



The Official Newsletter of the Kensington Downs Community Association

September 2018

Kensington Downs Courier

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

www.kensingtondowns.com

Board Projects

By KDCA Board of Directors

It has been a difficult and frustrating Spring-Summer season for your KDCA Board of Directors.

The irrigation system required a new controller box before the sprinklers at the KD entrance area and those along Welshire Blvd. could begin operating properly, and the vegetation in these locations suffered as a result. In addition, we have had some distressingly inconsistent service from our contracted lawn maintenance vendor. We recently learned that our vendor has been subcontracting out much of the KDCA work, and we find this to be unacceptable. The Board has invested a good deal of effort trying to remedy the situation, with only limited success. The only bright spot in our very frustrating summer is the fact that we have not had an algal bloom in the KD pond during this hot weather! Nonetheless, we have made some progress:

- We are happy to report that the City finished installing the LED fixtures that KDCA purchased and now our entire subdivision has greatly improved street lighting. We were also able to get an LED fixture installed on the Maysville Road street light pole located just across from the KD entrance, which has greatly improved visibility here, and the City did this retrofit at no cost to KDCA.
- We thank **Frank Kline** for completing the inspection of the KDCA common area walking paths and compiling a list of the panels needing repair and their locations. Now the Board can contact vendors and request bid quotes with the goal of completing all of the repair work in 2019.
- The Board filed the Street Tree Program application again this year, and we have been approved for the planting of two (2) new Norwegian pine trees. One tree will be planted in the common area next to Lot 27 on Welshire Blvd. and the other tree will replace the dead white pine tree located on Maysville Road near The Villas. The City will do the installations sometime this Fall.

IN THIS ISSUE

Board Projects.....	1
Posting of Signs	2
Villa News & Information	3
Election of New Board Members.....	3
Thanks & Announcements	4
Delivery of Newsletter	4
Trash Talk	4
Garage Sale	5
Annual Meeting.....	5
Tox Away.....	5

BOARD MEETINGS

Oct 10FWFD Station #4, Lahmeyer Rd
Dec 5 Georgetown Library
Homeowners are welcome to attend all meetings.

ANNUAL MEETING

Nov 14 Georgetown Library

GARAGE SALES

Oct 4, 5, 6Fall Sale

WELCOME NEW RESIDENTS

Sarah Ambrose 7814 Belton Lane
Paul & Lisa Chapman 7925 Red Clover Lane
Paul Fiedler.....7711 Greymoor Drive
Benjamin & Serena Gresham ... 7827 Belton Lane
Donald & Mari Hardway..... 8018 Red Clover Lane
Angela Huffman 8021 Weeping Willow Court
Deborah Meserve..... 2030 Kerrigan's Way
Joseph & Kristen Nuthals 7519 Scarlet Court
Matthew Schmidt 7218 Bent Willow Drive
Richard Weingart & Zhigiao Ye...2308 Kerrigan's Way
Susan Willis..... 7617 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 2018
7933 Red Clover Lane
doodah912@hotmail.com (260) 493.0871

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) 602.7257

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

ARCHITECTURAL CONTROL & REVIEW COMMITTEE

Cary Baron (260) 748-4040
7901 Welshire Blvd

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

Carol A. Griffin (260) 493-0871
7933 Red Clover Lane doodah912@hotmail.com

Recently, the Board received some very troubling news. It seems that City officials are planning to reactivate the previously-abandoned, sewage lift station that is located in the KDCA common area just south of Oxford Court (i.e., where the KDCA walking paths intersect).

We addressed this matter with City Utilities personnel back in late-2016. After significant "push-back" from the KDCA Board, the City told us that they had devised an alternate plan to handle the sewage back-up problems being experienced by the residents living on Long Road. [Please see the September 2017 issue of the KD Newsletter - "Sewage Lift Station" article on pages 1 & 2.]

The KDCA Board of Directors will be meeting with City officials very soon to get more details concerning their plans to reactivate the sewage lift station. Also, we will be inviting them to present the City's plans to all KDCA homeowners during our Annual Meeting on November 14, 2018.

