

KDCA President's Letter by Carl Wheeler

This year has been a busy one for Kensington Downs (KD). I deeply appreciate everyone in the neighborhood for helping to keep our subdivision an attractive and desirable place for all of us. We held the 2021 Annual Meeting of the KDCA Membership on November 9 at the Georgetown Library, where we approved the KDCA budget for 2022. Thank you to Travis Shuman for serving on the KDCA Board of Directors during 2021. You will be missed. We welcome Yusanda Blackmon to the 2022 KDCA Board. She will be a great addition to our group, and we are grateful to her for stepping forward and agreeing to accept a 1-year appointed seat on the KDCA Board.

Our board welcomes any volunteers for a one-time project, or anyone wishing to join the board or just attend board meetings as an observer. We have fifteen (15) available board seats and only seven (7) current board members. Dates for all board meetings are printed in this newsletter and they are also posted on the KD website (www.kensingtondowns.com).

Speaking of volunteers, we extend a huge "thank you" to Todd Findley for taking charge of decorating the KD entrance with Christmas lighting. Todd was assisted by Matt Reust and (13-year old) Evan Olszewski. They did a wonderful job and gave our entranceway a very festive look!

A lot goes into keeping KDCA running smoothly, and during the 2021 annual meeting, the KDCA Board reported on the various projects that were accomplished this year. Lighting on Kerrigan's Way was improved when The City finally installed the new street light pole that the KDCA Board requested over a year ago. The total cost of this project (\$4,500) was mitigated because the KDCA Board took advantage of a 50/50 cost-sharing arrangement offered by The City.

Cary Baron coordinated the replacement of three (3) of our wooden street sign posts. Cary and Jerry Hoover also spear-headed the tree trimming project along Maysville Road and along the west bank of the KD pond. Jerry took charge of supervising various repairs to our common area lawn - (1) the sinkholes that formed after installation of the sewage lift station piping that occurred during the summer of 2020, and (2) the bare spots in the section of turf located south of the Oxford Court cul-de-sac. Jerry also coordinated repairs to the common area sidewalk near Belton Lane - growth of tree roots caused cracks in the cement and that created a tripping hazard, so three (3) sidewalk panels were replaced.

Arlene Klapes and Barbara Lepper prepared and delivered a welcome packet to each new KD resident (we had 9 this year). Barbara also organized two (2) Association-wide garage sales this year (Spring and Fall) and coordinated both of these events with our neighboring subdivisions of Shannonside and KD East. Arlene keeps the KD website operating and she also assembles the KD newsletter. As the KDCA Secretary, Arlene is invaluable in that she is always keeping track of things and making sure that nothing is forgotten.

The Architectural Control and Review (ACR) Committee had an extremely busy year. Cary Baron (chairman), Jerry Hoover, and Arlene Klapes reviewed a total of twenty-four (24) applications from KD homeowners seeking approval of their proposed lot improvement projects. The ACR Committee approved requests for new and replacement fences, cement patios, structural additions, replacement roofs (asphalt shingle), and various other projects.

Several projects are planned for 2022, including the installation of three (3) sets of ADA ramps, the removal of three (3) dead pine trees and the planting of one (1) new tree along Maysville Road, and the pruning of all street trees at the KD entrance (Maysville Road) and along the south side of Welshire Boulevard. These are City improvement projects that were previously approved, but postponed from 2021. Also postponed from last year is an updated *Homeowner Directory*, which we hope to distribute in the springtime.

Last winter, we were slammed with three (3) extremely heavy snow events in January and February. We hope for better luck this winter! We ask all KD homeowners to be alert and proactive when "snow" is in the forecast, and please do all that you can to help your neighbors and our hired snow removal vendor. Please keep the streets clear of vehicles by placing cars in garages and driveways. *For additional information on "Snow Removal" procedures, please read the stand-alone article printed on Page 5 of this newsletter.*

My best wishes to everyone for a Happy and Healthy New Year!

