



The Official Newsletter of the Kensington Downs Community Association

April 2017

# Kensington Downs Courier

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

[www.kensingtondowns.com](http://www.kensingtondowns.com)

## Neighborhood Watch

By KDCA Board of Directors

Just a few reminders now that the Spring-Summer-Fall seasons are upon us. With the warmer weather, homeowners should take care not to leave windows and doors open/unlocked, especially your garage doors. Whenever possible, keep cars parked in your garage rather than on your driveway or in the street. Lock your car doors and do not keep anything in your car that could be tempting to a burglar, such as the garage door opener, electronics, purse, wallet, spare change ... anything valuable! Keep lights on outside your home during the night (dusk to dawn), as this action will help to deter crime.

The Fort Wayne Police Dept. (FWPD) activity log for Kensington Downs during the past 3-4 months time does not contain any highly alarming reports. However, the lot 124 homeowner did report that two (2) bird feeders and a peanut tray were stolen from her back yard on April 20. Also, there have been some reports of questionable activity (i.e., people meeting up in parked cars) in certain areas of Kensington Downs during the past couple of months. Our neighborhood liaison officers encourage all homeowners to be vigilant and report all "suspicious activity" by calling 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). Let's be good neighbors and watch out for one another!

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### SAVE THE DATE

Spring Garage Sale .....	May 11, 12, 13
Board Meeting .... Georgetown Library, May 24	
Board Meeting .... Georgetown Library, Aug 02	
Board Meeting .....	Location TBD, Sep 06
Fall Garage Sale.....	Early October
Board Meeting .....	Fire Stn #4, Oct 11
Annual Meeting ... Georgetown Library, Nov 15	
Board Meeting .....	Georgetown Library, Dec 06

### WELCOME NEW RESIDENTS

Christine Cross.....	7419 Bent Willow Dr
Chad & Sarah Darling .....	7402 Oxford Ct
Arad Haselirad & Kimia Shahandeh .	7218 Bent Willow Dr
Marisol Portillo .....	7609 Welshire Blvd
Kenneth & Janet Vandre .....	7518 Greymoor Dr
Mary Vandre .....	7601 Preakness Cv
Joe Woodson & Emily McIntosh ...	7811 Welshire Blvd

**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 2017  
7933 Red Clover Lane  
doodah912@hotmail.com (260) 749.5308

N. Arlene Klapes..... Vice President  
District 6 Representative - Term expires 2017  
7503 Scarlet Court  
drnaklapes@yahoo.com (260) 749.7432

Linda Shively .....Secretary  
District 6 Representative - Term expires 2017  
7516 Scarlet Court  
lshively2@frontier.com (260) 493.6904

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 2017  
7901 Welshire Boulevard  
No e-mail (260) 748.4040

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

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

Barbara Lepper.....Director  
District 1 Representative - Term expires 2017  
7423 Bent Willow Drive  
barblepper1612@yahoo.com (260) 438.9648

Larry Porter.....Director  
District 2 Representative - Term Expires 2019  
7417 Derby Lane  
No e-mail (260) 749.7907

Lyn Schlegel.....Director  
District 2 Representative - Term Expires 2018  
7408 Derby Lane  
plsfort@gmail.com (260) 245-0027

**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

## Are you planning a building project, such as a fence, deck, room addition or swimming pool?

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**Big or small, you need to file a lot improvement request form BEFORE construction begins. Even if you are only replacing an existing fence or deck, please contact Architectural Control & Review Committee Chair, Cary Baron, at (260)748-4040 to inquire about the need to file this form.**

**Copies of the required form and the approved fence policy are posted on the KDCA website.**

**Also...please remember to call 811 at least 48 hours before you dig!**

## GARAGE SALE

**Thursday, May 11 through Saturday, May 13. Please contact Barb Lepper at 438-9648 for more info. Kensington Downs East will be joining us for this annual event. The garage sale dates will be advertised in Fort Wayne newspapers and signs will be posted at both subdivision entries.**

## ATTENTION: All (non-Villa) Homeowners

**Are you interested in having your yard serviced this season? Sunflower Lawn and Landscaping (Chris Mitchell, owner) is offering a discount to multiple KD homeowners:**

