy Long..... 7517 Greymoor Drive  
Luiz C. Marquez, Sr. .... 7715 Welshire Boulevard

James & Devota Masasu..... 7802 Belton Lane  
Adam & Audra Reinders.....7424 Bent Willow Drive  
Deepa Singh ..... 7735 Greymoor Drive  
Steven & Elizabeth Stetka ..... 8004 Weeping Willow Court  
Ryan & Angie Zellers .....7917 Red Clover Lane

## **SAVE THE DATE**

Board Meeting ..... Sep 14, Georgetown Library Branch  
Garage Sale ..... Oct 6, 7, 8  
Board Meeting ..... Oct 12, Fire Station #4, Lahmeyer Rd  
Annual Meeting ..... Nov 9, Georgetown Library  
Board Meeting ..... Nov 30, Georgetown Library Branch