



The Official Newsletter of the Kensington Downs Community Association

December 2016

Kensington Downs Courier

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

www.kensingtondowns.com

Accomplishments in 2016

By KDCA Board of Directors

It has been a very busy year for your KDCA Board of Directors! The Board handled a number of ongoing projects (e.g., KD newsletters, Spring & Fall garage sales), as well as some special projects (e.g., Bullerman Drain, traffic calming measures). A full report of the Board's activities was presented during the 2016 Annual Meeting, but we would like to highlight a few of the projects for you here.

For some time now, we have struggled with "drainage issues" in the common areas to the west and south of the homes on Weeping Willow Court. Many of the walking paths in our community run through these common area plots. During the springtime in particular, standing water in this area causes mowing issues for our vendor and also increases the potential for mosquito breeding, which can lead to all sorts of unhealthy conditions for our residents. The Board authorized a large-scale project this year and extensive drainage tile was installed in these two (2) common areas. Total cost of this project (\$5,993) was covered using existing KDCA funds, so the Board was able to avoid a special assessment. We expect that the standing water problems will be under control now.

Over the past few years, the Board has filed many petitions with the City of Fort Wayne to request important infrastructure work in Kensington Downs. This year, the Directors worked closely with City officials and leveraged City tax dollars to fund the installation of a new light pole at the corner of Derby Lane and Preakness Cove in the Villas, as well as the planting of three (3) new street trees. In addition, we have been assured by Greg McDermott of the City's Public Works Dept. that ADA ramps will be installed during 2017 at the intersections of Welshire Blvd. & Bent Willow Drive, Kerrigan's Way & Red Clover Lane, and Scarlet Court & Algate Lane. ADA ramps will also be installed at all locations within the Villas where they do not already exist. Clearly, our diligence in petitioning the City has been rewarded!

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SAVE THE DATE

Board Meeting . Fire Stn #4 (Lahmeyer), Jan 11
Board Meeting Georgetown Library, Feb 15
Board Meeting Georgetown Library, Mar 22
Board Meeting Georgetown Library, Apr 19
Spring Garage Sale May 11, 12, 13
Board Meeting Location TBD, May 24
Board Meeting Location TBD, Aug 02
Board Meeting Location TBD, Sep 06
Fall Garage Sale..... Early October
Board Meeting Location TBD, Oct 11
Annual Meeting ... Georgetown Library, Nov 15
Board Meeting Location TBD, Dec 06

WELCOME NEW RESIDENTS

Toby & Kelsey Chin	2036 Dublin Ct
Jeffrey & Rhonda Eyanson ..	7420 Bent Willow Dr
Joel & Jennifer Moser.....	7413 Oxford Ct
Andrew & Jennifer Recker	7833 Belton Ln
Jeffrey & Deborah Smith	2332 Kerrigan's Way
Brian & Nicole Taylor.....	7628 Greymoor Dr

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

Carol A. GriffinPresident
District 4 Representative - Term Expires 2017
7933 Red Clover Lane
doodah912@hotmail.com (260) 749.5308

N. Arlene Klapes Vice President
District 6 Representative - Term expires 2017
7503 Scarlet Court
drnaklapes@yahoo.com (260) 749.7432

Linda ShivelySecretary
District 6 Representative - Term expires 2017
7516 Scarlet Court
lshively2@frontier.com (260) 493.6904

Carl WheelerTreasurer
District 3 Representative - Term expires 2019
8022 Weeping Willow Court
whee_c@earthlink.net (260) 749.1009

Cary BaronDirector
District 3 Representative - Term expires 2017
7901 Welshire Boulevard
No e-mail (260) 748.4040

Allison CorronDirector
District 3 Representative - Term expires 2018
2319 Kerrigan's Way
alliday2000@yahoo.com (260) 245.0199

Thomas EggoldDirector
District 2 Representative - Term expires 2018
7403 Derby Lane
eggoldte@gmail.com (260) 493.8546

Barbara LepperDirector
District 1 Representative - Term expires 2017
7423 Bent Willow Drive
barblepper1612@yahoo.com (260) 438.9648

Larry PorterDirector
District 2 Representative - Term Expires 2019
7417 Derby Lane
No e-mail (260) 749.7907

Lyn SchlegelDirector
District 2 Representative - Term Expires 2018
7408 Derby Lane
plsfort@gmail.com (260) 245-0027

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**ARCHITECTURAL CONTROL & REVIEW COMMITTEE**

Cary Baron ..... (260) 748.4040  
7901 Welshire Blvd.

