

Kensington Downs Community Association

December 2012

FROM THE PRESIDENT

Here are some updates for this year: The Board has decided on a one-time dues rebate of \$25, making the 2013 dues balance \$100.00 per household. The Board also voted to replace Martin Lawn Service with Hoosier Lawn Care, saving us \$2,000 a year. There are several projects planned for the coming year, and we should still be within our budget. Anyone is welcome to attend a Board Meeting. The schedule is posted at the KD website or homeowners can contact one of the Directors for places and dates.

If this snow season is like last year with very little snow, you won't be getting your feet wet when you take out the trash, so please keep trash cans in or on the side of your garage and not out front in plain sight. These little things make our neighborhood

attractive to prospective buyers and help our property values at the same time. Please remember to update your contact information as you would like it to be in the homeowner directory. Please fill out the homeowner survey and return it with your dues payment and directory information. We use and appreciate your input.

This is the time of the year to be thankful for what we have and to think of those less fortunate than ourselves. With that said, I would like to wish everyone a Merry Christmas and a Happy Prosperous New Year.

Sincerely,
Rance Nagley
KDCA President

Announcements & Thanks

Welcome to Kensington Downs

Matthew and Mandy Kolkman - 7511 Scarlet Court (lot 222)

Jacqueline R. Roehling - 7707 Preakness Cove (lot 43)

Cary F. Baron - 7901 Welshire Blvd. (lot 12)

Travis D. Gates - 2030 Kerrigan's Way (lot 105)

Joshua and Sarah Sommermeyer - 7523 Scarlet Court (lot 219)

Sandra Armstrong - 7420 Bent Willow Drive (lot 30)

Arlene Klapes (Chair of the Annual Audit Committee) wishes to thank homeowners **Phillip Herb** and **John McGauley** for their excellent work on the FY-2011 audit. A summary of the committee's findings will be posted on the KD website very soon.

The firewood piles (from trees cut down by AEP) in the common area behind homes on Welshire Blvd. have been removed. There was no cost to the Association - some homeowners took firewood, and the remainder was donated (we advertised on FreeCycle!)

Your KDCA Board of Directors has elected the following officers for 2013: **Rance Nagley** (president), **Arlene Klapes** (vice president), **Karen Casey** (secretary) and **Carl Wheeler** (treasurer). We appreciate their willingness to serve as officers for another year.

Help the Board help you. Call 311 to report broken street lights, potholes that need filling, trees down in the park-strip, and cars parked on the street for extended time periods.

Please do your part to keep grease out of our sewers and reduce the possibility of sewer back-ups. Never pour grease down the drain (or the toilet). Scrape pans and dishes before rinsing or washing them. Rather than using the garbage disposal unit, place food residue in the trash can. Place large amounts of grease in a can or a milk jug with a lid, and then put it into the trash can.

As you plan Spring building projects, please remember to submit a lot improvement request form to the Architectural Control & Review (ACR) Committee. Your project must be approved by ACR before you begin construction.

You are encouraged to sign-up for KD Website access, so you can see everything that is posted there. Website Member Registration is easy - just go to www.kensingtondowns.com and follow the directions.

**Kensington Downs
Community Association, Inc.
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www.KensingtonDowns.com**

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Carl Wheeler.....Treasurer
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Neighborhood Pride Fights Crime by Joe Squadrito

Have you ever read the weekly crime statistics published in the Fort Wayne Sunday Newspaper? They report the types of crimes and the associated geographic areas or districts. Kensington Downs is in District 23, which encompasses most all of the Georgetown area of our city. There are seven (7) types of crimes that are reported, and each month the police prepare a report to United States Justice Department called the Uniform Crime Report or UCR for short. Burglary and theft are just two (2) of the categories reported; and with few exceptions, our district seems to be victimized regularly. Although we live in District 23, Kensington Downs has reported no burglaries or thefts, while sub-divisions that neighbor ours have had what I consider to be ever increasing numbers. While there are several reasons for this, the principal reason is our strong sense of possession and pride in ownership. It's a fact that well-maintained homes and properties are less likely to experience property crimes than those in need of upkeep.

As the holidays approach, parcels will be placed in our vehicles in plain view. Leaving parcels, laptops, GPS equipment and other valuables in plain view is an invitation to victimization. Letting newspapers stack up on the driveway or at the door is an invitation to burglary. An empty trash container (lid open) left at the curb overnight is another indication that the homeowner is away. Empty boxes and other packaging, especially those for electronics, left at the curb for recycling are another invitation to burglary, as electronics are easily sold on the black market. Cut that cardboard packaging up and then place the pieces into the recycling bin, or take the boxes to the recycling center on Pontiac Street.

Know your neighbors, their children and their schedules. If something looks out of place, call law enforcement. Do not try to investigate the matter yourself. Today's criminals are usually substance abusers seeking to support their addiction, and there's no telling how they will react to detection. Let your neighbor(s) know when you'll be away for prolonged periods. Finally, if you have elderly neighbors or neighbors who are ill or disabled, check on them, especially if they live alone. These are just a few tips that I hope will keep Kensington Downs a good, safe place to live.

