

The Official Newsletter of the Kensington Downs Community Association

September 2014

Kensington Downs Courier

P.O. Box 15431 • Fort Wayne, Indiana 46885-5431

www.kensingtondowns.com

President's Desk

By Carol A. Griffin, President

When most of us decided to buy our home and live within Kensington Downs, the last thing that probably came to mind were the possibilities that community association living presented. After all, anytime a group of homeowners work together for a common goal, practically anything is possible. From increasing our community's aesthetic appeal and eliminating neighborhood crime, to creating a more influential voice in regional issues, the opportunities to benefit from being a part of a community association lie waiting to be seized. The possibilities are limited only by our ability to work together. Unfortunately, without a clear understanding of how and why our community association operates, those possibilities will elude us. When we can grasp the theory that underlies our governing documents and the reasons that our Board must, at times, do what they do, then we take a giant step towards realizing the potential of our community. Our community association is no different than any other organization. In order to succeed and reach its potential, it needs the support and involvement of its members. Just think of the goals that can be achieved when we all work together for the betterment of our community. Instead of perceiving our association as an obstacle to overcome, try thinking of it as a tool to help us create a more comfortable life-style. But, like any tool, we need to learn how to use it effectively before it can do any good. Get involved, stay informed and do your part. You won't be sorry!

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SAVE THE DATE

Board Meeting.....	09/08/2014
Location: Messiah Lutheran Church	
Board Meeting.....	10/01/2014
Location: Georgetown Library	
Annual Meeting.....	11/05/2014
Location: Georgetown Library	
Board Meeting.....	11/19/2014
Location: Georgetown Library	

WELCOME TO KENSINGTON

Brian and Christi Armstrong
8110 Welshire Boulevard

Debbie Ritzenthaler
7419 Derby Lane

Daniel and Janice Schult
7402 Derby Lane

Michael and Jennifer Cardone
7221 Bent Willow Drive

Elissa Coatney
2112 Kerrigan's Way

TOX-AWAY DAY

Household Hazardous Waste Collection
SEPTEMBER 6 • 9:00am to 2:30pm

Locations will be announced soon.

****ALLEN COUNTY HOUSEHOLDS ONLY****
FOR INFORMATION CALL: 449-7878 www.acwastewatcher.org

**Kensington Downs
Community Association, Inc.
Post Office Box 15431
Fort Wayne, Indiana 46885-5431
www.KensingtonDowns.com**

Carol A. Griffin.....President
District 4 Representative - Term Expires 2015
7933 Red Clover Lane
doodah912@hotmail.com (260) 749.5308

N. Arlene Klapes.....Vice President
District 6 Representative - Term expires 2014
7503 Scarlet Court
drnaklapes@yahoo.com (260) 749.7432

Karen Casey.....Secretary
District 4 Representative - Term expires 2016
2233 White Plains Court
kscasey@comcast.net (260) 493.4498

Carl Wheeler.....Treasurer
District 3 Representative - Term expires 2016
8022 Weeping Willow Court
whee_c@earthlink.net (260) 749.1009

Deana Asbury.....Director
District 5 Representative - Term expires 2014
2120 Brimfield Court
deanaasbury@aol.com (260) 748.6750

Cary Baron.....Director
District 3 Representative - Term expires 2014
7901 Welshire Boulevard
(260) 748.4040

Thomas Eggold.....Director
District 2 Representative - Term expires 2015
7403 Derby Lane
eggoldte@gmail.com (260) 425.0935

Barbara Lepper.....Director
District 1 Representative - Term expires 2014
7423 Bent Willow Drive
barblepper1612@yahoo.com (260) 438.9648

Dave Pennell.....Director
District 1 Representative - Term expires 2015
7419 Bent Willow Drive
nascarge@frontier.com (260) 749.4497

Judith Phillips.....Director
District 3 Representative - Term expires 2014
8016 Welshire Boulevard
jkp1208@yahoo.com (260) 748.4725

Danny Springer.....Director
District 6 Representative - Term expires 2014
7205 Bent Willow Drive
dkspringer2@msn.com (260) 749.1439

