

Kensington Downs Courier

January 2023

<http://www.kensingtondowns.com>

KDCA



Inside this Issue

- President's Letter
- Architectural Control and Review
- KDCA Board Members
- Snow Removal
- Welcome New Residents
- Calendar of Events
- Villa Information



Contact Us

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

The KDCA President's Letter

As 2022 ends, I hope everyone is enjoying the holiday season. Many thanks to Melanee Findley and her son, Stuart, for placing Christmas lights at the KD entrance. I've heard compliments about how nice they look. This attractive first impression is desirable for current residents, visitors and prospective homebuyers.

Our 2022 Annual Meeting was held on November 9 at the Georgetown Library. The KDCA Board of Directors welcomes newly-elected Scarlet Court homeowner, Christi Kroft, and our seven (7) returning board members. The Board members' names and telephone numbers are listed in this newsletter and on our website at www.kensingtondowns.com. We welcome any volunteers for a one-time project, as well as anyone wishing to join the board or just attend meetings as an observer. There are 15 available board seats and 8 current board members. The projected dates for all of our 2023 board meetings are listed in this newsletter. We normally meet at the Georgetown Library approximately eight times each year. The library does not allow us to schedule the room more than 90 days in advance, so be sure to check the KD website for changes to the board meeting dates or locations.

Please be proactive when snow is forecasted and do everything you can to help your neighbors and our snow removal vendor. It is very important to do all that you can to keep the KDCA streets clear of parked vehicles - please place all cars in garages or on driveways, if possible.

This year's season-long problem with our non-functioning KDCA irrigation system was caused by a broken, pump motor and pressure regulator. This unit is necessary to draw the water from the KD pond in order to "charge" our sprinkler system. Our 30+ year-old equipment has well-exceeded its life-expectancy and now we need to replace it. Villa President, Larry Porter is our "point person" in this effort, and we hope to have a replacement component installed in spring 2023 so our irrigation system will be operational by summer. The Villas and KDCA will share the cost of this new, pump/water pressure regulator unit, with The Villas paying about 75% of the total expense since they use three-quarters of the KDCA irrigation system.

Please look for an updated KDCA Homeowner Directory to be delivered in early January. My best wishes to everyone for a happy and healthy 2023.

- Carl Wheeler

Architectural Control & Review Committee

Friendly Reminder from the Committee

Over these long winter months, as you plan for the home improvement projects that you wish to undertake when the weather turns warmer, please remember the following:

- Whether your building project is big or small, totally new or simply a replacement for an existing structure, you must complete a Lot Improvement Request form and get your project approved by the KDCA Architectural Control & Review Committee BEFORE you begin any construction.
- General guidelines, our approved fence policy, and copies of the required Lot Improvement Request form can be found posted on the KDCA website (www.kensingtondowns.com).

Need more information? Please contact Cary Baron (committee chairman) at 748-4040.

Committee Members

Cary Baron
Arlene Klapes
Jerry Hoover

2023 KDCA 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

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

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

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

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

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

Christi Kroft | District 6 Director
(260) 466-7402
7504 Scarlet Court

Snow Removal Information

How to Help Us Help Kensington Downs!

Large snowfalls do not typically come by surprise! Check your weather channel or your local grocery store - the absence of bread and milk is a good indicator! With that said, please move your cars to your garage or driveway. Our private vendor and the City cannot do their snow removal jobs adequately with our vehicles in the way. If they have to return, service delays and extra charges will occur.

Calling all cul-de-sac neighbors! You are especially important in this process, since our vendor and The City need easy access to these areas in order to ensure our safety, mobility and convenience. Please make sure all of the community's cul-de-sacs are accessible and free of any parked vehicles.

Please call 311 to report any slippery intersections/roadways or potholes in our community. Alternately, you can report these issues by calling or texting KDCA board member Christi Kroft at 260-466-7402. The safety and well-being of all KD residents is our highest priority!

Sidewalks! These are 100% OUR personal responsibility. Sidewalks must be kept clear, not only for ourselves and our neighbors, but for the authorities and mail carriers. Please make sure to shovel and salt as needed to make it safe for everyone! Also, the Fort Wayne Fire Dept. needs your help to keep the fire hydrants free of snow piles so they are visible and accessible. And if you are feeling extra energetic - shovel for your friends next-door!

