

KENSINGTON PARK MASTER ASSOCIATION INC.



Newsletter - Summer 2015

Opening - Larry Beard, President

Happy July in Naples or wherever you might be this summer season. Hope all had a great time celebrating our country's independence on the 4th.

This edition of the KPMA Summer Newsletter is focusing on the Document Rewrite we undertook last year under the leadership of Lee Mears. Lee has put untold hours in the process of getting our Declaration, Articles and By-Laws to be consistent with each other and to bring each document up to the 2014-2015 standards the Florida State Legislature put in place regarding Home Owners Associations and Condominium Associations.

In addition, after much research and discussion, your KPMA Board and the Kensington Golf and Country Board have determined to offer inclusive membership to the club as an option as part of your consideration of the rewritten documents. Lee, Lew and Beth will all have more to say about this in their sections of this newsletter. Just as it was the right time to fix our lake banks before we had a condition that would have been even more expensive than it was to repair, it is time to take action on the community's future by following the lead of most of the other golf club communities in our area by protecting the long term property values of the Kensington community and strengthening the revenue stream of the central attraction within Kensington, the club and its amenities.

Speaking of the lake banks, the work is continuing in the summer months with the activity now concentrated on Lake 5 near Wellington, Westchester, Keswick, and a small portion of the Gardens. Thus far, lakes 8, 9, 10, 12 and 13 have been completed with lake 5 expected to wrap up late this summer or early in the fall, depending on weather. Then the balance of the banks on lakes 1, 2, 11, 16 and 17 will take center stage in the latter part of 2015 and into early 2016. Once we see how the summer weather affects the work on lake 5, we will publish an updated schedule for the work on the balance of the lake banks.

As a reminder, part of the project for some homeowners and condo associations will include the need to add gutters, downspouts and hookups to catch basins that will ultimately drain the roof water into the ponds under the structure on the banks. This cost, if required, will be the responsibility of the home owner/condo association. As a refresher for this need, we have posted a copy of the KPMA Gutter Guidelines established and published during the work at Sheffield Villas in January of 2014 to the KPMA web site.

**c/o Newell Property Management Corporation
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Access and Patrol - Allan Shinfield, Director

As of June 1st Securitas USA has taken over the Access and Patrol of Kensington. Thus far the transition from Kent Securities to Securitas has been an exceptionally smooth process.

In the past year we have had major computer hardware/software disruptions. Securitas USA will be replacing/updating them with a program they use, and have had wonderful success at the other communities they represent.

In order to facilitate installing this system we will need to redo our database for all residents and non-resident club members. You will be receiving a form to fill out requesting the information that Securitas will need to update our new database. Please fill out your information and return it as soon as possible. (A self-addressed, stamped envelope will be in the package for your convenience). The new system should be fully operational by the fall.

We have also replaced our three rover golf carts with new green ones. This will allow our residents and guests to more easily identify Access and Patrol rovers.

KPMA has decided to test the use of two speed bumps at our busiest intersection in Kensington, Eatonwood Lane - Kensington High Street. There have been a series of near misses with vehicles, contractors, golf maintenance and golf carts, not obeying the stop signs. One will be installed at the stop sign leaving the Gardens, and the other will be installed at the stop sign coming into the community at the Eatonwood entrance. These speed bumps are very shallow and will not cause damage to your vehicle or cart. Signage will be put in place advising that speed bumps are ahead. You will be receiving a "news blast" in advance of their installation.

We are still having a problem with overnight parking. KPMA and Kensington Golf and Country Club have arranged for additional spots for qualifying owners to park their vehicles in a designated place near the clubhouse. Please check with Newell Property Management for a parking pass for your vehicle rather than leaving it in your driveway overnight.

We are monitoring speeding and stop sign violations. Please drive within the speed limit (25 mph) and obey all the stop signs.

Safety is everyone's responsibility.

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Infrastructure - Mark Elliott - Director

A Capital Reserve Study and a forensic study of the state of our bulkheads have been completed and provided us with a foundation to complete a long term plan for maintaining our infrastructure.

A key piece of remaining work is to clarify the need for KPMA to maintain certain irrigation system assets. All of the work on infrastructure will be greatly aided by clarifying the division of responsibility between KPMA, Neighborhood associations and KGCC. This clarification is one of the significant benefits delivered by the Document Rewrite project.

Architectural Review Board - Rolf Mahler - Director

As we begin another summer season it is time again to think about how quickly everything is growing here in Kensington. It's not only the grass and shrubs that grow prolifically with all the rain and humidity, but the trees as well.

The grass and shrubs are trimmed on schedule by the landscape service hired by each homeowner or through your community board. While Condo Associations and one homeowner association board, contract with a professional Arborist service to have the trees trimmed annually within their local communities, most homeowners must take on this responsibility themselves.

The ARB Design Review Manual states that large trees must be professionally trimmed and cleaned out annually by an Arborist who will follow County codes. Homeowners who have large trees on their property may need to have them trimmed and should check the elevation of the street side tree branches to ensure that large vehicles are able to pass.

According to the Certified Arborist for Crawford Landscaping Service, currently used by KPMA, the governing municipality (Collier County) has the right to issue a code violation if your trees are not high enough to allow passage of the tallest emergency and service vehicles. This would include fire and garbage trucks. The KPMA Board recommends that street side trees be trimmed to allow a 16 foot clearance, which would allow for adequate clearance and additional seasonal growth.

Those homeowners that are in town, who may need to have their trees trimmed, please make arrangements with a licensed tree service to elevate your tree branches as recommended. For anyone who may be out of town you are asked to have a trusted friend/neighbor or home watch advise you of the status of your trees, and take appropriate action.