The Board strongly encourages all KDCA homeowners to invest their time and attention to become educated about this matter; because if it goes forward as planned, it will be an unsightly blight on our lovely and tranquil community, and the property values of all Kensington Downs homes will be adversely affected.

Posting of Signs

By KDCA Board of Directors

Do you want to advertise an event (e.g., your garage sale, a birthday party, a baby shower) or that your house is "For Sale" and/or you are having an "open house" showing?

Please be advised that the Association has some rules that all KDCA homeowners need to follow when posting signs (see the KDCA Bylaws - Article VII, Sections 3 & 3a).

(1) Homeowners can place "well presented signs" in the Common Areas of the Association on Fridays, Saturdays and Sundays ONLY. Note: This means all of the KDCA Common Areas (i.e., not just the KD Entrance area).

(2) The individual who placed the sign in the Common Area is responsible for removing the sign by Sunday evening.

(3) For a sign to be placed in the Common Area at ANY OTHER TIMES, written permission from the KDCA Board of Directors is required.

Of course, all City of Fort Wayne ordinances and regulations will also apply (e.g., size limitations for signs). We ask that homeowners take responsibility for advising/educating their Realtor, Auctioneer, or various other agents concerning these rules and requirements.

Since we are beginning to see several violations of the Association's signage rules, the KDCA Board of Directors wanted to reiterate these rules for the benefit of all Kensington Downs homeowners.

We want you to be able to advertise your events, but please help us out by following the rules.

Thanks!

**Kensington Downs
Villaminiums
Post Office Box 15862
Fort Wayne, Indiana 46885-5862**

Tom Eggold President
7403 Derby Lane (260) 602.7257
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 this summer, Yaste Painting was again employed by the Villa Board to paint the cedar trim on several homes in The Villas. Many thanks to **Pat Plazek** for her ongoing efforts to schedule with the vendor so this work could be done.

Thanks to **Dan Schult** for his hard work to re-seed the grass in the areas next to the ADA ramps that were installed last year. Over the summer, Dan spent several hours in this re-seeding effort.

Thanks to **Lyn Schlegel** for his faithful efforts to maintain the Kensington Downs main entrance on Maysville Road. Nearly every day, he picks up trash left by careless motorists and bicyclists. Lyn also pulls weeds from the center island and keeps it looking good.

The KDCA irrigation system has had continuous problems this season because it is an aging system that has been in place since around February 2, 1988 when the subdivision was first formed. Many thanks to **Larry Porter** for his work with (our vendor) Pfister Sprinkler Systems to get the system up and running. Larry has spent a great number of hours on this project.

Thanks also to **Margie Baumgartel** who has planted and tended to the flower garden located beneath the Kensington Downs Villa sign. It looks great!

The City of Fort Wayne will be planting a Norwegian pine tree to replace the dead white pine tree located near the end of the tree line on Maysville Road. The KDCA Board was proactive in filing an application with the 2018 Fort Wayne Street Tree Program, so this new planting will cost KDCA a mere \$50 total for the new tree and the installation. The work will be done later this Fall.

The Annual Meeting of the Kensington Downs Villaminiums Association will be held at St. Peter's Lutheran Church (at the corner of Maysville Rd. and State Blvd.) on Saturday, October 27 beginning with lunch at 12:00 noon. All Kensington Downs Villa residents are encouraged to attend this meeting, so please keep the date open!

Election of New Board Members

By KDCA Board of Directors

At our November 14, 2018 annual meeting, Kensington Downs homeowners will have the opportunity to be elected to the Kensington Downs Community Association (KDCA) Board of Directors. A total of eleven (11) of the fifteen (15) existing Board seats will be open and available to be filled. If you wish to run for a seat on the KDCA Board, you must first file the required nomination form by the October 8, 2018 deadline so your name can be listed on the official ballot. **For your convenience, the nomination form is included with this newsletter.**

The KDCA Board of Directors is comprised of all volunteers (homeowners just like you!) who are willing to donate a few hours of their time each year to provide the leadership necessary to better our community and help keep Kensington Downs going strong. The KDCA Board is tasked to assure that our neighborhood is a safe and enjoyable environment for all who live here and that the property values of our 234 homes continue to grow.