Tom Watt.....Director
District 2 Representative - Term Expires 2014
7611 Preakness Cove
tomsherrywatt@yahoo.com (260) 417.6908

Maintenance Concerns

By KDCA Board of Directors

The utility posts that are located along the rear property-line of each Kensington Downs home lot, contain the connections for services such as your cable TV, internet and telephone. Recently, several residents have contacted KDCA Board members to voice their concerns about the state of “disrepair” of these utility posts (e.g., wires are exposed, posts are tipped over). Since these utility posts are not the property of the Association, the Board directs all concerned residents to contact the specific utility company to request any needed repairs. The necessary identifying information should be labelled on the post. Maintaining your utility posts will help to keep you connected!

Some residents have commented about the “mulching of trees along Welshire Blvd. and at the KD entrance”, so a quick update is in order. On advice from the City Arborist (Chad Tinkel), grass will be installed around the larger trees along Welshire Blvd. The smaller trees at the KD entrance, as well as any newly-planted trees along Welshire Blvd., will continue to have a mulch ring installed around the tree trunk. The work will be done by our lawn maintenance vendor (Hoosier Land Care), with the grass planting occurring this Fall. Activities will require close coordination with the City of Fort Wayne, who will be planting a few more trees at the KD entrance, along Welshire Blvd. and Maysville Road during October/November 2014.

Homeowner Survey Results

By Arlene Klapes, Vice President

The 2014 homeowner survey, which was mailed with the annual dues statement, was completed and returned by 108 homeowners (i.e., a 46% return rate). Homeowners were given eight (8) different items and then asked to rate the “importance” of each item using a 4-point scale. The survey findings are summarized as follows. [If you are interested in the “number crunching” specifics, please see the final report posted at the KD website.]

More than 50% of the responding homeowners had no interest whatsoever in participating in a holiday lighting contest or a summer landscaping contest. Furthermore, an additional 30% of the homeowners rated both of these activities as only “minimally important”. With regard to block parties and other social events, a full two-thirds of the survey respondents expressed “very little interest to no interest” in these types of events.

The establishment of a Neighborhood Watch Program was very important/somewhat

important to two-thirds of the homeowners responding to the survey. When asked about additional lighting along the common area sidewalks, approximately two-thirds of the respondents also rated this as very important/somewhat important. In contrast, the planting of more trees in the KDCA common areas was rated as very important/somewhat important by only one-third of the survey respondents.

The item regarding support for the Lake Forest Pool and Swim Club evoked a strong response, with almost equal numbers of advocates and detractors being identified. However, this matter is now a moot point, because Lake Forest has opted for permanent closure of their swimming pool.

The installation of more street light poles within our community was rated as “very important” by the highest percentage of respondents (39%). The KDCA Board of Directors has already begun working with the City of Fort Wayne to accomplish this goal.

TIRE AMNESTY
OCTOBER 4 9:00am to 12:00pm
Locations will be announced soon.
****ALLEN COUNTY HOUSEHOLDS ONLY****
FOR INFORMATION CALL: 449-7878 www.acwastewatcher.org

GARAGE SALES

Oct 2-3-4

Please contact Barb Lepper
at 438-9648 for more info.

Posting Signs at the Entrance

By KDCA Board of Directors

Are you a homeowner who wants to post a sign at the Kensington Downs entrance to advertise an event (e.g., your garage sale, a birthday party, a baby shower) or that your house is "For Sale by Owner"? Then, please be advised of the Association rules that need to be followed. The applicable rules are clearly stated in the KDCA Bylaws (Article VII, Sections 3 & 3a).

(1) Homeowners can place "well presented signs" in the Common Areas of the Association on Fridays, Saturdays and Sundays ONLY.

(2) The individual who placed the sign in the Common Area is responsible for removing the sign by Sunday evening.

(3) For a sign to be placed in the Common Area at ANY OTHER TIMES, written permission from the KDCA Board of Directors is required.

