



The Official Newsletter of the Kensington Downs Community Association

April 2018

Kensington Downs Courier

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

www.kensingtondowns.com

Governing Documents and the Honor System

By KDCA Board of Directors

So, you live in a common interest development. You've got our association's by-laws, CC&Rs and rules and regulations to contend with? What do you do about it?

You may be surprised. Many association homeowners do really read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of noncompliance.

Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents.

If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the By-laws, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, it may really be the association's attempt to avoid becoming a police state. Board members and association managers cannot be on every corner watching for violations like Orwellian "Big Brothers." They should not have to be, you have a copy of the governing documents to read. Associations, therefore, rely mainly on the concerns by members in the community to determine what violations exist.

Based on the violation notice you received, you contact the association only to learn they did not know about other violations within the community. Now that the association has been informed, the board/management is obligated to send violation notices to those other owners as well.

What should the board do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner.

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BOARD MEETINGS

May 23	FWFD Station #4, Lahmeyer Rd
Aug 1	Georgetown Library
Sep 12	Georgetown Library
Oct 10	FWFD Station #4, Lahmeyer Rd
Dec 5	Georgetown Library

Homeowners are welcome to attend all meetings.

ANNUAL MEETING

Nov 14	Georgetown Library
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GARAGE SALES

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

WELCOME NEW RESIDENTS

Reginald & Yusanda Blackmon.....	2009 Dublin Ct
Samuel J. Cook.....	2029 Kerrigan's Way
Ben & Haley Heath.....	2319 Kerrigan's Way
Stephen & Audrey Murray.....	7511 Scarlet Ct
Bryan & Megan Rietdorf.....	7609 Scarlet Ct
Travis Shuman	7735 Greymoor Dr

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Larry Porter Director
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7417 Derby Lane
No e-mail (260) 749.7907

Lyn Schlegel Director
District 2 Representative - Term Expires 2018
7408 Derby Lane
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Linda Shively Director
District 6 Representative - Term expires 2018
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lshively2@frontier.com (260) 493.6904

ARCHITECTURAL CONTROL & REVIEW COMMITTEE

Cary Baron (260) 748-4040
7901 Welshire Blvd

Peter Hilty (260) 705-8077
7711 Greymoor Dr peterhilty@coldwellbanker.com

N. Arlene Klapes (260) 749-7432
7503 Scarlet Court drnaklapes@yahoo.com

This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.

The main thing to remember is that an association, and its board of directors are not a police force. The association mainly serves the limited functions listed above. They

typically rely on the honor system, with periodic walkthroughs. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.

Courtesy and common sense are the guidelines.

Board Projects

By KDCA Board of Directors

Your KDCA Board of Directors has been busy working on behalf of all of the residents of Kensington Downs. The fountain has been installed in the KD pond and the daily run-time cycle (8 hours) will commence soon. Also during the month of April, the KDCA irrigation system will be readied for use this season, although daily sprinkler runs will not start until late Spring-early Summer. The Board also has asked Pfister Sprinkler Systems (our vendor) to conduct an overall assessment of our aging sprinkler system. We will work closely with Pfister throughout this process so the Board can obtain important information needed to make upcoming financial decisions.

ADA Ramps: We have filed the necessary petitions with the City to request the remaining ramps needed to make our entire community ADA-compliant. ADA ramps will be installed at the following four (4) intersections as soon as City funding becomes available: (1) Welshire Blvd. at Oxford Court, (2) Kerrigan's Way at Weeping Willow Court, (3) Red Clover Lane at White Plains Court, and (4) Belton Lane at Dublin Court.

Benches: The Homeowner Surveys for 2017 and 2018 asked questions regarding the possible placement of public benches along the KDCA common area walking paths. Responses were mixed, with some homeowners enthusiastically in favor while others were decidedly opposed, citing cost, maintenance, privacy and



liability issues. Directors considered all comments received, but also noted that the available data only represented the opinions of ~30% of the total residents in KDCA. After much discussion, the Board decided that going forward with the project at this time was not feasible.

Common Area Walkways: Currently, we are conducting an inspection of all the sidewalk panels in this area - looking for the presence of cracks or breaks in the cement and noting any "uneven" panels. Once we have compiled a list of the panels needing repair and their locations, we will begin contacting vendors and requesting bid quotes.

Improved Street Lighting: The Board was able to negotiate a deal with the City whereby KDCA was only responsible for \$125 of the \$365 cost of each LED fixture. Nearly half of our thirty-four (34) street light poles were retrofitted with LED fixtures during the 2017 calendar year. The remaining eighteen (18) LED fixtures are "on order", and the City has assured us that installation will commence as soon as the equipment arrives.

**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

Winter is finally behind us and we are rapidly entering the Spring-Summer season. Hooray!

