



The Official Newsletter of the Kensington Downs Community Association

December 2014

Kensington Downs Courier

P.O. Box 15431 • Fort Wayne, Indiana 46885-5431

www.kensingtondowns.com

President's Desk

By Carol A. Griffin, President

Merry Christmas and Happy Holidays. As your president, I want to thank you for making 2014 a huge success. We accomplished much in the last year and we could not have done it without the assistance of the board members and residents of Kensington Downs. Please save your newsletters as they contain a lot of useful information. If you can't find a prior issue, try looking online at www.KensingtonDowns.com. Your compliments, comments and concerns are always welcome at doodah912@hotmail.com, or call me at 749-5308. Generally calls are returned within 24 hours.



SAVE THE DATE

Board Meeting.....	Jan. 7, Georgetown Library
Board Meeting.....	Feb 4, Georgetown Library
Board Meeting.....	Mar 4, Georgetown Library
Board Meeting.....	Apr 1, TBD
Garage Sale	May 7, 8, 9
Board Meeting.....	May 20, TBD
Board Meeting.....	Aug 5, TBD
Board Meeting.....	Sep 2, TBD
Garage Sale	Oct 1, 2, 3
Board Meeting.....	Oct 7, TBD
Annual Meeting.....	Nov 11, Georgetown Library
Board Meeting.....	Nov 18, TBD

WELCOME TO KENSINGTON

Lyn & Penny Schlegel	7408 Derby Lane
Daniel & Donna Gerlach.....	7529 Greymoor Drive
Carole Weilbaker-Ivins.....	7704 Derby Lane
Elizabeth Parker & Mahlon Wickey	7620 Preakness
James & Ruth Finton	7224 Bent Willow Drive
Louis R. & Mary Lou Wade	8031 Welshire Blvd
Joseph Koogler.....	8004 Weeping Willow Court

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**ARCHITECTURAL CONTROL & REVIEW COMMITTEE**

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# Villa News

By Tom Eggold

The annual meeting of the Kensington Downs Villaminium Association was held on Saturday, October 25. The following individuals have agreed to serve on The Villas Board of Directors for 2015: Tom Eggold (President), Jan Porter (Vice President), Joanne Renselle (Secretary), Pat Plazek (Treasurer), Dick Dirrim, Manfred Fremder, Margery Timbrook, and Jean Scherer.

The KDCA Board of Directors has made an arrangement with The Villas, which will allow the Villa Board to hire their own vendor (Martin Lawn) to provide snow removal from the villas streets (Derby Lane and Preakness Cove) during this coming winter.

Notice to all Villa residents (lots 43-84): If you have a service concern regarding any/all snow removal matters in the Villas, please contact a Villa Board member for assistance.

## Annual Meeting Highlights

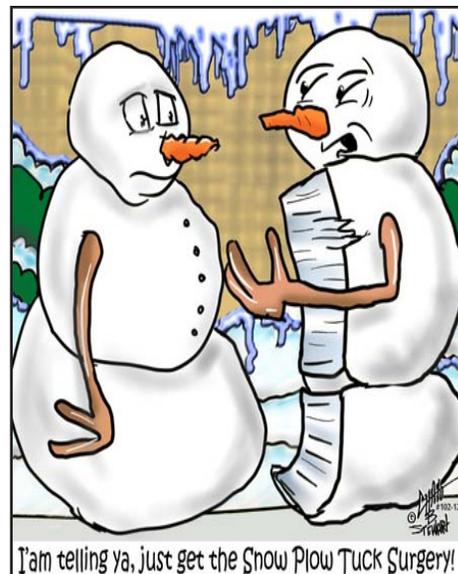
By Karen Casey, Secretary

The KDCA Annual Meeting on November 5, 2014 was attended by twenty-five (25) homeowners representing twenty-three (23) Kensington Downs lots. Prior to this meeting, all KDCA homeowners received a USPS-mailed copy of the meeting agenda, an official ballot, and a current financial report which included the proposed budget for 2015. A total of 78 ballots were cast. The KDCA membership approved the 2015 budget totaling \$25,850. [The KDCA Board of Directors has set the annual dues for 2015 at \$110 per lot.] Cary Baron (District 3) and Barb Lepper (District 1) were each elected to serve a 3-year term on the KDCA Board of Directors. Board members reported on the many projects that were accomplished during 2014.

