



The Official Newsletter of the Kensington Downs Community Association

December 2017

Kensington Downs Courier

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

www.kensingtondowns.com

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WELCOME NEW RESIDENTS

Manfred & Linda Fremder7618 Preakness Cv
Andrew & Jessica Martin7302 Bent Willow Dr
Richard Overhiser7603 Preakness Cv
Mark & Satut Reed.....7920 Red Clover Ln

BOARD MEETINGS

Jan 10 Georgetown Library
Feb 7 Georgetown Library
Mar 14 To be determined
Apr 18 Georgetown Library
May 23 To be determined
Aug 1 To be determined
Sep 12 To be determined
Oct 10 To be determined
Dec 5 To be determined
Homeowners are welcome to attend all meetings.

ANNUAL MEETING

Nov 14 Georgetown Library

GARAGE SALES

May 10, 11, 12 Spring Sale
Early Oct Fall Sale

A Report from the KDCA Board

By KDCA Board of Directors

As you know, the 2017 Annual Meeting of the KDCA Membership was held on November 15.

Homeowners Jennifer Cardone (Director District 5) and Frank Kline (Director District 4) were each elected to serve a 3-year term on the KDCA Board of Directors. Homeowners Carol Griffin (District 4), Arlene Klapes (District 6), Barb Lepper (District 1), and Linda Shively (District 6) volunteered to fill a vacant board seat in their respective Director District, and each of these homeowners was immediately appointed by the current KDCA Board of Directors to serve on the Board until the next annual meeting on November 14, 2018.

Thus, the 2018 KDCA Board of Directors has eleven (11) members. Contact information for each Director is listed in the “side-bar” found on page two (2) of this newsletter. We are grateful to the following board members for agreeing to serve as Officers in 2018: Carol Griffin (President), Allison Corron (Vice President), Arlene Klapes (Secretary), and Carl Wheeler (Treasurer). Many thanks to each of the eleven (11) KD homeowners who have volunteered to serve on the 2018 KDCA Board of Directors - we really appreciate them for giving of their time and talents in service to our community.

A full report of the Board’s activities was also presented during the 2017 Annual Meeting.

It was a very busy year and the Board completed some major projects, including several infrastructure initiatives (e.g., de-brushing maintenance of the Bullerman Drain, installation of twenty (20) ADA ramps throughout Kensington Downs). One such infrastructure improvement project involved retrofitting all of our community’s street light poles with LED fixtures.

Of the thirty-four (34) light poles in Kensington Downs, sixteen (16) have received the LED fixture (this includes all of the street light poles located in The Villas). The remaining eighteen (18) street light poles will have LED

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Carol A. Griffin.....President
District 4 Representative - Term Expires 2018
7933 Red Clover Lane
doodah912@hotmail.com (260) 749.5308

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

N. Arlene Klapes.....Secretary
District 6 Representative - Term expires 2018
7503 Scarlet Court
drnaklapes@yahoo.com (260) 749.7432

Carl Wheeler Treasurer
District 3 Representative - Term expires 2019
8022 Weeping Willow Court
whee_c@earthlink.net (260) 749.1009

Jennifer Cardone..... Director
District 5 Representative - Term expires 2020
7221 Bent Willow Drive
cardonej81@gmail.com (260) 249.8741

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

Frank Kline..... Director
District 4 Representative - Term expires 2020
2230 Kerrigan's Way
klinekdca@gmail.com (260) 705.5238

Barbara Lepper Director
District 1 Representative - Term expires 2018
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

Linda Shively Director
District 6 Representative - Term expires 2018
7516 Scarlet Court
lshively2@frontier.com (260) 493.6904

fixtures installed by City workers during January/February of 2018, and then this project will be finished!

Please note that your year-end mailing contained your 2018 dues statement and a homeowner survey, along with your copy of the December 2017 KD Newsletter. The KDCA Board of Directors would appreciate receiving input from all homeowners on the items addressed in the survey.