**3 homeowners - \$38 per week with a 10% discount  
(averaging \$34.20 per home)**

**5 homeowners - \$30 per week (for each KD lot)**

**10 homeowners - \$28 per week (for each KD lot)**

**\* Service to include mowing, trimming and edging**

**If interested, please call Chris Mitchell (260-710-5204) and let him know that you are calling to request the "Kensington Downs Rate" as quoted to Mary Lu Harrington.**



**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

## Villa News & Information

By Tom Eggold

A new street light pole with an LED fixture has been installed at the corner of Derby Lane and Preakness Cove (near Lot 62). The City completed this installation in late-January at the request of the KDCA Board and at no cost to the Association.

Many thanks to the KDCA Board for the addition of the stop signs on Welshire Boulevard (at the Bent Willow Drive intersection) along with the reduced speed limit on this street. Traffic is moving more slowly now and exiting from The Villas onto Welshire Blvd. is much easier.

During the week of April 17, 2017, the City of Fort Wayne began installing ADA ramps at eight (8) different locations within The Villas. Now there are ADA ramps for all of the sidewalks along Derby Lane and Preakness Cove, as well as the KDCA common area sidewalks that connect to these two (2) streets.

Start-up of the Association's irrigation system will begin very soon, and Pfister Sprinkler Systems Inc. will be our vendor again this year. Please contact either Larry Porter or Tom Eggold to report sprinkler problems and/or request any repairs.

See the list to the immediate left of this article for the names of Villa homeowners who have agreed to serve on the 2017 Villa Board of Directors. Please note that the Grounds Committee responsibilities for each person are also listed there. Tom Eggold, Lyn Schlegel and Larry Porter are your District 2 (Villas) representatives serving on the KDCA Board of Directors.

# Get Your Lawn Ready for Spring!

**Landscaping \* Mowing \* Fertilizer/Weed Control**  
**Tree Removal/Trimming \* Shrub Pruning**  
**Pest Control \* Snow Removal**  
**Tree Insect & Disease Treatments \* Core Aeration/Seeding**








## Sunflower

Lawn & Landscaping

We ♥ Our Customers!

p: 246.5420

Free Estimates  
Senior Citizen Discount

www.sunflowerlawns.com \* FILLING SUMMER SCHEDULES NOW!

**EARLY BIRD SPECIAL ONLY**

We are filling our spring schedule now!!

**First Lawn Mowing \$19.00**

Sunflower Lawn & Landscaping \* 246.5420

\*Lawn size 10,000 sq ft or less. Call for details.  
Must present coupon. Expires 6/01/17. MM

**Tree Service**

**20% off** Now is the time to prune your trees!

Sunflower Lawn & Landscaping \* 246.5420

Must present coupon. Expires 6/01/17. MM

**EARLY BIRD SPECIAL ONLY**

**Fertilizer & Crab Grass Control \$19.00**

Sunflower Lawn & Landscaping \* 246.5420

\*Lawn size 10,000 sq ft or less. Call for details.  
Must present coupon. Expires 6/01/17. MM

**SCHEDULE NOW FOR SPRING!**

**Mulch \$49.00 per yard**

Sunflower Lawn & Landscaping \* 246.5420

Must present coupon. Expires 6/01/17. MM

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# 2017 Projects

By KDCA Board of Directors

Your Board works to improve the quality of life in our community. Our main (constant) goal is to make Kensington Downs (KD) a safe community for all who live here. These are some of the major projects underway in 2017.

**ADA Ramps** - City of Fort Wayne workers began these installations during the week of April 17, 2017. In addition to the four (4) sets of new ramps in The Villas, ADA ramps were installed at the following six (6) KD locations: the intersections of Welshire Blvd. & Bent Willow Drive, Kerrigan's Way & Red Clover Lane, and Scarlet Court & Algate Lane; connecting the common area sidewalk near lot 130 to the sidewalk across Welshire Blvd.; connecting the common area sidewalk near lot 112 to the sidewalk across Kerrigan's Way; and connecting the common area sidewalks where they cross Bent Willow Drive (near lots 34 & 35).