Peter Hilty ..... (260) 705.8077  
7711 Greymoor Dr. peterhilty@coldwellbanker.com

Kevin Grady ..... (260) 493.2207  
2101 White Plains Ct. kgrady2101@comcast.net

Lynne Ticen ..... (260) 749.0128  
7230 Bent Willow Dr. knitter05@comcast.net

# Bullerman Drain

By Allison Corron, Project Leader

Here's an update on the Bullerman Drain project, which began with an Association-wide letter-writing campaign to the Allen County Surveyor's office back in May/June of 2016. The KDCA Board can now report that a contract has been signed between the County and Hartley Excavating to provide de-brushing maintenance to the area along the Bullerman Drain from Maysville Road to Long Road. Hartley Excavating was selected based on their successful bid proposal

to the County. Kensington Downs homeowners living along the "Ditch" have been contacted by the County; they received a letter informing them of the County's intent to have contractors working in the area. While we do not have an exact start date, we anticipate that the contractor will begin their work in early 2017.

If you have any questions or concerns regarding this project, please email Board member Allison Corron (alliday2000@yahoo.com).

# Snow Removal

By KDCA Board of Directors

It's that time of the year again and we have already had our first big snow storm of the season! So, this is a reminder to all homeowners concerning the snow removal procedures in the Kensington Downs (KD) subdivision and what you can do to help us all get through these winter months.

Our subdivision is part of the City of Fort Wayne, so the City has primary responsibility for plowing our streets. Given that "tertiary roads" (that would be "us") get plowed last by the City, the Association hires a private contractor each winter, as a service to our homeowners. The KDCA Board has authorized our vendor, Hoosier Land Care (HLC) to begin plowing the community roads when snowfall reaches 3 to 3.5 inches. Start time for plowing will depend on when the snowfall begins and the length of time predicted for the storm to move through the area. Our vendor's goal is to always make the KD streets at least "passable" for people going to work in the morning. Also, it takes

more time to clean the cul-de-sacs correctly from edge to edge, and cars parked here often end up blocking an area that could be used to pile snow. Note to all residents who live on a cul-de-sac: You can help the snowplow drivers and minimize the need for springtime turf repair by using snow stakes to mark the edge of your property.

HLC will begin by making a double-pass on all KD streets to clear a path wide enough for two (2) cars to pass, in all locations where cars are not parked on the street. Then, HLC will proceed to make multiple visits to KD during the entire length of the snowstorm. **Please Note: If the HLC trucks have left KD and it is still snowing and/or all areas are not completely cleaned yet, they will be coming back again to clean off the streets.** Remember, HLC has other customers and it could take a couple of hours before a truck can get back to KD to make another pass and/or do cleanup. Typically, HLC will do the "final cleanup" and inspection either

overnight (following a storm that ends during the day) or throughout the next day for a storm that ends overnight. **Please keep these facts in mind and exercise patience.**

**Please do not harass the snowplow drivers! If you have a concern, leave a message by calling 749-5308.**



**Ways that YOU can help our community during snow storms:**

- If snowfall is predicted, be proactive! So the snowplow can clear all snow from roadways, please move your vehicle(s) off the street - park cars in your garage or on your driveway.
- When shoveling or "blowing" the snow from your driveway, do not pile it in the street.
- Keep the storm drains free of snow and leaves/ other debris. When there is a thaw, we want the water to drain off and not "re-freeze" causing hazardous streets.
- The Fire Department needs your help to keep the fire hydrants visible and accessible and free of snow piles. All hydrants are marked with a snow stake.
- Please shovel the snow from mailbox pads, so the U.S.P.S. personnel can deliver mail to KD residents.
- If there is a sidewalk adjacent to your property (in front and/or on the side), it is the homeowner's responsibility to keep the public sidewalk clear of all snow at all times. This is a City ordinance and a fine can be imposed.

KD residents should call 3-1-1 and request that the City apply salt to any "problem areas" (i.e., intersections) on our subdivision roads this winter.

**\*\* ATTENTION \*\***

This winter, if you see...

- Streets that could use another snow plow pass
- Intersections that need salting
- Potholes that need filling
- Cars parked on the street for extended periods of time
- Broken street lights (note the number plate on the pole)

**PLEASE CALL 311  
REPORT IT!**

Kensington Downs is part of the City of Fort Wayne. Let your tax dollars work for us!

**Kensington Downs  
Villaminiums**

**Post Office Box 15862  
Fort Wayne, Indiana 46885-5862**

Tom Eggold ..... President  
7403 Derby Lane (260) 493.8546  
*KDCA Board Liaison*

Jan Porter ..... Vice President  
7417 Derby Lane (260) 749.7907  
*Sprinkler System (Contact Larry Porter)*

Anne Ott ..... Secretary  
7418 Derby Lane

Pat Plazek ..... Treasurer  
7711 Preakness Cove (260) 748.4031  
*Lawn maintenance, Painting and Siding damage*

Carolyn Cowan ..... Director  
7613 Preakness Cove (260) 748.7613  
*Shrub Pruning*

Dick Dirrim ..... Director  
7607 Preakness Cove (260) 493.5700  
*Snow Removal*

D. Jean Scherer ..... Director  
7406 Derby Lane (260) 749.6295  
*Architectural Review*

Margery Timbrook ..... Director  
7411 Derby Lane (260) 493.0063

**Villa News & Information**

*By Tom Eggold, Villas President*

During the 2016 Annual Meeting of the Kensington Downs Villaminiums Association which was held on October 29, Directors and Officers were elected - see list to the immediate left for the names of individuals who have agreed to serve on The Villas Board for 2017.