Save the Date in 2022

SPRING GARAGE SALE: May 12, 13 and 14, 2022 (Thursday, Friday, Saturday)

FALL GARAGE SALE: Sometime in September or October 2022 (dates TBD)

ANNUAL MEETING: November 10, 2022 (Thursday) - 7:00 PM (location TBD)

KDCA Board of Directors Meetings

JANUARY 18, 2022 - Georgetown Public Library (6:00 pm)

MARCH 8, 2022 - Georgetown Public Library (6:00 pm)

Due to the ever-changing COVID rules, we do not have a firm location and time for the following six (6) board meeting dates:

APRIL 19, 2022

MAY 24, 2022

AUGUST 2, 2022

SEPTEMBER 6, 2022

OCTOBER 11, 2022

DECEMBER 6, 2022

WELCOME NEW RESIDENTS

Ron & Rita Girardot 7707 Preakness Cove
Amin Humaidi & Laiqah Almalahi 7715 Preakness Cove
James & Rachel Klein 7511 Greymoor Drive
Jay & Christi Kroft 7504 Scarlet Court
Carl & Anna Till 7406 Derby Lane

2022 KDCA Board of Directors

Cary Baron District 3 Representative Term Expires - Nov. 2022	7901 Welshire Blvd.	No e-mail (260) 748-4040
Yusanda Blackmon District 6 Representative Term Expires - Nov. 2022	2009 Dublin Court	yblackmon@joshuashand.org (619) 253-9454
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. 2022	7417 Derby Lane	lj00porter@frontier.com (260) 749-7907
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) held its annual meeting on October 23, 2021. We had a good meeting and much was discussed. I have agreed to serve as the KDVA President for 2022. Also, I will serve as The Villas' representative on the (greater association) KDCA Board of Directors. I am grateful to all of my fellow Villa Board members for offering their skills and experience toward our collective effort to keep The Villas a wonderful place to call "home". The contact information for each person who has agreed to serve on the 2022 KDVA Board is printed in the chart below. The Grounds Committee responsibilities for each person are also listed. Please feel free to contact any Villa Board member with your concerns, questions or suggestions.

Kensington Downs Villaminiums - Board of Directors for 2022

Larry Porter	President <i>Liaison to the KDCA Board Sprinkler System</i>	7417 Derby Lane (260) 749-7907
Connie Dierks	Vice President <i>Architectural Review</i>	7405 Derby Lane (260) 245-0447
Pat Plazek	Treasurer <i>Lawn Maintenance (mowing & fertilizing) Damage to Siding Painting</i>	7711 Preakness Cove (260) 748-4031
Dick Dirrim	Director <i>Snow Removal Architectural Review Shrub Pruning & Mulching</i>	7607 Preakness Cove (260) 493-5700
Jan Porter	Director <i>Architectural Review Shrub Pruning & Mulching</i>	7417 Derby Lane (260) 414-0027
Margery Timbrook	Director <i>Architectural Review (chair)</i>	7411 Derby Lane (260) 493-0063

SNOW REMOVAL

All Kensington Downs community members are asked to help during snow storms -

- When snowfall is predicted, be proactive! **Please move your vehicle(s) off the street** so the snowplow can clear all snow from the roadways. *Even one or two cars left on the street creates a potential hazard for the snowplow driver, and when our snowplow vendor has to come back repeatedly in order to clear our streets, it adds more costs to all of us.*
- **Homeowners living on a cul-de-sac:** Parking your vehicle(s) in your garage or on your driveway is especially important for you. *It is more difficult to clear the snow from cul-de-sacs, and cars parked on this part of the street often block an area that could be used to store (pile up) the plowed snow.*
- KD residents should **call The City at 3-1-1 to request the salting of any slick/slippy intersections** and to report any potholes that need filling.
- Is there 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.
- When shoveling or 'blowing' the snow from your driveway, please do not pile it in the street. **Help keep the storm drains free of snow, leaves and other debris.**
- The Fort Wayne Fire Department needs your help to keep the fire hydrants visible and accessible, and free of snow piles.
- Please shovel the snow from mailbox pads, so the U.S. Postal Service personnel can deliver the mail to our residents.