Our homeowner association (HOA) is 30 years old, so we have now entered that crucial stage when many HOAs end up going completely defunct because their Board of Directors becomes inactive and then "dissolves" completely. Let's make sure that KDCA does not experience a similar fate. Please consider how you may best serve your Kensington Downs community. Thank You!

**MOWING • LEAF REMOVAL
SNOW REMOVAL**

**Call
Cody Fairchild
260-418-0126**

THANKS & ANNOUNCEMENTS

We have learned that Allen County will no longer sponsor the Tire Amnesty Day that previously occurred annually in early October. You can still recycle your old (auto) tires for a nominal fee at any number of Auto/Tire Service Centers in Fort Wayne. For a list, go to the Allen County Dept. of Environmental Management website at www.acwastewatcher.org/recycling

Advertisements in the KD Newsletter:

In February 2012, the Board adopted an official policy for accepting paid ads of various sizes to be printed in our newsletter. For more information, please contact **Arlene Klapes** or **Carol Griffin**.

Neighborhood Watch: Our Neighborhood Liaison Officers wish to remind all KDCA homeowners to be vigilant and be sure to report suspicious persons and/or activity

to the FWPD at the non-emergency phone number (427-1222).

The City is still experiencing an opioid epidemic and the Kensington Downs community is not immune to this activity. For confidential reporting on any issues or concerns related specifically to illegal drugs, call the narcotics phone line at 427-1262. If you wish to remain anonymous when reporting, call Crime Stoppers at 436-7867.

Do you have a storm water drain near your house? Please keep the drain clear of leaves, sticks, grass clippings and other debris. This will help to prevent flooding of our streets during the Fall and Winter months. Thanks very much!

Friendly Reminders to KDCA Homeowners:

1) Remember to file the appropriate forms with the Architectural Control and Review Committee before you begin construction or installation of any improvement(s) on your homeowner lot. Not sure if your proposed project needs approval? Contact **Cary Baron** (committee chairman) at 748-4040. Also remember to call 811 at least 48 hours before you dig!

2) Stay current on all the KDCA news

- sign-up for KD website "member access" and follow the directions at www.kensingtondowns.com to register
- join our (private group) Facebook page; contact **Marci Hunter** at (mhunter415@frontier.com) to gain approval for access

3) Please read, understand and obey your KDCA covenants and bylaws. Remember that we must also observe all City of Fort Wayne rules.

