

Kensington Downs Community Association

April 2013

FROM THE BOARD

After those two, big snowstorms in March, let's hope that the nice springtime weather is finally here to stay! As the weather gets warmer, homeowners will be leaving more doors and windows open; so this is a good time to remind everyone that break-ins can be prevented if we all pay some extra attention. Although Kensington Downs is generally a safe neighborhood, we have had some problems lately. On one evening in early February, there were five incidents of vandalism and theft from cars at three separate locations on White Plains Court and one each on Derby Lane and Scarlet Court. On March 17, a theft was reported on Kerrigan's Way; and most recently (March 28) on Bent Willow Drive, items were stolen from the cars parked inside a closed garage that was breached through an unsecured, service door. Remember to lock your vehicles and keep all valuables out of sight or remove them completely, keep those garage doors down, and please secure your garage door openers. Don't provide any easy targets. All homeowners are encouraged to stay alert to your surroundings, report any suspicious activity, and keep more of your outside lights burning during the evenings and nights.

The Board has hired a new vendor for lawn maintenance this season (Hoosier Land Care), and you can expect to see them mowing all of the KDCA property on Fridays. This vendor will mow all of the common area surrounding the detention pond too. We make the following request of all homeowners on the pond: when applying fertilizer to your property, please do not extend the application beyond your lot line and into the common area. If we can reduce fertilizer runoff into the pond, the potential for creating algal blooms will be greatly diminished. Thanks for your cooperation.

There is one final item and this concerns those March snowfalls. If the snowplow dislodged some of your lawn sod during the snow removal process, please report the matter to us so we can bring it to the attention of the vendor and arrange for any needed repairs. As always, we encourage all homeowners to communicate directly with any member of the KDCA Board of Directors regarding your concerns, questions and suggestions.

Happy 25th Anniversary, KDCA

Kensington Downs Community Association, Inc. (KDCA) was established as a not-for-profit corporation in the State of Indiana on February 2, 1988; and our homeowner association is still going strong after 25 years!

The primary purpose of any homeowner association (HOA) is to maintain and enhance property values through enforcement of the covenants and maintenance of the common areas. The developer typically creates the HOA during the early phases of building in the subdivision, and each homeowner automatically becomes a member of the HOA when they purchase their home. Colonial Development Corporation (Roger, Herbert and Larry Delagrangé) began building Kensington Downs (KD) in 1987 with construction of the villaminiums and the homes along Welshire Blvd., Bent Willow Drive and Oxford Court. Building in our subdivision continued over the next 7-8 years, until the last home lots were completed along Greymoor Drive, Brimfield Court and Scarlet Court.

KDCA is governed by a Board of Directors, which initially was the developer (Colonial) and its representatives; but control transitioned completely to the homeowner-members of KDCA by December 31, 1994. Since January 1995, the KDCA Board of Directors has been populated solely by KD homeowners, who have been elected by the KD residents.

While the Association's various governing documents are very important in defining the community standards for the purpose of protecting property values, it is the job of the Board of Directors to uphold these restrictive covenants, bylaws, architectural guidelines, rules and regulations while also seeing to the day-to-day affairs of KDCA. Clearly, a strong and committed Board of Directors is critical, and the willingness of KD homeowners to serve on that Board is essential. Let's keep KDCA going strong for the next 25 years and beyond - please consider serving on the KDCA Board of Directors.

**Kensington Downs
Community Association, Inc.
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ARCHITECTURAL CONTROL COMMITTEE

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Board Meeting Schedule

Date	Time	Location
Apr 17, 2013.....	7:00 p.m.....	Georgetown Library Branch
May 15, 2013.....	7:00 p.m.....	Georgetown Library Branch
Aug 7, 2013.....	7:00 p.m.....	Messiah Lutheran Church, 7211 Stellhorn Road
Sep 18, 2013.....	7:00 p.m.....	Messiah Lutheran Church, 7211 Stellhorn Road
Oct 9, 2013.....	7:00 p.m.....	Messiah Lutheran Church, 7211 Stellhorn Road
Nov 7, 2013.....	7:00 p.m.	Georgetown Library Branch (KDCA Annual Meeting)
Nov 20, 2013.....	7:00 p.m.....	Georgetown Library Branch

****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**

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.

