

Kensington Downs Courier

September 2022

<http://www.kensingtondowns.com>

KDCA



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Contact Us

Kensington Downs
Community Association, Inc.
Post Office Box 15431
Fort Wayne, Indiana
46885-5431

The KDCA President's Letter

Kensington Downs is an attractive, safe, and desirable place to raise our families. Thank you to every KDCA resident for helping this continue and thank you to all eight hard-working members of the KDCA Board of Directors for their oversight and work on the many projects that help this happen. It takes the entire village.

The first thing we see is an attractive entrance area. Cary Baron and Jerry Hoover and Homer, our yard maintenance vendor, work hard to keep it looking nice. It is wonderful to see everyone enjoying the outdoors and using the walking paths in our common area. Barbara Lepper and Arlene Klapes prepare and deliver welcome packets for new residents. Barbara also coordinates the spring and fall garage sales with our neighboring subdivisions, Kensington Downs East and Shannonside. The dates for our garage sale in early October and the annual meeting in November, are posted in this newsletter and on our website, www.kensingtondowns.com. Arlene Klapes is involved in all our activities. As board secretary, she keeps our minutes and maintains our website. She worked together with Yusanda Blackmon to prepare this newsletter. She is invaluable in keeping everything on track and following the details so that all KDCA activities run smoothly.

Larry Porter is The Villa representative on our board. Larry works with vendors to keep our 30-year-old sprinkler and pond systems running, in addition to his responsibilities as The Villa President. The villas use $\frac{3}{4}$ of the irrigation system and they pay $\frac{3}{4}$ of the expenses. Cary Baron, along with Jerry Hoover and Arlene Klapes, comprise the Architectural Control Committee. This committee reviews planned exterior improvements and changes proposed by our homeowners. All KDCA neighbors are asked to check with the committee and file a change request form before they have a new or replacement fence, roof, deck, patio, driveway, or any other structures added to their properties. See more in a separate article in this newsletter. Yusanda Blackmon and Logan Nickel joined the board in 2022. They immediately volunteered to work on projects with Jerry, Arlene, and Cary. Yusanda brings ideas from her work in other non-profit organizations. I can see an impact from both Yusanda and Logan with their additional ideas and volunteering to help KDCA.

The last page of this newsletter is an application to serve on the KDCA board. We invite you to please consider joining us in service on the board. To continue building our community for current and future families to enjoy, we need additional board members of various backgrounds, at different stages of life, and new ideas to make KDCA the best it can be. We have room for 15 directors on the board. Currently, eight board seats are filled, but the term of service for seven of these directors will expire this year.

Please submit your application by early October and join the team! An annual meeting packet will be mailed in October, with a ballot to vote for next year's board of directors. Residents may bring ballots to the annual meeting in November or mail them to Arlene Klapes ahead of time. I hope to see as many of my neighbors as possible at the Georgetown library for the annual meeting on November 9. Thank you for the honor of serving as the KDCA Board President.

-Carl Wheeler

Board Projects

The Irrigation System

Villa President, Larry Porter, has worked tirelessly with our vendor (Pfister Sprinkler Systems, Inc.) to get the irrigation system up and running - it was essentially "inoperable" all summer. The system is old and we keep having issues with the motor/pump assembly. It is just one problem after another! We are working hard to get the irrigation system ready for "uninterrupted" use in 2023.

Common Area Lawn Maintenance

Homer's Lawn Service has handled our weekly mowing, entrance maintenance, etc. for the past few years. Cary Baron, Jerry Hoover and Carl Wheeler have worked closely with them to ensure great service to our community. Additionally, this is the third year that Carr's Lawn and Landscape has been responsible for fertilizer and weed control. We have been pleased with Carr's work - they have our KDCA common area grass looking very green and healthy. We have enlisted their help with a few problem spots just south of Oxford Court. Be on the lookout for those changes.

Sidewalk at the Kensington Downs Entrance

A few uneven concrete panels needed to be repaired and lifted near the entrance to Kensington Downs. While we were busy collecting bids to get the job done, the City of Fort Wayne surprised us by completely replacing the damaged sidewalk panels! They even added an ADA ramp at this location. Furthermore, the City completed all this work at no cost to us! We learned that it is part of the City-approved sidewalk project for the north side of Turkey Run Drive that also extended across Maysville Road to the sidewalk on Welshire Boulevard.

2022 Board of Directors

Barbara Lepper | District 1 Director
260-438-9648
7423 Bent Willow Drive

Logan Nickel | District 1 Director
832-349-8687
7406 Oxford Court

Larry Porter | District 2 Director
260-749-7907
7417 Derby Lane

Cary Baron | District 3 Director
260-748-4040
7901 Welshire Boulevard

Carl Wheeler | District 3 Director
260-749-1009
8022 Weeping Willow Drive

Jerry Hoover | District 5 Director
260-710-7227
7236 Bent Willow Court

Yusanda Blackmon | District 6
Director
619-253-9454
2009 Dublin Court

Arlene Klapes | District 6 Director
260-749-7432
7503 Scarlet Court

Board Projects – Continued

Insurance Policies

The insurance policies carried by KDCA were renewed. Our "Commercial Property and General Liability" policy and our Directors & Officers Liability" policy are with The Cincinnati Insurance Company - the annual premium for each policy is "locked-in" guaranteed) for the next 3-year period.