The Association held two (2) garage sales this year (May and October); and since both were reported to be quite successful, this routine will be repeated during 2015. A comprehensive audit of the KDCA financials was conducted for the eighth straight year. We appreciate the efforts of the homeowners (David Chen, Dick Shively and Arlene Klapes) who volunteered to do the FY-2013 audit (findings posted to KD website). We've learned that some areas of Kensington Downs are below the City's minimum lighting standard, so the Board is working to obtain more street lights for our subdivision. In addition, the Board has requested ADA ramps for several area sidewalks.

City officials have informed us that two (2) ADA ramps are scheduled to be installed in The Villas during Summer 2015. The homeowner directory will be ready for distribution to all KD residents sometime during the first part of the new year. KDCA President Carol Griffin thanked all of the board members for their hard work this past year.

After the difficult winter that was experienced last year, several homeowners have asked about the snow removal plans/procedures for this coming winter. For details, please see the separate article in this newsletter.



THANK YOU TO...Todd & Amy Kabisch and Karen Casey for the lovely Christmas decorations at the KD entrance - we've already heard several compliments!!

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Bob & Donna Wagner donated a "whole bunch" of Christmas lights. I think it was everything that they had (Bob said that they were trying to "down-size").

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Karen Casey also donated some light strings to help complete the Christmas decorations at the subdivision entrance.

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Thanks to Dan & Shirley McMillan for helping to deliver the KD newsletter during this past year.

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All homeowners are welcome to attend any/all meetings of the Board of Directors. Feel free to contact any Director with your comments, concerns and suggestions.

Check out the official KD website at [www.kensingtondowns.com](http://www.kensingtondowns.com). Sign up for "member access" - registration is easy, just follow directions at website.

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Remember that all KDCA Board members are homeowners (just like you) who volunteer their time, energy and expertise to help keep our subdivision running on a daily basis. They work hard and would appreciate your support. Kensington Downs is one of the best communities in northeast Fort Wayne. Let's all work together to keep it that way!

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FWPD Officer Robert Warstler (our neighborhood liaison) reminds all homeowners to be extra vigilant, as the risk of burglary tends to increase during the holiday season. Make your home look occupied (lights on/lights on timers is a

great first step). If you will be away over the holidays, get rid of the obvious signs that you are gone. And remember that good neighbors watch out for one another!

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On November 24, Fort Wayne experienced some very unseasonal weather, with wind gusts reaching 60 mph. Thousands across the area lost power, and there were many reports of downed trees and property damage. One (1) tree on the center island at the KD entrance was damaged. City officials were contacted and the debris was cleared away promptly. During Spring 2015, the Board will assess the situation and determine if this tree can be repaired or should be replaced.

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Call 3-1-1 to report broken street lights, potholes that need filling, and cars parked on the street for extended time periods.

## Snow Removal

By KDCA Board of Directors

The KDCA Board has authorized our vendor, Hoosier Land Care (HLC) to begin plowing the community roads when snowfall reaches 3 to 3.5 inches. Start time for plowing will also depend on when the snowfall begins and the length of time predicted for the storm to move through the area. Our vendor's goal is to always make the KD streets at least "passable" for people going to work in the morning.

HLC will begin by making a double-pass on all KD streets to clear a path wide enough for two (2) cars to pass, in all locations where cars are not parked on the street. Then, HLC will proceed to make multiple visits to KD during the entire length of the snowstorm. **Please Note: If the HLC truck(s) have left KD and it is still snowing and/or all areas are not completely cleaned yet, they will be coming back again to clean off the streets.** Also, it takes more time to clean the cul-de-sacs correctly from edge-to-edge; and cars parked here often end up blocking an area that could be used to pile snow.

**Please keep these facts in mind and exercise patience.** Remember, HLC has other customers besides Kensington Downs, so it could take a couple of hours before a truck can get back through to make another pass and/or do cleanup. Typically, HLC will do the "final cleanup" and inspection either overnight (following a storm that ends during the day) or throughout the next day for a storm that ends overnight. As always, the homeowner is responsible for clearing any snow left at the end of their driveway after the HLC snowplow or City of Fort Wayne truck makes additional passes on the KD streets.

### Other ways that homeowners can help our community during snow storms:

- Move your vehicle(s) off the street, so the snowplow can clear all snow from roadways.
- If snowfall is predicted, park vehicles in your garage or move them to your driveway.
- When shoveling or "blowing" the snow from your driveway, do not pile it in the street.
- Please help by shoveling the snow from mailbox pads, so the U.S.P.S. personnel can deliver the mail to KD residents.
- If there is a sidewalk adjacent to your property (in front and/or on the side), it is the homeowner's responsibility to keep that public sidewalk clear of all snow at all times. This is a City ordinance and a fine can be imposed.
- PLEASE do not harass the snowplow drivers! If you have a concern, leave a message by calling 749-5308.