Joseph Squadrito is the former Sheriff of Allen County and he has several years of law enforcement experience

Board Meeting Schedule

Date	Time	Location
Jan 16, 2013.....	7:00 p.m.....	Georgetown Library Branch
Mar 6, 2013.....	7:00 p.m.....	Georgetown Library Branch
Apr 17, 2013.....	7:00 p.m.....	Georgetown Library Branch
May 15, 2013.....	7:00 p.m.....	Messiah Lutheran Church
Aug 7, 2013.....	7:00 p.m.....	Messiah Lutheran Church
Sep 18, 2013.....	7:00 p.m.....	Messiah Lutheran Church
Oct 9, 2013.....	7:00 p.m.....	Messiah Lutheran Church
Nov 7, 2013.....	7:00 p.m.....	Georgetown Library Branch (KDCA Annual Meeting)
Nov 20, 2013.....	7:00 p.m.....	Messiah Lutheran Church

****NOTE**** All homeowners are invited to attend any/all meetings.

Community Garage Sale

**When: May 3 & 4
(Friday & Saturday)
Time: 8:00 AM to 5:00 PM**

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

Rain date is May 10 & 11 only if we get a "full-day rain" for both May 3 & 4.



Please review the information on your 2013 dues notice, and make any necessary corrections. Please add missing information, then return it to KDCA Treasurer Carl Wheeler.

Recycling by Arlene Klapes

Would you like to recycle an item, rather than have it end up in a landfill? Check out the KD website - just go to the "Pages & Links" section and click on "How Do I Recycle?" for information on a huge list of items.

Totally FREE and unlimited recycling of electronic equipment (including computers) is available at the Fort Wayne Habitat for Humanity ReStore! In partnership with Illinois-based Vintage Tech Recyclers, 100% of all accepted electronics will get recycled or reused, and a portion of the earnings from the collection will go back to the Ft. Wayne Habitat ReStore. For a list of items accepted, see the link at the KD website or call the ReStore at (260) 470-4200.

For convenient recycling of all household batteries, rechargeable batteries, and fluorescent lightbulbs, just drop off these items at the Lowes store (471-4000) located at State and Coliseum Blvd.

To recycle an old (but still working) freezer or refrigerator, AEP will pick-up the unit and give you a \$30 rebate too!

Want to dispose of unwanted prescription medicines (pills only)? Use the drop-box in the lobby (open 24/7) at the New Haven Police Dept. at 815 Lincoln Highway East.

ARCHITECTURAL CONTROL REVIEW COMMITTEE

Carol Griffin.....7933 Red Clover Lane
(260) 749.5308 email: doodah912@hotmail.com

Peter Hilty.....7711 Greymoor Drive
(260) 705.8077 email: peterhilty@coldwellbanker.com

Kevin Grady:2101 White Plains Court
(260) 493.2207email: kgrady2101@comcast.net

Annual Meeting Highlights by Arlene Klapes

A total of 38 homeowners attended the KDCA Annual Meeting on November 8, 2012. Thirty (30) KD lots were represented. Again this year, all homeowners received annual meeting materials (by mail) prior to the meeting, including an official ballot and a financial report. Eighty-three (83) valid ballots were submitted, which is an increase over the 74 ballots submitted in 2011.

The 2013 budget (totaling \$29,372) was approved. Three homeowners (Tom Eggold, Carol Griffin, and Dave Pennell) were elected to the KDCA Board of Directors. Three Directors had terms expiring (Tim Bastress, Dave Ritenour, and Bill Stiles), and one Director "retired" (Werner Dierks - age 90). The Board wishes to thank all of them for their service to our community.

The Board accomplished many projects during 2012. The new sign for the KD entrance looks great! This year, several trees were cut down in various locations throughout Kensington Downs. Since the annual meeting, all the stumps have been ground down and the resulting holes have been filled. Some projects from 2012 are ongoing, such as the repair and re-painting of the USPS mailboxes.

Highlighted projects for 2013 include: (1) landscaping changes at the front entrance; (2) planting trees to replace those damaged during the June windstorm; (3) distributing updated versions of the Homeowner Directory and KDCA Bylaws; (4) repainting the (wooden) street signs, and (5) installing ADA ramps on common area sidewalks.

Homeowners can track project progress by reading the KDCA Board Meeting Minutes posted on the KD website or by contacting any Director. We are happy to answer your questions!

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
Family Help-Line.....	(800) 433-0746
Family Support Services.....	(800) 622-4932
Federal Information Center	(800) 688-9889
State Information Center.....	(800) 457-8283
Indiana Foreclosure Prevention	(877) 438-4673
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	(888) 692-6841
Office of the Governor	(317) 232-4567



Kensington Downs Board of Directors