ADA Ramps

After a 2-year delay, the City of Fort Wayne finally installed the last three (3) ADA ramp sets that we requested for our community. They are located at Welshire Boulevard & Oxford Court, Kerrigan's Way & Weeping Willow Court, and Red Clover Lane & White Plains Court. We are proud to announce that KDCA is now a 100% ADA-compliant community.

Neighborhood Trees

This summer, our area experienced a few very severe, rain and windstorm events; each adding noticeable damage to our community. A tree along Bullerman Drain was toppled during one of these storms. This downed tree has been removed completely. The storms also produced many broken and dangling limbs on the trees located along Welshire Boulevard near the Kensington Downs entranceway. We have alerted the City to this problem and they say they will get to it as soon as they are able.

In early-August, we asked Indiana-Michigan Power Company to out and cut several tree limbs that were dangerously close to the power lines that run behind the homes on the north side of Welshire Boulevard (near the Bullerman Drain). They responded promptly and the work is already complete! There are three (3) large pine trees and one (1) smaller pine tree located along Maysville Road that are marked for removal. We have requested that the City of Fort Wayne take care of this job and hope that this project will be done within the next few months.

Once again, the City of Fort Wayne has postponed the project of pruning of the Kensington Downs street trees due to staff shortages. We anticipate this job will be completed sometime during calendar year 2023.

Architectural Control & Review

The KDCA Architectural Control and Review (ACR) Committee had another busy year processing homeowner requests for lot improvements. We thank all the KD residents who honored our Covenants in this regard, especially those who contacted the ACR Committee when their proposed project was still in the planning stages and before construction began. Homeowners can find the "Request for Lot Improvement" application form posted at the official KD website (www.kensingtondowns.com) or you may contact Cary Baron (Chairman of the ACR Committee) at 260-748-4040. Please be advised that homeowners are required to submit an application form for the approval of a "new project" and for any project that will simply "replace an existing structure". If you are not sure if your proposed project requires approval by the ACR Committee, please give Cary Baron a phone call and he will be happy to help answer your question(s).

Each Kensington Downs (KD) homeowner has a responsibility and a duty to comply with the KDCA Covenant requirement that states, *"No building, fence, wall, or other structure shall be commenced, erected or maintained, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications are submitted to and approved, in writing, by the ACR Committee."*

We realize that new technologies are being developed, and KD homeowners may wish to incorporate them into their current home/lot design. For example, metal roofing materials have evolved rather rapidly beyond the original "pole barn" design and a new "metal shingle" design is now available. Another example is the advent of the 80/20 swimming pool. These are classic above-ground swimming pool products that are installed in the ground so that 80% of the pool structure is situated below ground level. The ACR Committee has begun receiving inquiries from KD homeowners concerning the acceptability of products such as these. We are researching the matter.

The homeowner/volunteers who serve on the ACR Committee and the KDCA Board of Directors are happy to discuss these options. As new technologies become more available and the product lines expand, we anticipate receiving lot improvement applications from homeowners whose project plans incorporate these new products. However, approval of that submitted application will be possible only if the homeowner's proposed lot improvement, (i.e. design feature) is not already strictly prohibited by the current KDCA Covenants. Thank you in advance for your understanding and cooperation.

Architectural Control & Review Committee

Cary Baron (Committee Chairperson)

Arlene Klapes

Jerry Hoover

New Resident Welcome & Events

We Welcome New Residents to Kensington Downs!

Steven T. & Emily Ann Suddarth
2320 Kerrigan's Way

Chris & Kelsey Snyder
2109 White Plains Court

Lori Raugust
7402 Derby Lane

Jamison W. Danner
8008 Welshore Boulevard

Melissa A. Byerley
7630 Scarlet Court

Tael Ma & Ta Bay Htoo
7429 Oxford Court

Stephanie T. Harper
8010 Weeping Willow Court

Policy Reminders

Kensington Downs Community Association has a "No Soliciting" policy. This summer, there were a few issues with people selling various home repairs or pest services. We ask you to be cautious if someone knocks on your door attempting to selling you these things. Always consider your safety and that of your neighbors, especially if something doesn't seem right.

KDCA has a "No Fishing, Boating, Swimming, or Ice Skating" policy for the pond. Signage is posted at the pond. This is required by our general liability insurance policy, and is a long-standing policy listed in the KDCA Bylaws.

Save the Date!

KDCA Garage Sale

October 6, 7, & 8, 2022
8 AM - 5 PM

This garage sale will be held by the KDCA. The associations surrounding Kensington Downs will be holding their garage sales during this same time period.



Upcoming KDCA Board of Directors Meetings

October 11th, 2022- Tecumseh Library
December 6, 2022- Georgetown Library
6:30 PM to 8:45 PM

All KDCA homeowners are welcome and encouraged to attend.

Fall Food Truck Night

Saturday, October 22, 2022
5 PM - 8 PM

Details to follow on our website

Sponsored by Kensington Downs East



2022 Annual Meeting of KDCA Members

Wednesday, November 9, 2022 at 6:30 PM
Georgetown Public Library
6600 East State Blvd.

Agenda will include: annual reports, annual budget for 2023, and election of Directors

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, 2022** 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 10, 2022.*

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 10, 2022