Over the next several weeks an inspection will be conducted of those properties that need their trees trimmed. Those homeowners will receive a notice by mail, and they will be requested to take corrective measures within a specified time frame. Everyone is asked to please do their part to

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ensure the safe passage of the trucks that enter our community, and to enhance the landscape of your property.

Landscape - Fil Hoffman, Director

Awabuki Hedge: Due to the Downy Mildew Blight we have removed approximately one-half mile of the Awabuki hedge. The area of concern is across from the preserve on the west side of Kensington High Street to the east entrance of Wellington 2. Crawford Landscaping planted over 600 Green Arboricolos to replace the diseased Awabuki. These plants are not susceptible to Downey Mildew and should last for many years.

We have had damage to our lawn in the Rose Garden area that was created by a golf cart. Since the heavy rains, Crawford has been cutting the grass with a manual trimmer instead of using heavy mowers in this area. Golf cart owners should stay on Kensington High Street and other paved areas except sidewalks.

For September we have scheduled the trimming of over 1,000 Palm trees that are the responsibility of the Master Association.

Lew Bryan – Finance Director

Your Board has chosen to propose a vote to the membership in March, 2016 to change the Declaration and Bylaws to provide for Inclusive Membership in a gradual “grandfathered” process. The Board feels that for the long-term health and well-being of the KPMA community, membership in the Kensington Golf and Country Club at some level by all future homeowners is necessary. Kensington Park, as a community, is tied to the Kensington Golf and Country Club. Individual homeowners will prosper when the Club prospers. We all benefit from the Club and should support it.

If approved, this process will allow present KPMA members who are not members of the Kensington Golf and Country Club to remain as non-members of the Club if they so choose. However, when those members as well as everyone else sell their residences, the new owners will be required to join Kensington Golf and Country Club at least at the minimum level offered by the Club. Over time, without unduly burdening any homeowner, the Kensington Park community property values, will be strengthened by the presence of a stable, sound Club that serves every member of the community. Details of the process will be provided in future newsletters and e-mails.

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The objective of inclusive membership is to strengthen the Kensington Park community by bringing the individual members under the Club umbrella. This will, of course, strengthen the Club financially, but more importantly, provide a body of homeowners that is unified in its dedication to Kensington Park as a community.

In summary, **we are all in this together** – let's all pitch in and work together to maintain and improve the community, which includes the Club.

Document Rewrite - Lee Mears

KPMA Board members are working closely with the 13 Neighborhood Leaders, Club Board Directors, KPMA attorney and concerned property owners to ensure transparency in the amendment process, compliance with current Florida law, and meeting the long term needs of our premier community. This is a formidable task with changes needed throughout the current 67 page 2004 KPMA Amendment. The previous 3-5 years have resulted in significant legislative changes affecting homeowners and condominium associations.

The existing documents were drafted in 2004 at a time when Florida law governing homeowner associations was less developed and many communities are now undertaking similar projects to ensure their governing documents comply with Florida law and culture of their communities. These new documents will include proposed amended and restated: A) Declaration of Covenants, Conditions and Restrictions, B) Articles of Incorporation, and C) Bylaws.

Past Board newsletters have communicated information regarding the need for and status of the amendment. Below is a brief chronological re-cap of progress to date and a tentative schedule leading up to the mid-February member vote:

— January 2015: The "draft" of the proposed Bylaws and Articles of Incorporation was circulated and reviewed by the KPMA Board, Club Board members, the 13 Neighborhood Association Leaders, and subsequently approved by the KPMA Board.

— July 2015: The KPMA Board submitted recommended changes to the 37 page Declaration of Covenants, Conditions and Restrictions to our Attorney, with a request that he provide us a "draft" prior to September 1.

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— October 2015: We plan to finalize the entire proposed documents amendment, and provide to all KPMA members a summary of the substantive proposed changes.

— Three "Town Hall" type meetings are scheduled for mid- November, mid- December, and mid-January to provide all KPMA members the opportunity to participate in the amendment process.

— February 2016: A special KPMA member meeting will be called to vote on the proposed amendment without the inclusive membership proposal. As Mr. Bryan said in his section, the inclusive vote will take place in March, 2016.

President's Council - Peter Saunders

I wanted to update you on a new committee that has been formed to handle any future issues that may develop that involves our communities' water management where it crosses the lines of responsibility between KPMA, KGCC and the neighborhoods.

KENSINGTON PARK WATER MANAGEMENT SYSTEM COMMITTEE

The KPMA Board and the KGCC have both voted in favor of forming this joint committee to ensure effective coordination of water management with issues such as but not limited to maintenance of all lake banks, bulkheads and irrigation systems adjacent to residential and Club property and ensure compliance with Government Regulations . The composition of the 6 member committee will be KPMA Board (2), Club Board (2), Gardens Association (1), Wellington 2 (1). These Neighborhood Communities were chosen to have representatives given they are the largest HOA / Condo. Assoc. respectively. Mark Elliot is a KPMA Director and will chair the committee.

Communications/Public Relations Director- Beth Juliano

I recently joined the KPMA board to coordinate communications with the residents of Kensington. We as a community have a lot of important issues that need to be addressed to protect our home investment and the Kensington Club. By now you have all read about the document re-write, and working with the Kensington Golf and Country Club board to introduce an inclusive membership. All that will be addressed in the upcoming 2015-2016 season. Please take the time to read the information that will be coming your way on these issues. Looking forward to keeping you all informed!

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