

# KENSINGTON PLACE HOMEOWNERS ASSOCIATION, INC.

KPHOA Website: [www.neighborhoodlink.com/ps/kphoa](http://www.neighborhoodlink.com/ps/kphoa)  
Email address: [www.kensingtonplace2004@yahoo.com](mailto:www.kensingtonplace2004@yahoo.com)

## NEWSLETTER

September 16, 2006

Dear Neighbors:

The Board is pleased to announce that we have retained the services of Community Management Associates (CMA) to manage our subdivision. Within the next week, you will be receiving a letter of introduction from CMA along with contact information and a questionnaire. We request that each household complete this form as completely as possible. Bi-monthly walk-thru's will commence on Monday October 2, 2006. CMA will operate within the guidelines of our Protective Covenant, therefore we are asking all homeowners to review the covenant so that any outstanding issues (uncut grass, mold on siding, missing shutters, etc.) can be addressed prior to the start of CMA's walk-thru's of the community.

We wish to express our appreciation for all of the input that we received from our neighbors during our search for a management company. It is our expectation that CMA will provide our community with effective, efficient, and fair management services.

\*\*\*\*\*

### CALLING ALL VOLUNTEERS!!!

We are currently seeking volunteers for several committees:

#### **Block Captains:**

To help address the ongoing problem of litter, loitering, and trespassing in the subdivision Block Captains will monitor assigned blocks.

#### **Sunshine Committee:**

Committee members will organize various social functions and serve as "general hospitality" for the community.

#### **Architectural Review Committee (ARC):**

Committee members will review ARC requests and approve building and construction activity within the community.

To join simply go to the KPHOA website, under "Neighborhood Information" click "Become a Member". Please put your name, email address in the appropriate fields and indicate which committee you are interested in joining in the "Comments" section.

We Look Forward to Hearing From You!!

### CRIME PREVENTION

We regret to report that a home in our community was recently burglarized. This unfortunate incident reminds us of the importance of remaining alert to the activities in our neighborhood. With the upcoming time change and approaching holiday season, let's all take extra care to watch out for our neighbors as well as ourselves.

Cobb County Police has agreed to give a Crime Prevention/Neighborhood Watch presentation at our next Homeowners Association Meeting. In the meantime please report any suspicious activity to the Powder Springs Police Department "Non-Emergency Officer Assistance" division @ 770-499-3911.

**NOTICE:** Revised sign code takes effect **Sept. 1,**

Effective September 1, 2006 All Weekend Subdivision Directional signs (WSDS) are required to receive a permit through the county's Code Enforcement Division for each sign location. Weekend Subdivision Directional signs are defined as temporary signs providing directions to a residential subdivision offering new houses for sale. For more information, call the Cobb County Code Enforcement Division at (770) 528-2180, or visit the website at: [www.comdev.cobbcountyga.gov/code](http://www.comdev.cobbcountyga.gov/code)

#### **TEMPORARY SIGNS**

These include weekend directional signs for new subdivisions, home improvement services, yard sale signs and promotional signs. There should be only one weekend directional sign for any given place or event per 300 feet of road which must be placed five feet outside the right-of-way. These signs are permitted from 3 p.m. on Friday through midnight Sunday only.

With any of these violations, the appropriate person is placed on notice of violation and given 10 days to comply with the code section. If found still in violation after this time frame, a citation is issued to appear before a magistrate judge.