

KENSINGTON PARK MASTER ASSOCIATION INC.



Newsletter – Winter / Spring 2015

Opening – Larry Beard, President

It has been a particularly busy winter and early spring season at Kensington. The Lake Bank Stabilization program is in full swing with Lake 12 completed and Lake 10 well on its way to completion. The contractor, TSI, was able to free up some equipment and people to get an earlier than expected start on Lake 5 near Wellington and Westchester. He expects to work right through the rainy season so, hopefully, we will be able to wrap up the work much quicker than originally anticipated.

Please put the Annual KPMA meeting on your calendar for Monday, April 6, 2015 at 3:00 PM. We will have a review of 2014-2015 activities, a look ahead to 2015-2016 as well as the introduction of two new board members.

Access and Patrol - Allan Shinfield, Director

Overnight driveway parking has been an issue at Kensington as we have seen an increase in owners leaving vehicles (cars and trucks) in their driveway overnight for a variety of reasons.

The Master Declaration and General Protective Covenants, Condition and Restriction for Kensington Park clearly states that there is to be no parking in the driveway by owners overnight in Article 5.11, section c.

“All cars belonging to an owner must be parked overnight inside a garage. This condition shall not apply where two automobiles are owned by owner and the ARB has approved construction of a single car garage for certain residential units such as multi unit condominiums”

e.g. The Hamlets

In light of this problem KPMA has entered into an agreement with Kensington Golf and Country Club. The following agreement has been approved by the Club’s Board and KPMA.

All cars belonging to an owner must be parked overnight inside their garage. However under the following circumstances, a remote parking permit may be granted to an owner to park a vehicle (only car or truck) in a designated area within Kensington Golf and Country Club (the Club) for overnight purposes only.

All applicants for the remote overnight parking permit must sign a waiver indicating the Club and KPMA are not responsible for any damage, theft, or other liability of any type sustained by vehicle while parked at the Club.

KENSINGTON PARK MASTER ASSOCIATION INC.



The following criteria for obtaining a pass are as follows:

1. Only one vehicle per owner may be eligible for remote overnight parking.
2. The owner has two vehicles parked in their garage and have acquired a third vehicle for an immediate family member. An immediate family member will include a son, daughter, grandson or granddaughter living with the owner.
3. The third vehicle may be eligible for remote overnight parking if the owner has no outstanding KPMA violations/fines which must be corrected (paid) before a remote overnight parking permit will be issued.
4. The owner has two vehicles and a golf cart and there may be insufficient room to park both vehicles and the cart in the garage. (Before requesting the remote overnight parking permit, the Owner should make every effort possible to fit two vehicles and the golf cart within the confines of the garage to the satisfaction of the Access and Patrol Committee. One of the vehicles may be eligible for the remote overnight parking pass.
5. Under no circumstances will a remote parking permit be granted if the owner has not properly used the garage space for parking two vehicles in the garage. For example, the garage is not intended to be a storage facility for misc. materials such as that the materials do not allow adequate room for the owner to park his vehicles in the garage.

8 spots will be made available to qualifying residents. Access and Patrol will show you the location in the main Club parking lot and provide you with a permit that must be visible on the dashboard.

Parking will be allowed from 8 P.M. to 8 A.M.

NO commercial vehicles or signage on vehicles.

A \$20.00 fee will be charged to non-club member residents per month. Club members are free.

This will start out as a 3 month trial project.

To apply for a spot please contact Bill Newell newell.ken@outlook.com.

Bulkheads - Jim Field, Vice President and Director

TSI has completed dismantling and rebuilding a section of the bulkhead behind 3022 Gainsborough that was in the process of failing. The reconstruction was done in this way in order for us to be able to document all details of the original construction of the bulkhead. TSI and Hans Wilson will then provide us with a maintenance and repair plan

KENSINGTON PARK MASTER ASSOCIATION INC.



to guide the master association on future maintenance of the bulkheads.

Some of the issues causing the failure in this case were 1) random concrete chunks fastened by metal cables were used as anchors to hold the wall in place. The cable had rusted through in one place, 2) sprinkler heads were placed near the wall which caused sand to filter through the wall and the ground behind the wall to subside. (The problem was exacerbated because one of the sprinkler heads was broken off pouring water directly behind the wall.)

