

Kensington Downs Courier

September 2023

<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

Improvements scheduled for late September and into October will provide an exciting new look to our entrance area, with the city paying over 85% of the cost. Thanks to Yusanda Blackmon telling us about the city's "Neighborhood Improvement Grant" program last fall and her skillful grant submission, we received a grant of \$4,785 to apply towards the \$5,450 cost of improvements. Galbraith's Lawn Care (our selected vendor) has been extremely helpful with their suggestions. They will provide new colorful planting arrangements in front and behind the brick walls at the entrance. Thanks to great teamwork, all eight board members worked together to make the entrance project happen. Please check the list of board members in this newsletter or on our website, www.kensingtondowns.com. Thanks to residents Marisol Portillo (lot 1) and Jeanette Carey (lot 81) for the use of their water to power-wash our brick walls.

There are many tasks that keep our neighborhood safe and looking nice. Please check the "Save the Date" section of the newsletter for our October fall garage sale and November annual meeting dates. Painting fire hydrants is a neighbor volunteer project done every few years. Thanks to Bryan Rietdorf for volunteering this year. We are working with the post office to repaint our mailboxes. For two weeks in September, the city will install a "Your Speed Is" sign to help control speeders and keep children and adults safe. KDCA has a 25 MPH speed limit, but many go much faster, especially neighbors to the South and East just passing through. Our aging irrigation system is a continuing problem. Replacing the nearly 35-year-old system would cost \$30,000 - \$50,000 (Yikes!). We were able to fix the broken CLA-valve for under \$1,000 but are still trying to resolve an electrical problem before the system will be serviceable again.

As you can see, your KDCA board has been very busy. Newer and younger residents with a variety of fun and helpful ideas are always needed. Please let any board member know if you are willing to serve on the board or for a one-time project. The last page has a KDCA board nomination form. Please complete it by October 9th for our November Annual Meeting election. Christi Kroft resigned from our KDCA board this summer. Thank you, Christi, for your service on the board. Your ideas and help are appreciated.

- Carl Wheeler

Board Projects

Repair and Painting of Community Mailboxes

The "Cluster Box" units located throughout Kensington Downs are owned and maintained by the United States Postal Service (USPS). Ten (10) years ago, the KDCA Board contacted the USPS and requested that all of our mailboxes be repainted, and repairs be made to the mailbox units needing it. The USPS completed that work in August 2013. Now, it is time to do it again! We have contacted Casey at the Northwood P.O., and he filed a "service request" on our behalf on August 2, 2023. KDCA Board member Cary Baron surveyed our community, and he produced a map showing the location of each mailbox, with a notation as to its condition. This map was hand-delivered to Casey on August 18, and the map, along with a 2nd service request, was forwarded to the proper USPS division. We are not sure when USPS personnel will begin doing the requested work, but we will stay on it, and we hope to see results soon!

Fire Hydrants

Fort Wayne City Utilities sponsors a Hydrant Painting Program for Neighborhood Associations. City Utilities provides the "hydrant yellow" paint and the necessary tools and brushes, and they will pay neighborhood associations \$5.00 for each hydrant painted. Keeping the fire hydrants brightly painted helps the Fire Department spot hydrants when they approach a fire scene. In addition, this painting program relieves City Utilities crews of this task so they can focus their efforts on fixing and maintaining the water lines. Associations may participate in the program every five years. Several times in the past, KD homeowner Greg Goodwin has painted all 25 fire hydrants in Kensington Downs, and we thank Greg for his service to our community. This year, KD homeowner Bryan Rietdorf has volunteered to take on the job of painting our (25) fire hydrants, and we appreciate it.

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

Board Projects - Continued

Speeding Traffic on Welshire Boulevard

Although the posted speed limit on all Kensington Downs streets is 25 MPH, we still see far too many instances of vehicles operating at excessive speeds on our community streets. This is especially true of traffic traveling on Welshire Boulevard in both directions. While the 3-way stop signs at the intersection of Welshire Blvd. and Bent Willow Drive do provide some assistance in slowing the traffic along Welshire Blvd., the KDCA Board still felt that this problem should be reported to the City's Traffic Engineering Department. We asked if they could install some "temporary" speed bumps on Welshire Blvd., but we were told that The City does not allow speed bumps, temporary or permanent, on any public roadways. They did offer to post a radar speed display sign on Welshire Blvd. for a 2-week period of time. So, during the week of September 11, 2023, the radar speed display sign will monitor the traffic going in one direction on Welshire Blvd. and the traffic going in the opposite direction on Welshire Blvd. will be monitored during the week of September 18, 2023.

General Reminder: The community-wide posted speed limit in Kensington Downs is 25 MPH. The excessive speed of vehicles on our neighborhood streets presents a danger to everyone. Please be aware of your speed while driving in our community, and always pay attention to children and adults on bicycles, as well as any pedestrians in the vicinity.

