

Kensington Downs Neighbors and Friends,

Kensington Downs (KD) is an attractive, safe and desirable place for raising our families thanks to the ongoing efforts of each resident and our very active KDCA Board of Directors. The increasing number of new residents choosing the KD neighborhood demonstrates that our efforts are working.

Many thanks to Cary Baron and Jerry Hoover for all of their work to keep our “front door” entrance area attractive along Welshire Boulevard and Maysville Road. They have provided hours of clean-up work throughout this entire year. Thanks to Barbara Lepper for her work with the flower beds at the KD entrance, for welcoming new residents to our neighborhood, and for arranging our spring and fall association-wide garage sales. The Fall Garage Sale will be held on (Thursday, Friday and Saturday) October 7, 8 and 9, 2021.

We are grateful to Cary Baron for serving as chairman of the Architectural Control and Review Committee again this year. Cary has received more than twenty (20) homeowner requests for lot improvements this year alone. Thanks to Jerry Hoover for working on many projects in our common areas. In fact, Cary and Jerry are involved in almost all of our board projects. Thanks to Larry Porter for managing the maintenance of our aging irrigation system and this includes the KD pond which serves as the water supply for the sprinklers. We extend a warm welcome to our newest KDCA Board member; Travis Shuman joined us mid-year and he immediately started helping Cary and Jerry.

My special thanks to Arlene Klapes. As the KDCA Secretary, she is involved in everything that we do and she is the “glue” that we rely on. With her organizational skills, Arlene keeps the board’s work on track and we trust that she will not let anything “fall through the cracks”.

Cary Baron arranged for the replacement of three (3) of our 30-year old (wooden) street sign posts. We really appreciate Cary’s labor to repair and paint the street sign placards, as his work saved KDCA on the total cost of these street sign post installations.

Jerry Hoover coordinated repairs to our common area sidewalk (near Belton Lane) when the cement was damaged by roots from a tree growing on an adjacent homeowner lot. Jerry is also working with Carr’s Lawn & Landscape to repair the large section of damaged common area grass located behind Lots 178 and 179. This job was scheduled to be done this past spring, but now it will be completed during the month of September. In addition, Jerry has been coordinating with The City of Fort Wayne to repair two (2) sinkholes that developed in the KDCA common area where the sewage lift station’s force main piping was installed last summer. While the westerly sinkhole (behind Lot 177) seems to be resolved now, the one near Kerrigan’s Way is only partially repaired and still needs more work.

Arlene Klapes works to find available City funds to help defray the cost of certain KDCA projects. She has arranged for the installation of a new street light pole on Kerrigan’s Way, just south of Asher Drive (50% City-funded) and three (3) sets of sidewalk ADA ramps (100% City-funded). Also, before the end of this year, we plan to distribute an updated copy of the KD Homeowner Directory. *For more information concerning “Board Projects”, please read the stand-alone article printed on Page 6 of this newsletter.*

In my closing thoughts, I want to ask you to please consider serving on the KDCA Board of Directors. The seven (7) KD homeowners currently serving on the board all share a desire to contribute to the common good. If you are interested in one of the eight (8) "open seats" on the board, please complete the official Nomination Form (*you will find it on the last page of this newsletter*) and return it by the stated deadline. I look forward to seeing as many neighbors as possible at our 2021 Annual Meeting on (Tuesday) November 9.

Carl Wheeler,
KDCA President

Upcoming Meetings - KDCA Board of Directors

OCTOBER 14, 2021 - Georgetown Public Library (5:30 pm to 7:30 pm)

DECEMBER 7, 2021 - Georgetown Public Library (5:30 pm to 7:30 pm)

***** Homeowners are welcome to attend meetings of the KDCA Board.***

ANNUAL MEETING

Date: NOVEMBER 9, 2021

Place: Georgetown Public Library

Time: 6:30 P.M.

Additional information will be forthcoming.

A packet of meeting materials will be mailed to each KD homeowner by the end of October 2021.