Of course, all City of Fort Wayne ordinances and regulations will also apply (e.g., limitations on sign size). Since we are beginning to see

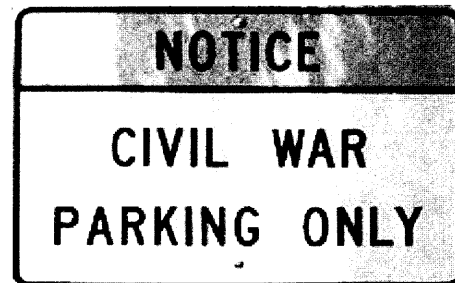
NEED HELP or INFORMATION?



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.



several violations of the Association's signage rules, the KDCA Board of Directors wanted to reiterate these rules for the benefit of all Kensington Downs homeowners. We want you to be able to advertise your events, but please help us out by following the rules.



We extend our sincere condolences to the family and friends of (Villa resident) Norbert C. Cowan, who passed away on August 3, 2014.

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The Annual Audit Committee (David Chen, Arlene Klapes, and Dick Shively) is busy putting the finishing touches onto the final report for the 2013 Audit. The financial reconciliation for FY-2013 will be available to all residents very soon - please watch the KD website for posting.

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The City of Fort Wayne has just finished re-surfacing portions of Welshire Blvd., Bent Willow Drive, Kerrigan's Way, Asher Drive, Algate Lane, and Dublin Court. They did a good job - these roads look great! Remember to watch your speed on all Kensington Downs streets, especially those newly-resurfaced "straight-aways".

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All homeowners are welcome to attend any meeting of the KDCA Board of Directors. Feel free to contact any Director with your comments, concerns and suggestions; and please plan to attend the Annual Meeting on (Wednesday) November 5, 2014.

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Things have been relatively quiet here in Kensington Downs over these past few months, although a couple of incidents of theft have been reported. FWPD Officer Robert Warstler (our designated, Neighborhood Liaison Officer) reminds all residents to remove valuable items from all cars and lock any cars parked in driveways or on streets. Also, please keep your garage doors closed and be aware of your surroundings. Be a good neighbor - watch out for one another!

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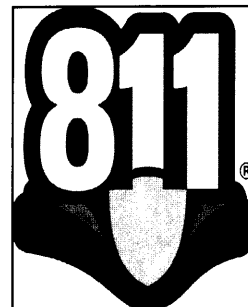
Please sign-up for "member access" to the KD website! Stay informed and get access to all KDCA Board meeting minutes, financial statements, etc. Registration is easy - just go to [www.kensingtondowns.com](http://www.kensingtondowns.com) and follow the directions.

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If you are planning a building project, please remember to submit a lot improvement request form to the Architectural Control & Review Committee. Your project must receive approval BEFORE construction begins. The required form, along with general information, can be found at the KD website. Contact Lynne Ticen (chair, ACR Committee) by email at knitter05@comcast.net or by phone at 749-0128.

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Is your homeowner lot situated next to KDCA common area? If that is the case and you are installing landscaping on your lot (e.g., shrubs, bushes, trees, planting beds), please be aware of the official lot lines. Encroachment of personal/homeowner landscaping onto the KDCA common area is not allowed. And remember to call 811 before you dig!



Know what's below.  
Call before you dig.

# Calling All Candidates

By Carol Griffin, President and Arlene Klapes, Vice President

Yes, it's that time of year again! We need to elect new members to the KDCA Board of Directors. There are 15 directors positions on our board. Seven (7) of the existing seats are expiring in November 2014, so we need candidates. Are you willing to "throw your hat into the ring"? Please notice the 'Nomination Form' attached as the last page to this newsletter. Just complete this form and file it with the KDCA Secretary

(Karen Casey) by the September 29, 2014 deadline. Your name will then be listed on the official ballot for the election to be held during the November 5, 2014 Annual Meeting of the KDCA Membership.

Contrary to popular belief, the Kensington Downs Community Association really does not "run all by itself". It is only through the tireless efforts of your fellow-homeowners who

are willing to serve on the KDCA Board of Directors that our Association has remained vibrant for over 25 years. Let's keep it going! Please consider serving your community (and helping to keep our neighborhood's property values strong) by placing your name in nomination for a seat on the KDCA Board of Directors.