Street Tree Pruning

The City's Parks Department is responsible for pruning all of the street trees located in the park strip. In Kensington Downs, this would include trees on Welshire Boulevard and Maysville Road, and on Derby Lane at the entrance to The Villas. The City strives to maintain a seven year pruning cycle. This means that every seven years, each tree will be thoroughly inspected for structural issues and then pruned according to specifications. According to the City's 7-year schedule, the Kensington Downs street trees should have been pruned 3 years ago! Covid pandemic-related "staffing shortages" and the diversion of all available City work crews to handle clean-up of storm-related damage were cited as reasons for postponing the tree pruning work, and now all street tree pruning has been "suspended temporarily". This lengthy delay in pruning the KD street trees is causing problems for us. Tree branches are hanging down so low that they are hitting the tops of the City's trash and recycling vehicles, as well as larger delivery trucks (FedEx, Amazon, UPS). These low-hanging branches are also blocking the driver's view of some stop signs and generally obstructing the vision of motorists at intersections. We have contacted the Parks Dept. concerning this matter and a work authorization order has been issued.

Architectural Control & Review

Committee Members: Cary Baron (Chairperson), Arlene Klapes, & Jerry Hoover

This year, the KDCA Architectural Control and Review (ACR) Committee processed several homeowner requests for lot improvements. We thank all of 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.

The "Request for Lot Improvement" application form, the KDCA Fence Policy, and general guidelines/information can be found posted at www.kensingtondowns.com (the official KDCA website). 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". So, if you want to replace your existing roof or deck or patio or fence, you must submit your completed application form and have your project approved by the ACR Committee before you begin work. Also, we remind you that the KDCA Covenants prohibit metal roofs and solar panels. Please feel free to contact Cary Baron (Chairman of the ACR Committee) at 260-748-4040 to discuss your proposed project. Cary will be happy to help answer your questions.

The Neighborhood Improvement Grant

Kensington Downs Entrance Project Update

Watch for a new look at our entrance during the first half of October. KDCA was awarded a city-sponsored "Neighborhood Improvement Grant". The grant pays 85% of our cost for the improvement project.

KDCA's project features planting beds on each side of the entrance, which will have a layered look with various colors all year. Perennial "Pardon-Me" and "Stella-de-Oro" Day-lily plants will provide red, gold, and yellow colors at the bed's front. A row of Green Velvet Boxwoods will give a hedge-like look between the Day-lily and the brick rising behind. The focal point will feature a crab-apple tree centered behind the wall, providing a canopy look with flowery blooms. Russian Sage will give our entrance an additional accent at each end of the brick wall with blue flowers. Plantings currently in the entrance beds will be reused, if possible, by replanting them behind the brick wall or saved to offer to our residents. Galbraith's Lawn Care is the vendor secured to design and install our new look. We hope the new look will enhance each homeowner's experience as you enter and exit Kensington Downs.

New Resident Welcome & Events

We Welcome New Residents to Kensington Downs!

DaVon & Charmaine Quinn
8032 Welshire Boulevard.

Larry & Linda Gordon
7615 Preakness Cove

Rebecca Sorg Glick
7420 Derby Lane

Jeremy Denton
7932 Welshire Boulevard

Daniel N. Rodriguez
2311 Kerrigan's Way

Friendly Reminders

Thefts: Several KD homeowners have experienced the theft of items from their (open) garages and their (unlocked) parked cars. Please be aware of your surroundings - keep your garage doors down and your parked cars locked. Don't make it easy for thefts to occur. If you discover that you have "missing property," the FWPD strongly encourages you to file a police report.

No Soliciting: Kensington Downs has a "No Soliciting" policy. We ask that you be cautious if someone knocks on your door attempting to sell you some product or service. Always consider your safety and that of your neighbors, and do not hesitate to contact our local police department (non-emergency number: 260-427-1222) to report a suspicious person.

Save the Date!

KDCA Garage Sale

October 5, 6, & 7, 2023

8:00 AM - 5:00 PM

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.

Upcoming KDCA Board of Directors Meetings

October 10, 2023 - Georgetown Library

December 5, 2023 - Georgetown Library

6:30 PM to 8:45 PM

All KDCA homeowners are welcome and encouraged to attend.

2023 Annual Meeting of KDCA Members

Tuesday, November 14, 2023 at 6:30 PM

Georgetown Public Library

6600 East State Blvd.

Additional information will be forthcoming.

Each KD homeowner will receive a packet of materials via U.S.P.S. "snail mail," approximately two weeks prior to the meeting.

Storm Drains: Please help to keep the drain clear of leaves, sticks, grass clippings, and other debris. A clogged drain will result in flooding of our neighborhood streets. This can be a year-round problem in our community, so your assistance in keeping the stormwater drains open would be appreciated.

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 14, 2023** 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 9, 2023.*

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 9, 2023

Kensington Downs Community Assoc.

Post Office Box 15431

Fort Wayne, IN 46885-5431

CLEAN THE DRAINS DAY **September 23, 2023**

This is your chance to be part of the pollution solution!
Trash, debris, grass clippings, pet waste and fertilizer overspray wash down a storm drain and pollute our rivers. While river pollution is an eyesore, it also affects water quality and aquatic life. You can help!

Sign Up to Participate in "CLEAN THE DRAINS DAY"
to be held on (Saturday) September 23, 2023

Learn More at cleandrainsfortwayne.org

You can become a **Drain Stormer Family** by signing up to clear pollution from the storm drains near your home or on your block.

Mark them with a reminder medallion, and have some family fun by creating chalk art near your drains.

Visit forfw.org/drain-stormer-family/
to learn more and get your family's kit.