

Kensington Downs Community Association

A MESSAGE FROM THE PRESIDENT

I WANT TO THANK EVERYONE who completed our homeowner survey; the number returned (126) was excellent. This information really helps the Board serve you better by letting us know what issues are important to you. We keep all surveys confidential and only share comments when needed. The survey results will be reported in an upcoming issue of the newsletter. Also, I want to encourage all homeowners to communicate directly with any of the Board Officers and/or your District Representative regarding any concerns you may have.

Spring is here, and it's time to start cleaning inside and out. So, I want to mention "community pride" and how all of

us can do our part. Please keep trash cans out of sight, trim shrubs and trees, keep lawns trimmed, paint where needed, and please don't forget to clean up after your pets. These things improve property values and make Kensington Downs a great place to live. On that note, I want to invite all residents to participate in our "Community Clean-up Day". We will be picking up trash and fallen branches in the common areas, and trimming some broken branches on trees at the entrance. This is a KDCA-sanctioned event, so if there are any students wishing to fulfill their school's community service requirement, come on out and help us on Saturday, April 14.

Our community garage sale provides an opportunity to clean out unwanted and unneeded belongings, and this year the KDCA Garage Sale should be spectacular! We have communicated with the board presidents of the neighboring subdivisions, and we are pleased to announce that Shannonside, Kensington Downs East, and Valley Meadow-Kern Valley have all agreed to schedule their garage sales for May 4 & 5, 2012.

Sincerely,
Rance Nagley
KDCA Board President

Navigating Our Website

THE KENSINGTON DOWNS WEBSITE CONTAINS lots of information that would be of interest to you or a prospective home buyer. While some of the website areas are open to the general public, only current KD residents have access to the private, password-protected postings such as minutes of the annual meeting or board meetings and the financial reports. So, we encourage all KDCA homeowners to register as website members. It's very easy, just go to the home page at www.kensingtondowns.com and read the instructions. Then, click the "add yourself" button

under "Our Neighbors" on the right-side of the homepage. You will be asked for a valid name and e-mail address. Enter the user name and password of your choice, check the boxes at the bottom of the page, and click the "sign up now" button. One of the four website administrators will send you a confirmation (usually within 24 hours or less), and you will then have access to all of the KD website postings. Questions? Call either Carl Wheeler (749-1009) or Arlene Klapes (749-7432).



Community Clean-up Day

When: April 14, 2012 (Saturday)

Where: Meet at the Maysville Road entrance near the KD sign

Time: 1:00 PM until completion

All volunteers (adults and kids) are welcome. Help pickup trash and fallen branches, trim trees and broken limbs.

Rain date is April 21, 2012 (Saturday) - same time, same meeting place

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Projects in Progress!

The following projects are currently underway:

1. Repaint the KD entrance sign or possibly install a new sign.
2. Trim trees and shrubs at the entrance (as part of Community Clean-up Day on April 14th).
3. Changes to the landscaping at the entrance - develop a plan (still need more ideas and volunteers).
4. Repair and repaint metal mail box stands (submit request to the U.S. Postal Service).
5. Remove dead trees from common areas on Maysville Road and Welshire Blvd. (will be done this Spring).
6. AEP will trim several trees on the common area/easement behind the homes on Welshire Blvd. (free firewood will be available to KDCA homeowners; contact Rance Nagley at 749-4474).
7. Install ADA ramps on the common area sidewalks (submit for bid quote - planned completion this year).
8. Christmas lights and decorations for the entrance - new committee will inventory current supplies; plan for December 2012.

Board Meeting Dates - 2012

Date	Time	Location
April 4	7:00 p.m.	Messiah Lutheran Church
May 2	7:00 p.m.	Messiah Lutheran Church
June 6	7:00 p.m.	Georgetown Library Branch
August 1	7:00 p.m.	Georgetown Library Branch
September 5	7:00 p.m.	Messiah Lutheran Church
October 3	7:00 p.m.	Messiah Lutheran Church
November 28	7:00 p.m.	Georgetown Library Branch

The annual meeting will be held Thursday, November 8th.

Note: Messiah Lutheran Church is located at 7211 Stellhorn Road, at the corner of Lahmeyer Road and Stellhorn Road

Community Garage Sale

**When: May 4 & 5
(Friday & Saturday)
Time: 8:00 AM to 5:00 PM**

Several neighboring subdivisions, like Shannonside, Kensington Downs East, Valley Meadows and Kern Valley) will be holding their garage sales during the same time.

Rain date is May 11 & 12 only if we get a "full-day rain" for both May 4 & 5.