**LED Fixtures** - Recently, we've had some incidents of theft from parked cars, vandalism and burglary on White Plains Court and Red Clover Lane, so your KDCA Board asked the City about options for increasing the street lighting in these areas. While installing new light poles was cost-prohibitive, we learned that the dark orange street lights could be replaced with LED bulbs that give off a white and much brighter light. A cost of \$365 per LED bulb was quoted. The 60/40 (KDCA/City) cost-sharing offer brought the final cost down to \$219 per new LED bulb. The Board was able to strike a deal with the City, and new LED bulbs were installed last month on

the four (4) street light poles along Red Clover Lane and White Plains Court for a total cost of \$500.

**Bullerman Drain** - The Allen County Surveyor has hired Hartley Excavating to do de-brushing maintenance to the area along the Bullerman Drain from Maysville Road to Long Road. This will help prevent flooding near the homes on the north side of Welshire Boulevard. The contractor has already completed some shrub removal along the drain near the Montessori School (Long Road), but then they had to stop work because the ground was too wet. Work will resume during these next months.

## Recently completed projects:

Last October, drain tile was installed in KDCA common areas that lie south of Welshire Blvd. and north of Red Clover Lane. The Board was addressing an ongoing concern about the standing water that occurs in these areas after a sustained downpour. Drain tiles remove the surface water slowly, since the water must flow through sod and gravel before entering the tiles. Depending on the amount of rainfall, the entire process can take 3-4 hours for all of the water to drain from the land. The installed tiles will keep these common areas drained, so grass can be mowed and insect (mosquito) counts lowered.

On February 27, 2017, the City completed work on the requested traffic calming measures. Stop signs were installed on Welshire Blvd. (at Bent Willow Drive) and on Kerrigan's Way (at Red Clover Lane). Also, the City posted four (4) signs to designate a community-wide reduction in the speed limit (from 30 MPH to 25 MPH).

## HOMEOWNER INPUT REQUESTED !!

**We have the opportunity to have LED fixtures installed on each of the remaining twenty-nine (29) street light poles in the Kensington Downs community. The City of Fort Wayne will do the work at a cost to KDCA of \$125 per LED fixture. Good financial stewardship by your KDCA Board means that the total cost (\$3,625) for this project can be covered by existing KDCA funds. The KDCA Board of Directors would like to know your opinions (both pro and con) regarding the replacement of these street light bulbs over this summer. Please take time to look at the LEDs already installed on the White Plains/Red Clover street light poles. Then, call one of the Board members to let them know your opinion on changing out the bulbs. See listing of Directors and their phone numbers in the side panel on page 2 of this newsletter. The KDCA Board of Directors plans to take further action on this item during its May 24, 2017 meeting. Thanks for your help!**

# A Message from the KDCA Board of Directors

Kensington Downs Community Association (KDCA) is in need of board members. In November 2017, there will be ten (10) open positions on the 15-member KDCA Board. The current Board feels that it is important to share with all homeowners some information concerning the role and responsibility of a member of the KDCA Board of Directors.

The KDCA Board is the foundation of our strong residential community. The Board helps keep order and continuity to our neighborhood, and maintains the architectural aspects and common areas of the neighborhood. Ultimately, these actions help protect all homeowners' property values. The KDCA Board is subject to state and federal laws, local ordinances, and standards adopted when the Association was established. To be effective, board members must be strongly focused on their mission and duties with respect to KDCA.

The KDCA Board of Directors is a working group which makes and carries out decisions on behalf of all the 234 homeowners in our community. Board members are responsible for carrying out the management and operation of the Association's business affairs, while ensuring that the governing documents are followed and that the best interests of the entire association remain paramount at all times.

Board members are homeowners who serve voluntarily and they receive no monetary compensation. These individuals must be willing to donate their time and energy to the Association since they have a very important fiduciary and management role. Those who serve on the KDCA Board must act with prudence, care and "in good faith" for the benefit of the Association and its members.