Many thanks to **Dick Dirrim** for coordinating with our vendor (Martin Lawn) regarding all snow removal activities in The Villas this past winter.

The Association's irrigation system will be readied for use sometime during the month of April, but the system will not be turned on until the Spring rains have ceased and drier weather is upon us. As the vendor contracted by the KDCA Board of Directors, Pfister Sprinkler Systems will service the irrigation system again this year. We thank **Larry Porter** for his faithful work in monitoring the sprinkler system and for acting as the official liaison between the KDCA Board and Pfister. Please contact **Larry Porter** to report sprinkler problems and/or request any repairs.

If you have any other "grounds-related" concerns (e.g., lawn maintenance, shrub pruning, painting, or siding damage), please contact the appropriate person. See the information printed to the immediate left of this article for a full listing of the eight (8) Villa homeowners who have agreed to serve on the 2018 Villa Board.

In addition, **Tom Eggold**, **Larry Porter** and **Lyn Schlegel** are your District 2 (Villas) representatives serving on the KDCA Board of Directors.

A friendly reminder - The second installment (\$375) of The Villas annual assessment is due by April 30, 2018. Your check should be made payable to the Kensington Downs Villaminiums Association, and your payment should be submitted to **Pat Plazek**, the KDVA Treasurer.



All homeowners are obligated to know and obey the provisions as stated in the KDCA Covenants, and one such responsibility is related to Architectural Control.

No building, fence, wall or other structure shall be commenced, erected or maintained within Kensington Downs, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications have been submitted to and approved in writing by the Architectural Control Committee.

Spring and Summer are prime times for homeowner building projects. Whether your project is big or small, you must file a Lot Improvement Request form BEFORE construction begins. Copies of this required form, along with the approved fence policy, are posted on the KDCA website (www.kensingtondowns.com).

Not sure if your proposed project needs approval? Please contact Cary Baron (committee chairman) at 748-4040 to inquire about the need to file for approval. Also, please remember to call 811 at least 48 hours before you dig!



**Thursday, May 10
through
Saturday, May 12**

For additional information, please contact Barb Lepper at 438-9648.

Kensington Downs East will be participating in this annual event.

The sale dates will be advertised in the Fort Wayne newspapers, and signs will be posted at both subdivision entrances.

Neighborhood Watch

By KDCA Board of Directors

During the Board's most recent call for volunteers (i.e., the 2018 Homeowner Survey), seven (7) homeowners came forward to help with matters related to neighborhood watch and safety/emergency preparedness (NwatchSEP). The Board is encouraging these homeowners to organize themselves as an ad hoc committee, so they can meet together, do some brain-storming, and then offer their plans/suggestions for implementation.

Homeowner **Fred Hunter** (lot 42) has already established a dedicated email address (kdnwatch@gmail.com) to serve as a central communication site. Homeowners can use this email address to make timely reports of any incidents of theft or robbery, suspicious people or vehicles, and other worrisome activities observed in our community.

The next step is to establish a listing of KDCA homeowners who would like to receive "email blasts" containing important NwatchSEP information, so we can make them aware of any criminal activity occurring in Kensington Downs.

All KDCA homeowners wishing to be included on the email blast list: Please submit your full name, street address, and preferred email contact address to the attention of **Fred Hunter** at kdnwatch@gmail.com.

We are fortunate that Kensington Downs is generally a very low-crime neighborhood. The Fort Wayne Police Department (FWPD) activity log from December 1, 2017 to present cites less than a dozen reports of troubling incidents that have occurred in KDCA. However, there were two (2) reported incidents of theft and one (1) "narcotics investigation".

Please be vigilant and be sure to report suspicious persons and/or activity to the FWPD at the non-emergency phone number (427-1222). Call 911 to report all emergencies, and call the narcotics phone line (427-1262) for confidential reporting on any issues or concerns related specifically to illegal drugs. You can also remain anonymous by calling Crime Stoppers at (260) 436-7867.

NEIGHBORHOOD

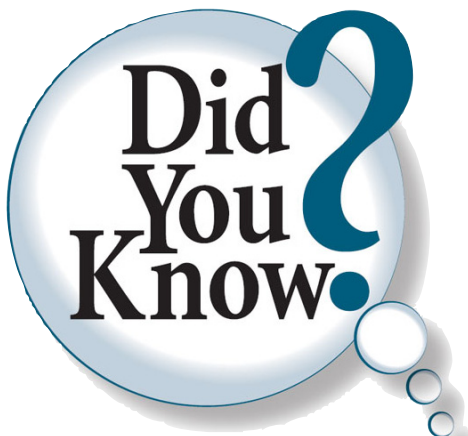


CRIME WATCH

IF I DON'T CALL
THE POLICE
MY NEIGHBOR WILL

Take action to help deter crime:

- If you see something, say something!
- Do not leave windows and doors open/unlocked, especially your garage doors
- Keep your cars parked in your garage.
- Lock your car doors, especially if you park on the street or in your driveway.
- Do not keep anything in your car that could be tempting to a burglar, such as your garage door opener, electronics, purse, wallet, spare change ... anything valuable!
- Keep lights on outside your house during the night (dusk to dawn).