Important Numbers

Indiana Michigan Power (report power outage)	(800) 311-4634
Indiana Michigan Power (pay bill by phone).....	(800) 611-0964
NIPSCO - gas company (report gas leaks/odor of gas)	(800) 634-3524
NIPSCO (customer service)	(800) 464-7726
City Utilities (customer service).....	(260) 427-1234
City Utilities (pay bill by phone)	(877) 306-9265
Allen County Public Library	
Main Library.....	(260) 421-1200
Georgetown	(260) 421-1320
New Haven.....	(260) 421-1345
Tecumseh	(260) 421-1360
Federal Information Center	(800) 688-9889
State Information Center.....	(800) 457-8283
Indiana House of Representatives.....	(800) 382-9841
Indiana Senate.....	(800) 382-9467
Indiana Attorney General (to sign up for "No-Call List")	(888) 834-9969
Consumer Protection (Indiana)	(800) 382-5516
Bureau of Motor Vehicles	(317) 232-2840
Office of the Governor	(317) 232-4567

Rain Garden Program

THE CITY OF FORT WAYNE HAS DEVELOPED A program to encourage homeowners to install and maintain rain gardens on their properties.

A direct cash payment and a plant matching program are available as incentives to owners of residential properties inside the city limits.

The homeowner must complete an application form, attend a free instructional workshop, sign an agreement and register their rain garden.

There are several workshops scheduled during April and May (dates are listed on the KD website). To sign up for the rain garden program, go to www.catchingrainfw.org or call 427-1381.



Architectural Control

ARE YOU PLANNING TO INSTALL A NEW FENCE, deck or swimming pool on your property? Before you start building any structures, in addition to obtaining all the necessary City of Fort Wayne permits, your plans will need to be approved by the KDCA Architectural Control and Review (ACR) Committee. The KD website contains helpful information on guidelines and procedures, as well as the approval request form for all lot improvements. If you have any questions, please feel free to contact the board officers or any member of the ACR Committee - Chairman Jim Martin (749-9058), Carol Griffin (749-5308) or Lyman Lewis (749-4917). Don't forget to call 811 "before you dig"!



Announcements

Many thanks to **Greg Goodwin** (7225 Bent Willow Drive) for painting all the KDCA fire hydrants last summer. Every 5 years, the City will supply the paint and pay us \$5.00 per hydrant, if we supply the labor. This is the fourth time that Greg has done this job for us. Greg also donated the \$125 received for his work to KDCA, and we thank Greg for his generous spirit.

Annual Audit Committee chairperson (**Arlene Klapes**) wishes to thank **Beth Reilley** and **James Miller** for their fine work in completing the FY-2010 audit. See the KD website for results of this, as well as previous audits, all the way back to FY-2006.

Welcome to **Shawn** and **Shelly Dunno!** They are new residents at 7826 Belton Lane (lot 164).

Are you a TinCaps fan? KDCA qualifies for excellent group rates on a variety of great food options and prime seating. If you would like to participate in or help plan an evening at Parkview Field, contact **Arlene Klapes** at 749-7432.

Thanks to all the homeowners who have volunteered to serve on various KDCA committees. We still need help on the committee tasked with planning the entrance landscaping changes. If you are interested in serving, please contact **Karen Casey** (493-4498).

The City of Fort Wayne will be participating in the "Great American Cleanup" campaign again this year. On (Saturday) May 19th, various groups of citizens will help clean up litter and debris from Fort Wayne parks, roadways, trails and riverbanks. Any KDCA homeowners wishing to help should contact **Arlene Klapes** (drnaklapes@yahoo.com or 749-7432) no later than April 14th, so our group can get registered. The City will provide t-shirts and host a post-cleanup party on May 19 at Headwaters Park West with food, drinks, raffle prizes and music.


A big "thank you" to **Rance** and **Sharon Nagley**, and **Dan Springer** for their work to decorate the KD entrance for Christmas.

Submissions and ads for the Kensington Downs Community Association newsletter can be sent to Carol Griffin at doodah912@hotmail.com. All submissions are considered. Happy ads, including birthdays, anniversaries, graduations, etc.

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One Call to City Hall

NON-EMERGENCY CITY SERVICES AND INFORMATION



DIAL 3-1-1 OR DIAL 427-8311 FOR NON-EMERGENCY SERVICES

MONDAY THRU FRIDAY 7:30AM TO 5:30PM

EMAIL: 311@ci.ft-wayne.in.us

MAYOR TOM HENRY
www.cityoffortwayne.org