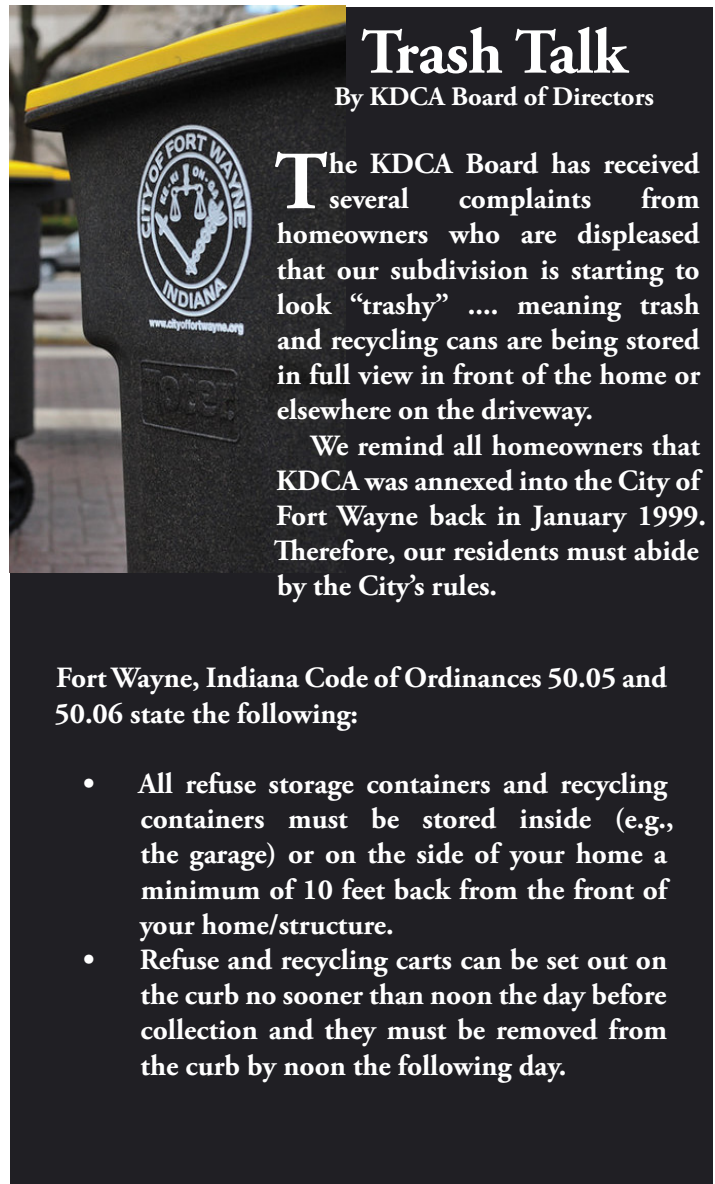


DELIVERY of the NEWSLETTER

Homeowners can receive either a (U.S.P.S.) mailed hardcopy of the KD Newsletter or an emailed copy.

Do you want email delivery of the Kensington Downs Newsletter? If so, please submit to kdcasecretary@yahoo.com the following information:

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



Trash Talk

By KDCA Board of Directors

The KDCA Board has received several complaints from homeowners who are displeased that our subdivision is starting to look "trashy" meaning trash and recycling cans are being stored in full view in front of the home or elsewhere on the driveway.

We remind all homeowners that KDCA was annexed into the City of Fort Wayne back in January 1999. Therefore, our residents must abide by the City's rules.

Fort Wayne, Indiana Code of Ordinances 50.05 and 50.06 state the following:

- All refuse storage containers and recycling containers must be stored inside (e.g., the garage) or on the side of your home a minimum of 10 feet back from the front of your home/structure.
- Refuse and recycling carts can be set out on the curb no sooner than noon the day before collection and they must be removed from the curb by noon the following day.

GARAGE SALE

Thursday, October 4 through Saturday, October 6.

Contact Barb Lepper at 438-9648 for information.

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



We have some exciting news
for Allen County!

Since the annual Tox-Away Day has been a popular program over the years, City officials recognized that there was a greater need for a weekly Household Hazardous Waste (HHW) drop-off program.

Beginning July 10, 2018, the HHW drop-off program will be open to the public every Tuesday from 9:00 AM to 2:00 PM. Minimal fees and a weight limit of 50 lbs. will apply.

Drop-off Location:

2260 Carroll Road, Fort Wayne,
*you must enter the HHW facility
via Fort Recovery Road from
Lima Road*

A downloadable map to ACDEM's Household Hazardous Waste Facility, along with a list of items accepted can be found here:
tinyurl.com/ycutg3cd
For more information, call the downtown Fort Wayne office at 260-449-7878.

Annual Meeting



DATE: NOVEMBER 14, 2018

PLACE: GEORGETOWN LIBRARY

TIME: 7:00 P.M.

*Meeting materials will be mailed to homeowners
at the end of October.*

This is a paid political ad. KDCA does not endorse any candidate for office.



**Carol
GRIFFIN**

St. Joseph Twp. Trustee

Honesty. Integrity. Transparency.

info@CarolGriffin.org
www.CarolGriffin.org
260.615.5495

Paid for by Griffin for Trustee

