

Kensington Community Times

A Newsletter for the Kensington Community from your Master Association



Fall 2014

Opening

It has been a busy, hot and wet summer. We are all pleased to see the cooler temperatures and lower humidity and suspect you are too.

Hopefully the vast majority of the Kensington residents have had the opportunity to see the first phase of the Lake Bank Stabilization Project that wrapped up in early June behind the Sheffield Villas development on the fairway of hole 13 of the golf course. Now we are preparing to finish the remaining 11 other lake banks. The KPMA Board will be sending out a notification to all KPMA members about an informational “town hall” meeting concerning the Lake Bank Stabilization Project. The two items to be discussed include the next steps of the project and the Board’s recommendation for financing those steps. A vote will be taken as to whether the membership would approve the Board seeking alternative financing as a method to fund the balance of the project. The meeting will be held in early December.

The KPMA Board is currently one person short of the 9 designated spots. If you have an interest in making a difference in the community, please let one of the board members or Newell Property Management know. Two areas of expertise that would be extremely valuable to the Board’s knowledge base includes mechanical/building/civil engineering and/or finance. In both areas we have leaders that will be exiting the board in less than two years. Thank you for your consideration.

Document Rewrite

Because of the many legislative changes to Home Owner Associations regulations and the fact that our documents were last updated in 2004 before the developer turned the Kensington development over to Kensington Community, the Board is embarking on rewriting the various documents that govern the Kensington Community to bring them up to 2015 standards. We plan on doing the updates this season with a submittal to the Kensington Community in time to have a vote on the new documents at our annual meeting in April, 2015.

Access and Patrol

There has been a succession of problems with entrance at the back gate, mostly due to lightning strikes. The computer server had been damaged and has now been replaced. While the gate was not functioning properly we had Kent security add a guard in place till 11:00 PM. This has ended with the gate now working.

Overnight driveway parking by owners has become an issue as we have seen an increase in owners leaving cars in the driveway overnight for a variety of reasons including: having two cars and limited room for their golf cart; using the garage as a storage facility rather than storing excess materials at an external storage facility resulting in having to leave their cars in the driveway overnight; etc. The Master Declaration and General Protective Covenants, Conditions and Restrictions 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 provision 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.”

These are your documents, rules and regulations, so please abide by what you signed up for when you moved to Kensington.

Overnight visitor parking passes are still available for up to 14 days with one additional 14 day extension.

We are still monitoring speeding and stop sign violations. Please drive within the speed limit and obey the stop signs.

Safety is everyone's responsibility.

Architectural Review Board

Hurricane Shutters

The Atlantic hurricane season began on June 1st and runs through November 30th. Hopefully we will reach the end of this season without incident. Homeowners are being reminded that if you have removable shutters installed, they must be removed no later than November 30th, weather permitting, i.e., no hurricanes on the horizon. These may be re-installed after May 1st of 2015. Shutters left in place tend to detract from a home's overall appearance, encourage mold growth behind the shutters and sends a message to anyone passing by that no one is home. Clear shutters also apply to this directive. Homeowners with shutters left in place after November 30th will receive a personal reminder requesting removal. Further failure to remove them may result in a fine.

For those homeowners who wish to have hurricane shutters installed, information can be obtained by going to www.kensingtonmaster.com and clicking on documents for the Architectural Review Board Manual. Approval request forms can be obtained at the same web site by clicking on Architectural Modification Request form. Request forms can also be obtained from Newell Property Management Office and at the front gate.

Roof Cleaning

The exceptional response by the Kensington Community to the roof cleaning request last fall made it clear what pride we all have in living in Kensington. Last year 179 notifications were sent out and this year it is down to only 39. Thanks for the great response. By the way, if you did not receive a notice and feel your roof is due to be cleaned, please go ahead. Ideally we will not have to send out any notices. Let's keep Kensington beautiful!

Landscaping

Planting of the Green Arboricolas to fill the gaps in the Awabuki hedges was completed in October.

The landscape at the Kensington Main Entrance has been redesigned and fall annuals will be planted by the end of October.

Pine Straw mulching will be completed end of November.

President's Council

We are resurrecting the President's Council, a group consisting of the neighborhood Association Presidents with a representative from the KPMA Board, to improve communication and information between the KPMA and the Neighborhoods within Kensington. There are 15 "Neighborhoods" in Kensington of which 12 have associations and

a Neighborhood Association President. Email response from these 12 Presidents was very positive to restart the President's Council with varied opinions of frequency and contents of Council meetings. A common thread was the opportunity to have prompt communication and action on small issues before they became bigger issues or unnecessary rumors. We will be contacting each of the Presidents to set up an initial meeting and get a better feel of how we can make this an effective and time efficient Council.

Infrastructure and Lake Bank Stabilization Project

The sidewalks and curbs are in the process of being cleaned and repaired as you read this communication. Hopefully those of you that walk daily will see the difference soon.

The Lake Bank Stabilization Project is a big deal for our community. Please take some time to see what we have already accomplished with the Sheffield project mentioned in the opening of this newsletter. As we have highlighted in earlier communications, we need to maintain our lake bank slopes to the counties requirement of a 4 to 1 slope for safety reasons. Unfortunately, we have several areas in our community that don't meet that requirement. As a result, we have proactively moved forward on a project to fix the issue before we have any external "powers" forcing us to do what we know we need to do. The Board is encouraging you to attend the meeting in December to get the maximum opportunity for information exchange possible as we move forward on this very important project.

Closing

Thank you for taking the time to read our Fall Newsletter. We trust that this type of communication is a good mechanism for you to keep in tune with what is happening in our community and to help everyone know what the Community has determined is required for all of us to live in as much harmony as possible.

KPMA Board of Directors

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