Kensington Downs (KD) is part of the City of Fort Wayne, but since all residential streets are considered to be "tertiary roads", City workers clear them last! So, the KDCA Board hires a private contractor for snow removal. This winter, the KDCA Board has authorized our snow removal vendor to begin plowing the KD community roads when snowfall reaches 3.0 to 3.5 inches. The start time for plowing will depend on a number of factors, including when the snowfall begins and how long it is expected to last.

Our vendor's goal is to ensure that all KD streets are "passable" for people leaving home in the morning. So, they will begin by making a double-pass on all of our streets to clear a path wide enough for two (2) cars to pass in all areas where cars are not parked on the street. Our vendor will make additional visits to KD during the length of the snowstorm, and then they will do a final cleanup/inspection once the snowstorm has ended. **Please be patient** and remember that, in addition to those of us living here in Kensington Downs, our hired snow removal vendor has other customers who are also in need of snow plowing services.

A Message for All Kensington Downs Homeowners
from the KDCA Board of Directors

As you know, the KDCA Board of Directors is the governing body for our homeowner association. All of the Directors serving on the KDCA Board are volunteers, and they are also Kensington Downs homeowners just like you. These individuals offer their time and talents in service to our community. Without an energetic, responsible, and trustworthy Board of Directors, the Kensington Downs Community Association may very well become "inactive" and then risk falling into "defunct" status. A situation such as this could end up causing the homes in Kensington Downs to experience rapidly decreasing property values.

We are at a crossroad. For some time now, we have been operating with a very limited group of volunteers, and some key personnel are no longer going to be able to continue serving on the Board in the near future. Admittedly, we have an "aging" Board of Directors. The majority of our Board members are well over the age of 60 and several are in their mid-seventies. Most of our current Directors have served on the KDCA Board for several years and a couple of them have served continuously for more than a decade now.

Your personal home is your largest investment so you maintain it to keep its value, and the KDCA Board is responsible for maintaining everything else that contributes to the overall value of the Kensington Downs subdivision. While it takes time and effort to keep our homeowner association running smoothly, we are fortunate to have an established track-record. We have successfully operated Kensington Downs for the past 30+ years. So, the groundwork has been laid and the systems are in place (e.g., contracts, vendors, procedures) to help us manage the necessary routine and ongoing maintenance tasks.

Being a member of the KDCA Board is not something that is going to take up inordinate amounts of your time. We generally meet eight (8) times each year, and we always take a "summer hiatus" from board meetings during the months of June and July. Serving as a member of the KDCA Board is a way for you to protect your own investment in this community and it will increase your understanding of what KDCA is all about. Please, won't you attend a board meeting? See what we do and decide if you would like to help.

With profound gratitude, we wish to thank two gentlemen who have stepped forward to serve our community in times of particular need - Carl Wheeler, President and Treasurer of the Kensington Downs Community Association (KDCA) and Larry Porter, President of the Kensington Downs Villaminiums Association (KDVA) and The Villas' Liaison to the KDCA Board. Carl Wheeler has been serving as the KDCA Treasurer since December 2010. While the Treasurer's duties are "weighty" enough all on their own, when the KDCA Board needed someone to serve as the KDCA President, Carl graciously agreed to take on that task too. 2022 marks the second year that Carl will be doing "double duty". Larry Porter is a long-time Villa resident, Villa Board member, and our "sprinkler system guru". When the previous KDVA President had to step away from the role, Larry "stepped up" - he has been serving as the KDVA President ever since January 2019. Thank you to Carl Wheeler and Larry Porter for your years of service and continued commitment to the Kensington Downs Community.