Please note that the Grounds Committee responsibilities for each person are also listed. The District 2 (Villas) representatives serving on the KDCA Board of Directors are Tom Eggold, Lyn Schlegel and Larry Porter.

Snow removal from all Villa driveways and sidewalks, as well as the streets (Derby Lane & Preakness Cove) will be handled by Martin Lawn again this winter. For any questions or service concerns regarding all

snow removal matters in the Villas, please contact Dick Dirrim or Tom Eggold. Any day now, the City will be installing the new street light, that was requested by the KDCA Board, at the corner of Derby Lane and Preakness Cove (near Lot 62). There was a recent report of property being stolen from an unlocked vehicle at this location, so the new light pole is a most welcome addition. Please make sure to lock all of your vehicles that are left on the street or in your driveway. In Spring 2017 (as soon as the weather permits), City workers will also be installing ADA ramps at all Villa locations where they do not already exist.



**THANK YOU!**

Todd and Amy Kabisch (8001 Red Clover Lane) volunteered again this year to decorate the Kensington Downs entrance for Christmas.

We really appreciate it - they did a great job!

Note to residents: If you have working strings of Christmas lights that you would like to donate to KDCA, we would be happy to have them!

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We thank the following homeowners for helping to deliver the KD newsletter this past year: Dan & Shirley McMillan, Heidi Olszewski & (sons) Evan and Noah, Cary Baron, Allison Corron, Barb Lepper, Tom Eggold, Lyn Schlegel and Linda Shively.

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During the 2016 Annual Meeting of the KDCA Membership (held on November 9), homeowners Larry Porter (Director District 2) and Carl Wheeler (Director District 3) were each elected to serve a 3-year term on the KDCA Board of Directors. Homeowners Carol Griffin, Linda Shively and Arlene Klapes volunteered to fill a vacant board seat, and each was immediately appointed by the current KDCA Board of Directors to serve on the Board until the next annual meeting on November 15, 2017.

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Many thanks to all of the KD homeowners who have volunteered to serve on the 2017 KDCA Board of Directors - we really appreciate them for their service to our community. We are grateful to the following board members for agreeing to serve (once again) as Officers in 2017: Carol Griffin (President), Arlene Klapes (Vice President), Linda Shively (Secretary) and Carl Wheeler (Treasurer).

ANNOUNCEMENTS

Kekionga Hard Cider announces that, in late-Spring 2017, it will begin production in the Goeglein Mill. Hard apple cider will be available, in addition to an expanded farmers market that will feature locally grown produce. Future plans include a bakery and "harvest theme" food service. Watch for more information to be published in subsequent KD newsletters. Don Goeglein wishes to thank "all our neighbors in KDCA and The Villas who have been supportive of this project".

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Each homeowner received their annual dues statement in the mail along with this newsletter. The KDCA Board asks that you (please) remit your

2017 dues payment without delay. KDCA Treasurer Carl Wheeler has enough work to do without also having to deal with tardy or delinquent annual dues payments.

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The Board plans to prepare and distribute a new version of the KD Homeowner Directory sometime in April 2017. Our community is thriving and a number of new residents have moved to KD in the past 18 months, so an updated directory is needed. Please make sure to review your current directory listing and submit any changes/corrections to Carl Wheeler when you pay your annual dues.

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Did you know that the City requires the homeowner to maintain and repair any City sidewalk in front of or on the side of their lot/property? To fund the cost of sidewalk repairs, the City of Fort Wayne offers a 50-50 cost sharing arrangement with City residents. Planning for 2018 funding is underway now, and the petition forms must be submitted to the City by March 1, 2017. Interested homeowners are asked to contact Carol Griffin or Arlene Klapes.

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Homeowners are encouraged to sign-up for KD website access. To register, just go to www.kensingtondowns.com and follow the directions. Also, there is a (private group) Facebook page that is exclusively available to Kensington Downs residents. If you would like to join, please contact Marci Hunter (lot 42) at mhunter415@frontier.com

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Please be sure to see the Homeowner Survey that was enclosed with your annual dues statement. We ask that you consider volunteering to serve Kensington Downs in some capacity. Let's all pull together - it takes ALL of us to keep our Association vibrant and improve our community!

