



Kensington Downs Newsletter
Fort Wayne, Indiana 46815
October 2009

Board of Directors

**President: Bill Stiles, Vice President: Dave Ritenour,
Secretary: Nancy Louraine, Treasurer: Keith Morrison, Tim Bastress,
Werner Dierks, Pat Johnstone, Arlene Klapes, Joan Lewis, Sharon Mowrer
Newsletter Editor: Sharon Mowrer (493-8803)
Association Website: www.neighborhoodlink.com/ftwayne/kd
Association Phone Number (Leave Message Only): 260-748-8651**

Association Annual Meeting

Thursday, November 12

7:00 p.m.

***Georgetown Branch Library
Meeting Room***

President's Letter

A very successful, first annual ice cream social was held in August. Thanks to the many Board members for their time and efforts! Thanks to Edy's Ice Cream for their donation of ice cream for everyone's enjoyment! All 10 gallons disappeared. Keep it in mind for next summer!

If you live next to a common area and have trees in your yard, please do not rake or blow leaves into the common area. Those leaves will either blow into someone else's yard or kill the grass, if left there. If common area maintenance is still occurring, the leaves will increase the expense to the association and that expense will have to be addressed with the homeowner.

An internal audit of the Association finances was completed by Board Member Arlene Klapes, homeowners Patricia Plazek, and Dan McMillan, and Treasurer Keith Morrison on June 18, 2009. The audit found no irregularities or problems.

A bit of news from the summer: The association was taken to court by one of our members, who sued to have his 2008 dues returned and to not have to pay his 2009 dues. His claim was that procedural errors had been made by the Board. The court ruled in favor of the association and ordered the plaintiff to pay his dues and reasonable legal fees (which were less than requested). Our lawyer waived his legal fees above the award, so no costs were incurred by our association.

260-748-8651. That's the new number to call to ask questions or report problems regarding association business. Since the officers of the Board change periodically, this number will allow for consistent communication throughout. Please do not call my home number any longer. Unfortunately, a call was left unattended for a length of time while I was on vacation, and I don't want that to happen again. The new number will allow you to leave a message that would be accessible by a Board member who could look into the issue. Of course, this number should never be used in place of standard city or emergency support numbers. Use it only for association issues.

I hope to see you at the Annual Meeting!

Meet your Neighbors

Look out world. The area around Oxford and Welshire has two new babies on the way. Is it in the water?

On Welshire Drive Jerry & Megan are expecting their fourth child. Waiting for the new one in addition to mom and dad are Gretchen, Thomas, Kennedy, and Chloe, the family's pet dog. Jerry is a firefighter, and Megan works at SAFY, a foster care agency. By the way, you get to discover their last name; I forgot to ask!

On Oxford Drive, Amanda and Michael Freed are expecting their second child in March. The baby will be joining Samantha, 3 years old. Amanda and Michael both work at Navistar. They moved here from Michigan via Blackhawk Farms.

Meet Your Directors

In this issue, get to know Dave Ritenour. We are very fortunate to have Dave on our Board because he is well versed in all things having to do with maintenance.

Q How many years have you lived in Kensington Downs?

A We moved to Kensington Downs in August, 1991.

Q I know you're involved with your family. Tell us about them.

A My wife and I have two children. Our daughter is 29, married, and lives in Fort Wayne. Our son is 27, and he lives in Chicago.

Q When did you become a Board member? What do you find most satisfying about being on the Board?

A I became a Board member in 2005, because I enjoy seeing our addition being well kept and not letting it get that run-down look.

Bits and Pieces

We were sorry to learn of the death of Florence Louraine on August 18. One of her children, Carl, and his wife Nancy (a Board member) live on Welshire Drive

New additions will be posted to the KD website on October 12. They are (1) the amended minutes of the 2007 Annual Meeting, (2) the approval draft of the 2008 Annual meeting minutes, and (3) a copy of the current KD Bylaws containing the proposed changes marked in red.

Our street drain marking project was completed on Saturday, August 8. Many thanks to neighbors Michelle, Jim, and JT Wenglikowski, Ian Summers, and Jackie, David, and Tabitha Chen. These community-minded people completed the installation of plaques and distribution of literature in just over two hours!

A girl's red sweatshirt was left at the ice cream social. The owner may contact Joan Lewis to get it back.

Many thanks to all our neighbors who deliver the newsletters: Julie Goodwin, Lucy McNall, Tim Mowrer, Nancy Louraine, Marilyn Knuth, Larry Stiles, Kevin Holle, and Jim Wenglikowski.

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Important Annual Meeting Information

Attached are two pieces of information regarding the annual meeting. First is the absentee ballot. It addresses three issues: the election of Directors to the KD Association Board, other voting issues, and changes to the KD Bylaws. If you have any questions, please contact Nancy Louraine.

The other page gives you the financial information thus far in 2009, the projected expenses for the remainder of this year, and the 2010 Proposed Budget. If you have any questions on the Financial Recap, call our treasurer, Keith Morrison.