The engineers report and recommendations will be available in the next few weeks.

Architectural Review Board - Rolf Mahler, Director

There have been some changes the KPMA Board has made recently to the schedule when contractors may operate in Kensington. This information is intended to keep everyone updated with these changes.

The Architectural Review Board Design Review Manual contains a section dealing with Guidelines for Contractors. It states that:

“Construction hours are between 7:00 AM and 5:00 PM Monday through Saturday. There are no exceptions to this rule.” (These hours had been 7:00 AM to 6:00 PM but were changed to the current hours at a Board Meeting on 5/19/2011).

“All construction, repair and maintenance which cause noise or disruption or which unreasonably disturbs the neighborhood must be limited to the above hours, and is not allowed outside of those periods or on national holidays except for emergencies. Radios and tape/CD players are not permitted on sites with golf course frontage.

All construction vehicle must enter / exit the property only at the Livingston Road / Eatonwood Lane entrance.”

On February 13, 2015 the KPMA Board extended the contractor TSI only, the company currently doing the Lake Bank Stabilization work till 6:00 PM. This was done so that TSI could maximize the amount of work done daily and try to finish the project sooner rather than later.

On February 19, 2015 the KPMA Board voted to make clear which national holidays contractors could not operate in Kensington. The following is a listing of those holidays:

- 1) New Year's Day
- 2) Memorial Day
- 3) Independence Day
- 4) Labor Day
- 5) Thanksgiving Day
- 6) Christmas Day

KENSINGTON PARK MASTER ASSOCIATION INC.



All residents should advise their contractors of the times and days they are permitted to operate in our community. We ask that everyone cooperate, and keep this news letter handy for future reference.

Landscaping - Fil Hoffman, Secretary and Director

Geraniums: Many of KPMA's Geraniums have been attacked by a parasite and are being treated chemically by Corey's landscape crew.

Ficus Whitefly: A preventative spray will be applied by Crawford to all KPMA Ficus Hedges, and the Cuban Laurel Ficus Trees will be root drenched.

Homeowners/Condominiums - It would be a good idea to bring this to the attention of your Landscape contractor.

Financial -Lew Bryan, Finance Director

Many thanks to the community for the overwhelming support for granting the authority to borrow funds to the KPMA Board. This loan has allowed KPMA to offer the two-payment and 20-payment plans for members to fulfill their obligation under the assessment.

As of March 27, 309 members had made their first payment. These 309 payments total \$1,269,801. Of these 309, 122 members have paid the full \$5,890. The board would like to extend its thanks to those members who have paid, especially those who have paid the full amount. This \$1,269,801 has assisted greatly in getting the work started and organized on time.

Again, your Board appreciates this show of support for the community.

Thank you!

Document Rewrite - Lee Mears, Director

The KPMA Board is continuing to work closely with the Neighborhood Association Leaders and the Country Club Board in updating our governing documents, which were last amended in 2004. Since that date the Florida Legislature has made a number of important changes to the Statutes governing homeowner and condo associations. Included are new emergency powers for natural disasters such as hurricanes and floods, new dispute resolution procedures, new meeting and financial accounting regulations, new training and certification requirements for Directors and many others.

The first drafts of the amended By-Laws and Articles of Incorporation have been reviewed with the Country Club and Neighborhood Associations and needed changes made. A number of amendment provisions of the 35- 40 page Declaration are yet to be finalized, but we anticipate all the drafts will be available for KPMA Member review in 5-6 months. The Member vote for the amended Documents is scheduled for the 2016 KPMA annual meeting.

KENSINGTON PARK MASTER ASSOCIATION INC.



President's Council (Peter Saunders)

As noted in Larry's opening comments, good progress is being made with the Lake Stabilization Project. Each Neighborhood Association President has been given a complete map of the lakes showing the intended work to be done by lake and Larry has invited each of the Presidents affected on work to date to meet with him and a TSI representative to discuss any issues as each individual lake project begins. This communication and involvement with each Neighborhood Association will continue throughout the project.

In addition, as per Lee Mears note on Document Rewrite, Lee and KPMA's legal counsel have met with the Neighborhood Association Presidents to ensure we have dialogue and involvement across all Associations in updating the governing documents.