Welcome to Kensington Downs

.....
Shane Harris - 2102 Brimfield Court (lot 187)
Christopher and Heather Brown -
7417 Oxford Court (lot 23)
Thomas and Sherry Watt -
7611 Preakness Cove (lot 78)
Tyler and Amy Kopp -
2109 White Plains Court (lot 150)
Amber Jernigan -
2410 Kerrigan's Way (lot 95)

Our sincere condolences to the families and friends of the following residents of Kensington Downs who have passed recently:

Frances DiFilippo (October 4, 2012)
Phyllis Schnellbach (October 22, 2012)
Gertrude "Gertie" Dettmer (January 25, 2013)
Donald Specht (February 10, 2013)
Anna Marie Bonahoom (March 16, 2013)

Both Joe Squadrito and Rance Nagley have resigned from the KDCA Board of Directors, in advance of the November 2013 expiration of their elected terms. We wish them well and thank them for their many contributions to the Board. Their service to our neighborhood community is very much appreciated.

We hope to have the updated version of the KDCA Homeowner Directory ready for distribution in August. Please submit any corrections or changes to your homeowner contact information to Carl Wheeler (whee_c@earthlink.net) by June 30, 2013.

Many thanks to all the homeowners who completed and returned the 2013 Homeowner Survey. The Board received 107 surveys (return rate of 45.5%). We appreciate your input; a summary of survey results will be published in an upcoming issue of the KD Newsletter.

To access the west end of the KD pond by foot, homeowners have a choice of two "common area" pathways: (1) from the Scarlet Court cul-de-sac, you can walk across the "grass strip" between lot 222 and lot 223 or (2) from The Villas (behind lot 73), you can walk the "dirt path" that runs behind the old apple cider mill located on Maysville Road (just follow the fence-line).

Blackhawk Christian Jr/Sr High School is offering FREE HELP on (Friday) April 19, 2013. Students (under adult supervision) will help with KD homeowner projects (e.g., lawn care, moving heavy items, odd jobs). Contact (teacher) Joel Guthrie at 241-4899 or jguthrie@blackhawkchristian.org.

All homeowners are encouraged to sign-up for KD Website access, so you can see all postings including the "private" items (e.g., board meeting minutes, association financial statements, annual audits). Website Member Registration is easy - just go to www.kensingtondowns.com and follow the directions.

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 periods of time.

Are you planning a building project, such as a fence, deck, room addition, or swimming pool? Please remember to submit a lot improvement request form to the Architectural Control & Review (ACR) Committee. Your project must be approved by ACR before any construction begins. Call 811 before you dig.



811[®]

Know what's below. Call before you dig.

NEED HELP or INFORMATION?



2-1-1


**ONE NUMBER.
ONE EASY WAY TO
FIND HELP.**

Dial 2-1-1 or 1-877-502-0700 to access hundreds of community services. It's FREE, confidential, and available 24 hours a day.



311 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



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

FREE MULCH is available to Fort Wayne residents at Franke Park; "first come, first served" - come to Franke Park Day Camp parking lot. Any questions, call Kathy Pargmann at 427-6004.

Approximately seven (7) seats on the KDCA Board of Directors will become available in November 2013. Details of the election procedure along with the required nomination form, will be available in the August issue of the KD Newsletter.

You can get an energy assessment for your home and \$75 worth of energy-saving tools (e.g., CFL light bulbs) ... and it is all FREE. A coalition of Indiana utility companies have banded together in an effort called "Energizing Indiana". Several local non-profit organizations have been enlisted to "spread the word", and the Foster

Grandparent Program is one of them! They will receive \$50 every time an energy assessment (EA) is completed for someone referred through Foster Grandparent. For more information and an EA application form, go to the KD website or call 426-2273.

Rain Garden Program is offered by the City of Fort Wayne - a direct cash payment and a plant matching program are offered as incentives; several workshops are scheduled during April and May. To sign up, go to www.catchingrainfw.org or call 427-1381

May 18, 2013 (Saturday) is the "official day" for The Great American Cleanup - the City's annual spring cleaning event. For more information, please call 427-1345.

There are some simple ways to reduce the cost of those prescription drugs - to find the best price, just go to GoodRx.com and type in the drug name and your location.

Want to see how much money you can slash off your wireless (cell) phone bill? To analyze your bills, look at usage and charges, and compare your current plan with other available plans, go to Billshrink.com or Savelovegive.com

You may be able to turn your old, unused and/or broken electronics into cash. Try to sell your stuff online at Gazelle.com and BuyMyTronics.com; get cash instantly for old mobile devices by using the ecoATM at Glenbrook Square, near the Starbucks Coffee.