The Kensington Downs community is fortunate to be served by an active, engaged group of board members. Over the past few years, many improvements have been made to our community which benefit all of the homeowners and enhance the safety of our Association members.

Serving on the KDCA Board should not be taken lightly. You will be representing your neighbors and friends, as well as all of the other members of the Association, and sometimes you may feel less than appreciated. It takes a person who is interested in the welfare of our entire community to serve on the KDCA Board. If this is you, and you would like more information, please feel free to contact any of the current board members. Their contact information is included in this newsletter.



**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)



## **ANNOUNCEMENTS**

An updated version of the Homeowner Directory is being delivered with this newsletter. Please find your entry information, review it and report any corrections to Carl Wheeler (749-1009).

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All homeowners are encouraged to sign-up for KD website "member access" so you can view all the content posted there. Homeowners are welcome to attend any of the KDCA Board of Directors meetings. The current schedule (date & location) is posted at the KD website [www.kensingtondowns.com](http://www.kensingtondowns.com).

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Kensington Downs has a very efficient storm drain system, but only if the drain remain open! If there is a storm drain on the street near your property, please be a good neighbor and clear the drain of leaves, grass clippings and other debris. Your efforts will eliminate excess standing water (i.e., street flooding) and permit the storm water system to work as designed.

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We have experienced unseasonably warm and windy weather recently. Garbage containers can blow over when conditions are extreme. Please "bag your trash" so it doesn't become litter! Also remember, a City of Fort Wayne ordinance prohibits the storage of trash and recycling containers in the front of your house.

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All KD homeowners should read and understand their covenant documents (so you can avoid violating them). The covenant documents are posted on the KD website.

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**All Homeowners with Property Near the Pond:** When fertilizing your lawn, please do not spread any chemicals beyond your property lines. Several feet of KDCA common area ground lie between your rear lot line and the water's edge. Excess fertilizer run-off will contribute to algal blooms in our pond!

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Update: **Goeglein Cider Mill on Maysville Road**  
Things are progressing nicely and we are virtually certain that hard apple cider production will be up and running by midsummer. We plan to have a tasting room that will be open to the public on a limited basis. The production room will have

an open view to allow people to see how the hard cider is processed. In the Fall, we will also be firing up the press for production of fresh apple cider, and we will have scheduled pressings so people can watch. The Farmer's Market will continue to be open as usual from Spring through Fall.

*Submitted by Don Goeglein*

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The Great American Cleanup will be held Saturday, May 20, 2017 at locations all over our City. Show your community pride by lending a hand to clean up littered roadsides, parks, trails and river ways. Groups and individuals are encouraged to participate. If you register your group at [www.cityoffortwayne.org/greatamericancleanup](http://www.cityoffortwayne.org/greatamericancleanup), the City will supply garbage bags, gloves and T-shirts. After the work is done, you are invited to join the post-cleanup party at Headwaters Park West from 11:30 AM to 2 PM on May 20.

Also, Saturday, May 20 will be a FREE yard waste drop-off day at the City Utilities Biosolids Facility on Lake Avenue. Yard clippings, leaves and branches may be dropped off at no cost for Fort Wayne residents in private vehicles.

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Looking for a way to turn the rain water runoff from your roof into a beautiful, functional garden? Attend the FREE "Rain Garden Workshop" on Saturday, May 6 from 8:30 AM - Noon. You'll need to pre-register for the workshop by calling 311. Also checkout the website at [www.CatchingRainFW.org](http://www.CatchingRainFW.org). Learn more about rain gardens and native plants at the "Native Plant Sale" on Saturday, May 27 from 9 AM - Noon at Salomon Farm Park (817 W. Dupont Road). Native and rain garden plants, as well as rain garden kits, will be offered for sale. View the many informational displays and talk with experts. Refreshments served. *Please note, if you decide to install a Rain Garden, contact Cary Baron at 260-748-4040, who chairs the Architectural Control & Review Committee, before beginning the project.*

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Our sincere condolences go out to the families and friends of the following Kensington Downs residents who have recently passed away:

- Troydus Johnson (*December 6, 2016*)
- James "Pat" Manning (*January 21, 2017*)