Remember! When shoveling your sidewalks and driveways, please do not pile the snow in the street! We are trying to keep these roadways clean.

Last, but not least - For those wonderful neighbors who live near a mailbox pad, please could we take turns clearing a path so the mail carriers have access to our mailboxes. We do not want to end up without electricity because we never received our billing statement!

Plowing off all KD streets will start when snowfall reaches 3 inches. Our vendor will ensure that streets are initially "passable" for people needing to leave the neighborhood, and they will be back later to finish clearing our roads of any snow.

As always, we encourage you to use caution and patience this winter!

New Resident Welcome & Events

We Welcome New Residents to Kensington Downs!

Joel & Katie Lamee
2029 Kerrigan's Way

Michael & Jeanette Carey
7617 Preakness Cove

Lucas & Heather Carrington
7409 Oxford Court

KDCA Board Meetings - 2023

(Tuesday) **JANUARY 17**

(Tuesday) **FEBRUARY 28**

(Tuesday) **APRIL 11**

(Tuesday) **MAY 23**

(Tuesday) **AUGUST 1**

(Tuesday) **SEPTEMBER 5**

(Tuesday) **OCTOBER 10**

(Tuesday) **DECEMBER 5**

All KDCA Board Meetings will be held at the Georgetown Library, beginning at 6:30 PM. Be advised that details are subject to change. For correct information, please check the KD website or contact a Board Member.

Save the Date!

Spring 2023 KDCA Garage Sale

Thursday, Friday & Saturday
May 11, 12, & 13, 2023
Details to follow on our website

Fall 2023 KDCA Garage Sale

Thursday, Friday & Saturday
October 5, 6 & 7, 2023
Details to follow on our website

2023 Annual Meeting of KDCA Members

Tuesday, November 7, 2023
Georgetown Public Library
6600 East State Blvd.

Join Us!

Villa News & Information

2023 Villa Board Members

Larry Porter | President

(260) 749-7907

7417 Derby Lane

Sprinkler System Representative

Connie Dierks | Vice President

(260) 245-0447

7405 Derby Lane

Shrub Pruning/Planting Beds
Representative

Pat Fletcher | Secretary

(260) 748-9388

7410 Derby Lane

Painting Representative

Lori Raugust | Treasurer

7402 Derby Lane

Dick Dirrim | Director

(260) 493-5700

7607 Preakness Cove

Architectural Control Committee
Snow Removal for The Villas

Bob Miller | Director

(260) 609-2848

7416 Derby Lane

Architectural Control Committee

Dennis Van Ness | Director

(805) 238-2268

7419 Derby Lane

Architectural Control Committee
Sprinkler System Representative

The Kensington Downs Villaminiums Association (KDVA) year started off with a sad event - the sudden and unexpected passing of our Treasurer and past President, Pat Plazek in January 2022. Pat was an enthusiastic supporter of the Villa Board and she did a great deal of work for our Villa community. In addition to my duties as the KDVA President, I temporarily assumed the Treasurer position for the remainder of 2022. A new KDVA Treasurer (Lori Raugust) will take over the treasurer duties early this year.

This summer, we experienced problems with the irrigation system's main supply pump and water pressure regulator. Our vendor (Pfister Sprinkler Systems, Inc.) has recommend that these sprinkler system components be replaced. Pfister has given us a verbal estimate of \$20,000 to \$25,000 to replace the pump and the regulator. We are currently obtaining written estimates from other vendors as well. A typical sprinkler system generally lasts for 18 to 20 years, and our community's current irrigation system is far older than that.

The KDVA annual meeting was held on October 22, 2022. The budget for 2023 was approved and some changes were made to the KDVA Board membership. We also discussed the repairs that will be necessary in order to get the irrigation system back in operating condition for 2023.

The contact information for each member of the 2023 KDVA Board of Directors is printed to the left of this article. Please note that the Grounds Committee responsibilities for each board member are also listed.

Larry Porter, KDVA President