WELCOME NEW RESIDENTS

Thomas S. Johnson 7617 Welshire Boulevard
Tom & Carolyn Marhoover 7404 Derby Lane
Richard Phillips & Suezette Ford 7414 Oxford Court
Matthew & Tamara Reust 2124 Kerrigan's Way

2021 KDCA Board of Directors

Cary Baron District 3 Representative Term Expires - Nov. 2022	7901 Welshire Blvd.	No e-mail (260) 748-4040
Jerry Hoover District 5 Representative Term Expires - Nov. 2023	7236 Bent Willow Drive	jerry.hoover@comcast.net (260) 710-7227
N. Arlene Klapes <i>KDCA Secretary</i> District 6 Representative Term Expires - Nov. 2022	7503 Scarlet Court	drnaklapes@yahoo.com (260) 749-7432
Barbara Lepper District 1 Representative Term Expires - Nov. 2022	7423 Bent Willow Drive	barblepper1612@yahoo.com (260) 438-9648
Larry Porter District 2 Representative Term Expires - Nov. 2021	7417 Derby Lane	lj00porter@frontier.com (260) 749-7907
Travis Shuman District 5 Representative Term Expires - Nov. 2021	7735 Greymoor Drive	travis.shuman@horacemann.com (260) 908-2761
Carl Wheeler <i>KDCA President & Treasurer</i> District 3 Representative Term Expires - Nov. 2022	8022 Weeping Willow Ct.	whee_c@earthlink.net (260) 749-1009

Villa News and Information

By Larry Porter, KDVA President

The Kensington Downs Villaminiums Association (KDVA) has accomplished much in these past couple of years, despite the ongoing challenges presented by the COVID-19 pandemic. I am very grateful for the service of all of my fellow-members of the KDVA (Villas) Board of Directors - Connie Dierks (Vice President), Pat Plazek (Treasurer), Dick Dirrim, Jan Porter, and Margery Timbrook. In addition to serving as your KDVA President, I am also The Villas' representative on the Kensington Downs Community Association (KDCA) Board of Directors.

The KDCA Board continues to coordinate efforts with The Villas Board on all matters that are of mutual concern. This is especially true regarding the maintenance of our aging sprinkler system. Although the irrigation system functioned adequately this season, we did incur some expenses for repairs to the pump. Next up will be leaf collection and removal this Fall, and the members of both boards will strive to work together to make this activity a success.

The Annual Meeting of the Kensington Downs Villaminiums Association will be held at St. Peter's Lutheran Church on Saturday, October 23, 2021 from 12:00 noon to 3:00 pm. An information sheet containing all of the details will be distributed during the first part of October. All Kensington Downs Villa residents are encouraged to attend the meeting, so please keep this date open!

GARAGE SALE**Thursday, OCTOBER 7 through Saturday, OCTOBER 9**

***KDCA will be joined by Kensington Downs East
and Shannonside (our neighboring subdivisions)
for this garage sale event.***

**The garage sale dates will be advertised online
and signs will be posted at the KD entrance.**

Contact Barbara Lepper at 438-9648 for information.

Architectural Control & Review

The Architectural Control and Review (ACR) Committee has been very busy this year. Since January 1, 2021, the ACR Committee has received more than twenty (20) requests for lot improvement(s), and we have processed all of these homeowner applications as quickly as possible.

We greatly appreciate the continued cooperation of all Kensington Downs homeowners in fulfilling their responsibilities under the KDCA Covenants. Please remember to file your completed Lot Improvement Request form with the ACR Committee before you begin any work on your proposed project. This procedure is in place to protect not only you (the homeowner) and your project, but also the Kensington Downs community as a whole.

Please be advised that the KDCA Covenants require a homeowner to submit a lot improvement application form not only for a "new project" but also for any project that will simply "replace an existing structure". Examples of this would be when you have a new roof installed on your house or you pour a new concrete driveway or you replace a wood deck, cement patio, or fence that is currently located on your property. If you have any questions about whether or not you need to submit a Lot Improvement Request form, your best, first step should be to have a conversation with Cary Baron (Chairman of the ACR Committee). Just reach out with a quick phone call to Cary Baron at (260) 748-4040.

A Friendly Reminder: Under the KDCA Covenants, the following are prohibited on any homeowner lot - (1) metal roofing, (2) above-ground swimming pools, (3) a free-standing radio/television antenna or television receiving disc/dish, (4) solar panels - attached or detached, and (5) free-standing outbuildings of any kind (e.g., barn, storage shed, garage, shack). Also, it is a covenant violation to have a camper or camping trailer, boat or boat trailer, RV, or trailer of any size located (outside) on your homeowner lot at any time.

Your continued cooperation is much appreciated. If we all work together, our beautiful community of Kensington Downs will remain a peaceful place and a source of pride to all who live here. Thank you very much.

The Kensington Downs ACR Committee
Cary Baron (Chairman), Arlene Klapes and Jerry Hoover

Know what's below.
Call 811 before you dig.