## Fall Garage Sale

By Barb Lepper

Thursday, Oct. 2, thru Saturday Oct. 4

The 2013 Fall Sale proved to be successful so another is scheduled for Kensington Downs and Kensington Downs East this Fall. The sale will be advertised in Fort Wayne Newspapers and signs posted at Maysville entry.

For the Spring 2014 Sale a list of sellers was provided to shoppers-many of whom expressed their appreciation. If you are planning to participate in the Fall Sale, please Email Barb Lepper by Sunday, Sept. 28 with address and dates you will be open.

Barb Lepper, Coordinator  
barblepper1612@yahoo.com  
Phone: 438 9648



## Annual Meeting of the KDCA Membership

**November 5, 2014 at 7:00 p.m. at the Georgetown Public Library**

In late-October, each homeowner will receive a mailing containing the annual meeting agenda, a ballot for election of Directors, a 2014 financial report, and the proposed budget for 2015. A draft copy of the 2013 Annual Meeting Minutes will be posted to the KD website as soon as this document becomes available.

### FOR YOUR INFORMATION

## Important Numbers

|                                                     |                |                                                          |                |
|-----------------------------------------------------|----------------|----------------------------------------------------------|----------------|
| Indiana Michigan Power (report power outage)        | (800) 311-4634 | Family Support Services                                  | (800) 622-4932 |
| Indiana Michigan Power (pay bill by phone)          | (800) 611-0964 | Federal Information Center                               | (800) 688-9889 |
| NIPSCO - gas company (report gas leaks/odor of gas) | (800) 634-3524 | State Information Center                                 | (800) 457-8283 |
| NIPSCO (customer service)                           | (800) 464-7726 | Indiana Foreclosure Prevention                           | (877) 438-4673 |
| City Utilities (customer service)                   | (260) 427-1234 | Indiana House of Representatives                         | (800) 382-9841 |
| City Utilities (pay bill by phone)                  | (877) 306-9265 | Indiana Senate                                           | (800) 382-9467 |
| Allen County Public Library Main Library            | (260) 421-1200 | Indiana Attorney General (to sign up for "No-Call List") | (888) 834-9969 |
| Georgetown                                          | (260) 421-1320 | Consumer Protection (Indiana)                            | (800) 382-5516 |
| New Haven                                           | (260) 421-1345 | Bureau of Motor Vehicles                                 | (888) 692-6841 |
| Tecumseh                                            | (260) 421-1360 | Office of the Governor                                   | (317) 232-4567 |
| Family Help-Line                                    | (800) 433-0746 | Workforce Development                                    | (800) 891-6499 |

**Kensington Downs Community Association**  
www.kensingtondowns.com

**Nomination Form for Board Members**

The Candidate must be a homeowner in good standing in the Kensington Downs Community and must sign this form, thereby giving his/her consent to serve (if elected) as a Director on the KDCA Board. The election will be held on November 5, 2014 during the Annual Meeting of the Kensington Downs Community Association. *For the nominee to be eligible for inclusion on the official ballot, this nomination form must be received no later than September 29, 2014.*

**The undersigned KDCA homeowner hereby requests the nomination of the following individual to become (if elected) a member of the KDCA Board of Directors.**

PRINT NAME OF NOMINEE: \_\_\_\_\_

Nominee's Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

**The KDCA Homeowner Making This Nomination Is:** (You may nominate yourself)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

**Written Consent of the Nominee**

I, the above-named nominee, consent to the nomination and agree to serve if elected.

\_\_\_\_\_  
Signature of Nominee (*Nominee must sign this "statement of consent" for the Nomination to be Valid*)

**Submit/Mail THE COMPLETED FORM to: *Karen Casey, KDCA Board Secretary*  
*2233 White Plains Court*  
*Fort Wayne, Indiana 46815***

**DEADLINE: Nomination Form must be RECEIVED by September 29, 2014**