Please be sure to return your completed homeowner survey with your \$105 annual dues payment. Thank you!

No Soliciting

By KDCA Board of Directors

As a means of discouraging unwelcome individuals who may have a product to sell or who may be "casing" the houses in our community for crimes such as robberies or break-ins, the KDCA Board of Directors has adopted a "no soliciting" policy.

During our September 13, 2017 meeting, the Board approved the placement of a "No Soliciting" sign at each of the four (4) entrances to the Kensington Downs community. These signs were installed in October.

Any Kensington Downs residents who are confronted by a solicitor are to tell the individual(s) that there is no soliciting of any kind allowed in our community. Tell them that "no soliciting" signs are posted at all of the Kensington Downs entrances. If necessary, their identification can be noted and the police can be contacted.

Exempt from this "no soliciting" policy are neighborhood children selling items for their schools or booster programs, only if the child is accompanied by a parent.



Snow Removal

By KDCA Board of Directors

December means snow in Indiana and so far the "snow-lovers" have not been disappointed.

This is a reminder to all homeowners concerning the snow removal procedures in the Kensington Downs (KD) subdivision and what you can do to help us all get through these next few months of winter weather.

KD is part of the City of Fort Wayne, so the City has primary responsibility for plowing our streets. Since residential roads are cleared last by the City, the Association hires a private contractor each winter, as a service to our homeowners. The KDCA Board has authorized our vendor, Hoosier Land Care (HLC) to begin plowing the community roads when snowfall reaches 3-3.5 inches. The start time for plowing will depend on many factors, including when the snowfall begins and how long it is expected to last.

Our vendor's goal is to ensure that KD streets are "passable" for people going to work in the morning. Here's how you can help: If snow is anticipated, please make every effort to park in your driveway so that your car is not in the way of the snowplow. Homeowners living on cul-de-sac's, this is especially important for you, as it is more difficult to clear a cul-de-sac and cars parked along the street often block



an area that could be used to store/pile the snow. Homeowners can also help the snowplow drivers and minimize damage to their lawns/turf by installing snow stakes to mark the edge of their property.

HLC will begin by making a double-pass on all KD streets to clear a path wide enough for two (2) cars to pass in all areas where cars are not parked on the street. They will then make additional visits to

KD during the length of the snowstorm for maintenance. Typically, HLC will do a final cleanup and inspection when the snowstorm has ended. If you have any concerns about the condition of KD roads during/after a snowstorm, please contact KDCA Vice-President Allison Corron at (260) 245-0199.

Finally, remember that HLC has other customers (not just Kensington

Downs) who also need snow removal service. If the HLC snowplows have left our subdivision and it is still snowing and/or all KD streets and cul-de-sacs are not completely cleaned yet, HLC will be coming back again so please exercise patience. Always be cautious when driving during winter weather.

****ATTENTION****

**Kensington Downs is part of the City of Fort Wayne.
Let your tax dollars work for us and help the KDCA Board.**

This Winter, IF YOU SEE...

- ***Streets that could use another snow plow pass***
- ***Intersections that need salting***
- ***Potholes that need filling***
- ***Cars parked on the street for extended periods of time***
- ***Broken street lights (note the number plate on the pole)***

Please do not harass the snowplow drivers! If you have a concern, contact Allison Corron (KDCA Vice President) by calling 245-0199.

PLEASE CALL 311 REPORT IT!

Ways that YOU can help our community during snow storms

- If snowfall is predicted, be proactive! So the snowplow can clear all snow from roadways, please move your vehicle(s) off the street - park cars in your garage or in your driveway.
- When shoveling or "blowing" the snow from your driveway, do not pile it in the street.
- Keep the storm drains free of snow and leaves/other debris. When there is a thaw, we want the water to drain off and not "re-freeze" causing hazardous streets.
- The Fort Wayne Fire Department needs your help to keep the fire hydrants visible and accessible and free of snow piles. All hydrants are marked with a snow stake.
- Please shovel the snow from mailbox pads, so the U.S.P.S. personnel can deliver mail to KD residents.
- If there is a sidewalk adjacent to your property (in front and/or on the side), it is the homeowner's responsibility to keep the public sidewalk clear of all snow at all times. This is a City ordinance and a fine can be imposed.