Board Projects

Your KDCA Board has continued to work very hard for you even though there have been some ongoing challenges for us this year. Almost all of our hired vendors, as well as the City of Fort Wayne, are having difficulty maintaining the adequate staffing levels necessary for them to complete all of the jobs on their “to do” lists. This unfortunate circumstance has resulted in significant delays in getting work done here at Kensington Downs, despite the fact that the KDCA Board has selected the vendor and contracted with that vendor to complete the project/work as specified.

In particular, we have struggled with inconsistent service provided by the two (2) vendors tasked with maintaining the KDCA common area lawn. While we sympathize with their ongoing “manpower” deficits, the situation was caused your KDCA Board to spend more time and effort communicating with these vendors to ensure that the contracted services (e.g., mowing, sidewalk edging, lawn chemical applications) are accomplished in a timely and proficient manner.

A bright spot for us has been the vendor that KDCA hired to administer the “clean water” program and maintain the fountain at our pond. The diligent work and commitment of the Pond Champs team has prevented algal blooms from occurring at the KD pond all summer long, despite the extremely hot weather that we have had in 2021.

KDCA Projects Completed -

1. New Street Sign Posts were installed at 3 locations: Kerrigan's Way & Red Clover Lane, White Plains Court & Red Clover Lane, *and* Greymoor Drive & Bent Willow Drive.
2. Repair of the Common Area Sidewalk that connects to Belton Lane (near Lot 183).
3. Trimming of Pine Trees growing along Maysville Road *and* removal of invasive elderberry saplings growing amongst the evergreen trees at the west end of the KD pond.
4. Double-pass Aeration and Re-Seeding of the damaged common area lawn behind the Lot 178 & 179 homes on Bent Willow Drive. *(job to be done in late-September 2021)*

Projects Involving The City of Fort Wayne to be completed in 2021 -

1. Repair of the Sinkholes in the Common Area that developed after The City installed the new force main piping for the sewage lift station built near Long Road.
2. Installation of New Street Light Pole with LED fixture on Kerrigan's Way.
3. ADA Ramps to be installed at 3 locations: Red Clover Lane & White Plains Court, Kerrigan's Way & Weeping Willow Court, *and* Welshire Boulevard & Oxford Court.
4. Complete removal (including stump grinding) of three (3) dead pine trees located along Maysville Road. *(this work will be done during Fall 2021)*
5. Pruning of Street Trees along the south side of Welshire Boulevard, on both sides of Derby Lane at the entrance to The Villas, and along Maysville Road at the Kensington Downs entrance. *(this work is likely to be delayed until 2022)*

Kensington Downs Community Association
www.kensingtondowns.com

Nomination Form for Board Members

The Candidate must be a homeowner in good standing in the Kensington Downs Community and must sign this form, thereby giving his/her consent to serve (if elected) as a Director on the KDCA Board. **The election will be held on November 9, 2021** during the Annual Meeting of the Kensington Downs Community Association. *For the nominee to be eligible for inclusion on the official ballot, this nomination form must be received no later than October 11, 2021.*

The undersigned KDCA homeowner hereby requests the nomination of the following individual to become (if elected) a member of the KDCA Board of Directors.

PRINT NAME OF NOMINEE: _____

Nominee's Address: _____ Phone #: _____

The KDCA Homeowner Making This Nomination Is: *(You may nominate yourself)*

Printed Name

Address

Signature

Written Consent of the Nominee

I (the nominee) do hereby consent to this nomination; and if I am elected, I agree to serve.

Signature of Nominee *(Nominee must sign this "statement of consent" for the Nomination to be Valid)*

Mail or "Hand-Deliver" THE COMPLETED FORM to:

**N. Arlene Klapes, KDCA Secretary
7503 Scarlet Court
Fort Wayne, Indiana 46815-8762**

DEADLINE: Nomination Form must be RECEIVED by October 11, 2021

Kensington Downs Community Assoc.
Post Office Box 15431
Fort Wayne, IN 46885-5431

**The Kensington Downs Community Association
Board of Directors is in need of additional,
dedicated, elected members.**

This is a call for Kensington Downs homeowners who are willing to step up and serve, and become part of a viable and active KDCA Board of Directors for the 2022 calendar year. All of us need to pull together if we want to maintain our vibrant homeowner association and protect our collective property values.

Please consider serving your Kensington Downs community.

The election of new board members will take place during the KDCA Annual Meeting on (Tuesday) November 9, 2021.

If you wish to run for a seat on the KDCA Board, you must file the required Nomination Form by the October 11, 2021 deadline. This is the only way that your name can be listed on the official ballot.

For your convenience, a copy of the required nomination form is attached to this newsletter (see the other side of this page).