City Code (99.046) requires property owners to repair and maintain the public sidewalk in front of their property.

Need help getting a sidewalk repaired?

In an effort to assist residents with repairs, the City has created a cost share program that may be the perfect solution -- in 3 easy steps!

Step 1 - Decide if you want to fix an individual sidewalk slab or an entire block. If you have broken or heaved sidewalk that you want to fix, determine if it is one slab, multiple sections, or an entire street block that needs to be repaired.

Step 2 - Go to the City of Fort Wayne website (www.cityoffortwayne.org/costshare) and fill out a petition. An individual petition requires the signature of you, the homeowner(s). The entire block petition requires signatures from 51% of the affected property owners on the block.

Step 3 - Submit the petition to the Board of Public Works for further processing.

The City's Division of Public Works will do a site-visit and inspection, and provide an estimate of the repair costs. By mutual agreement, the City will pay for 50% of the cost of the repair work and you will pay 50% of the cost of the work.

The City offers a low-interest loan to assist homeowners in financing their portion of the repair costs.

For more information, call 311 or see Cost Sharing Programs at City of Fort Wayne.



2018 Homeowner Survey Results

By KDCA Board of Directors

Seventy-seven (77) KDCA homeowners returned a completed 2018 survey. Since there are 234 lots in KDCA, we can report a 32.9% return rate for the 2018 Homeowner Survey. This survey contained two (2) questions.

Question #1 asked if homeowners would be interested in receiving the Kensington Downs Newsletter issues via email. Thirty-seven (37) answered "yes" to this question, while thirty-four (34) said that they would rather continue receiving a paper copy of the newsletter delivered to their home. Two (2) homeowners said "either way is okay", and four (4) homeowners did not provide a response to this particular question. Given this information, the KDCA Board decided to implement email delivery of the KD newsletter to

all KDCA homeowners who so desire, beginning with this April 2018 issue.

Question #2 related to the matter of placing public benches along the KDCA common area walking paths.

Since responses on the 2017 survey indicated a general interest in having the Association provide these benches, this year we asked homeowners to identify "bench location" preferences. Of the seventy-seven (77) surveys returned, fifteen (15) homeowners did not provide any response to this particular question.

So, only sixty-two (62) homeowners provided any data that we could analyze. Eighteen (18) of those sixty-two (62) homeowners (29% of the respondents) stated that they "do not want public benches to be installed anywhere in Kensington Downs".

Thirty-three (33) of the forty-four (44) remaining respondents actually provided a complete ranking of the six (6) bench locations cited. Results did not provide the Board with sufficient clarity as to the best locations for any proposed bench installations. Raw data is presented in the final report, which has been posted publicly on the Kensington Downs website.

ATTENTION ALL HOMEOWNERS

If you want email delivery of the Newsletter, please e-mail the following information to Arlene Klapes at kdcasecretary@yahoo.com:

1. Your Full Name
2. Street Address for your KDCA Home
3. E-mail Address (you may provide up to 3)

THANKS & ANNOUNCEMENTS

It is with much regret that we report **Allison Corron's** resignation from the KDCA Board of Directors. (**Allison** and **Tom Corron** recently sold their home and moved from Kensington Downs.) We appreciate all of Allison's contributions to our community over these past few years, especially her work as project leader for the Bullerman Drain clean-up.

Get involved with the Kensington Downs community and stay current on all the news -

- Sign-up for KD website "member access" to view all of the KDCA Board meeting minutes and KDCA financial statements. To register, 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

"No Soliciting" signs are posted at all of the entrances to Kensington Downs. If someone comes to your door to sell an item or service, tell the individual(s) that there is no soliciting of any kind allowed in our community. 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.

All homeowners are encouraged to read their covenant document and observe all City of Fort Wayne rules. The KDCA covenants prohibit the presence of trailers, boats, boat trailers, campers or camper trailers, RVs, tents, shacks, barns, or other outbuildings on any Lot at any time.

May 8, 2018 - Indiana Primary Elections
Don't Forget to VOTE!

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!

Do you have a storm water drain near your house? Please help to keep the drain clear of grass clippings, sticks, leaves and other debris. Thank You!



**Carol
GRIFFIN**

St. Joseph Twp. Trustee

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info@CarolGriffin.org
www.CarolGriffin.org
260.615.5495

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