On November 10th, Board members (Cary Baron, Dave Pennell and Tom Eggold) placed snow stakes to mark all of the fire hydrants (25) and storm drains (48) in Kensington Downs. **Please help to keep the storm drains free of leaves, other debris and snow.** If the streets are snowy/icy and there is a thaw, it is important that the storm drains be opened so the water can drain off and not "re-freeze" causing hazardous streets. **Also, the Fire Department needs your help to keep the fire hydrants visible and accessible, and free of snow piles.**

The KDCA Board made the decision (for this winter) to forego distributing salt barrels throughout our subdivision. We had problems last winter with moisture causing the salt to cake into a solid block (i.e., salt was not useable). **KD homeowners should call 3-1-1 and request that the City apply salt to any "problem areas" on our subdivision roads this winter.**

### Kensington Downs Villas 2015 Board Members

|                        |                |
|------------------------|----------------|
| Tom Eggold .....       | President      |
| 7403 Derby Lane        | (260) 493.8546 |
| Jan Porter .....       | Vice President |
| 7419 Derby Lane        | (260) 749.7907 |
| Joanne Renselle .....  | Secretary      |
| 7412 Derby Lane        | (260) 749.4121 |
| Pat Plazek .....       | Treasurer      |
| 7711 Preakness Cove    | (260) 748.4031 |
| Dick Dirrim .....      | Director       |
| 7607 Preakness Cove    | (260) 493.5700 |
| Manfred Fremder .....  | Director       |
| 7603 Preakness Cove    | (260) 493.8522 |
| Margery Timbrook ..... | Director       |
| 7411 Derby Lane        | (260) 493.0063 |
| D. Jean Scherer .....  | Director       |
| 7406 Derby Lane        | (260) 348.1221 |



There is no **Poop Fairy** ...



**Scoop your Poop**  
 • Grab it • Bag it • Toss it



# Holiday Recycling

The following holiday items **CAN** and **CANNOT** be recycled in your recycle carts

## PUT THESE ITEMS IN YOUR RECYCLE CART

- Non-metallic wrapping paper & gift bags (handles removed)
- Tissue paper • Cardboard with clear plastic windows
- Gift boxes and shoe boxes
- Aluminum foil & food trays (rinsed off)
- Greeting cards, envelopes, gift cards and tags
- Old calendars (coils removed)



**RECYCLE THESE ITEMS**

## DO NOT PUT THESE ITEMS IN YOUR RECYCLE CART

- No foiled or metallic-coated wrapping paper or gift bags
- No ribbons, bows, beads, string, garland or tinsel
- No holiday decorations (lights, bells, ornaments etc.)
- No bubble wrap
- No plastics without numbers
- No batteries, electronics or Christmas trees



**DO NOT RECYCLE**

(Instead call 449-7878 to recycle these items differently)



CITY OF FORT WAYNE

Tom Henry  
Mayor

## FOR YOUR INFORMATION

### Important Numbers

Indiana Michigan Power (report power outage)  
 Indiana Michigan Power (pay bill by phone)  
 NIPSCO - gas company (report gas leaks/odor of gas)  
 NIPSCO (customer service)  
 City Utilities (customer service)  
 City Utilities (pay bill by phone)  
 Allen County Public Library Main Library  
 Georgetown  
 New Haven  
 Tecumseh  
 Family Help-Line

(800) 311-4634  
 (800) 611-0964  
 (800) 634-3524  
 (800) 464-7726  
 (260) 427-1234  
 (877) 306-9265  
 (260) 421-1200  
 (260) 421-1320  
 (260) 421-1345  
 (260) 421-1360  
 (800) 433-0746

Family Support Services  
 Federal Information Center  
 State Information Center  
 Indiana Foreclosure Prevention  
 Indiana House of Representatives  
 Indiana Senate  
 Indiana Attorney General (to sign up for "No-Call List")  
 Consumer Protection (Indiana)  
 Bureau of Motor Vehicles  
 Office of the Governor  
 Workforce Development

(800) 622-4932  
 (800) 688-9889  
 (800) 457-8283  
 (877) 438-4673  
 (800) 382-9841  
 (800) 382-9467  
 (888) 834-9969  
 (800) 382-5516  
 (888) 692-6841  
 (317) 232-4567  
 (800) 891-6499