KD residents should call 3-1-1 and request that the City apply salt to any "problem areas" (i.e., intersections) on our subdivision roads this winter.

**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

During the 2017 Annual Meeting of the Kensington Downs Villaminiums Association (KDVA), Directors and Officers were elected - see list to the immediate left for the names of individuals who have agreed to serve on The Villas Board for 2018. Please note that Grounds Committee responsibilities are also listed here.

Tom Eggold, Larry Porter, and Lyn Schlegel are the District 2 (The Villas) representatives serving on the Kensington Downs Community Association (KDCA) Board of Directors. Many thanks to Larry Porter for all the work he has done with the sprinkler system this past summer and thanks to Lyn Schlegel for tending to the Kensington Downs entrance shrubs and plants.

Villa residents will receive two (2) dues assessment statements in January 2018. One will be for \$105 which is the KDCA annual dues, since all villa lots are part of the greater KDCA. Please be sure to send your \$105 payment along with your payment coupon to the KDCA Treasurer, Carl Wheeler. The other statement that you will receive is for \$375 which is a quarterly assessment made by the KDVA and is payable by villa residents only. This quarterly villa fee covers lawn mowing, snow removal, mulching and hedge trimming done on villa lots, maintenance of the irrigation system (sprinklers) for the villa lots, and the external painting of villa homes/properties. Please remit your quarterly villa payment (\$375) to KDVA Treasurer, Pat Plazek.

Snow removal in The Villas will be handled by Martin Lawn again this winter. Our vendor's snowplows will be used only for clearing snow from villa streets (Derby Lane and Preakness Cove). Due to some issues last winter (i.e., Martin's snowplows causing damage to the villa driveway approaches), this winter Martin Lawn will be using snowblowers and hand-shovels to clear the snow from all villa driveways and sidewalks. Please contact Dick Dirrim if you have any questions or service concerns regarding any snow removal matters in The Villas.

Please Note: The KDCA Board of Directors has approved the placement of a "No Soliciting" sign at each of the four (4) entrances to the Kensington Downs community. If someone comes to your door to sell an item or service, they are in violation of the community-wide "no soliciting" policy.

THANKS & ANNOUNCEMENTS

For the last several years, homeowners Todd & Amy Kabisch (lot 133) have volunteered to decorate the Kensington Downs entrance for Christmas. Once again this year, Todd and Amy did a great job! We thank them for adding to the festive atmosphere present throughout our subdivision. The KDCA Board really appreciates their help!

The KDCA Board asks that homeowners (please) remit your 2018 dues payment without delay. To avoid being assessed a \$25 late fee, please send your \$105 annual dues payment to the KDCA Treasurer (Carl Wheeler) by the January 31, 2018 deadline.

Please complete the Homeowner Survey and return it with your annual dues payment.

We ask that you consider volunteering to serve Kensington Downs in some capacity. Let's all pull together to keep our homeowner association vibrant and improve our community!

All homeowners are welcome to attend any of the KDCA Board of Directors meetings. The current schedule (date & location) is posted at the KD website.

Are you are planning to get a jump on an upcoming springtime project? Please remember to complete and file the require approval form before you install ANY improvement(s) on your homeowner lot. If you have any questions, contact the Architectural Control & Review Committee chairman (Cary Baron) at 748-4040.

Want to get involved with the Kensington Downs community and stay current on all the news?

- Sign-up for KD website "member access" and you'll be able to view all of the KDCA Board meeting minutes and KDCA financial statements. To register for access to our website, please go to www.kensingtondowns.com and follow the directions.
- We also have a (private group) Facebook page that is exclusively available to Kensington Downs residents. If you would like to join, please contact Marci Hunter (lot 42) at mhunter415@frontier.com