

KENSINGTON PARK MASTER ASSOCIATION INC.



Kensington Community Times – January 2014

We are currently at the height of season, and the activity level within Kensington, at the Country Club, and in Naples is very high. Your Board continues to work to ensure our community is safe, well maintained, and also focused on long term improvements. There are four areas that we would like to highlight in this newsletter: support for the Country Club's membership initiative, safety concerns and policy reminders, the retention pond project, and solicitation of new Board members.

At our December Board Meeting, the Country Club shared with us their initiative to attract Kensington residents who are not club members. After some discussion, the Board concluded that having both a strong active Country Club and a strong active Community are critical to preserving and enhancing our community and the value of our homes. The Board unanimously supported this initiative and would encourage members to consider this very attractive offer. Our Board will continue to work closely with the Club to reduce costs, improve efficiencies, and ensure the community exceeds residents' expectations.

Our Annual Meeting is scheduled for April 14th. The election of new Board members will be confirmed at that time. We anticipate three vacancies: Reilly and Mirena have served two 2-year terms and are not eligible to run and there is currently one vacancy. Two directors (Beard and Bryan) can and hopefully will run for a second term. Our Board oversees a \$1.5 million budget and works hard on managing costs, maintaining community appearance, and ensuring community safety. The results you see are due to dedicated efforts of volunteers. If we are to continue meeting our goals, it will require new volunteers to run for the Board. A solicitation for new Board members will be sent with the Annual Meeting notice. Please consider giving your time and efforts to benefit our community.

Access and Patrol

As we start our busy season, safety and security are our main priorities for the Access and Patrol Committee. As mentioned in previous newsletters, we are continuing to monitor speeding, stop signs, and parking violations in the interest of safety for all Kensington residents and their guests. Please drive carefully.

We would like to remind you that all that vendors, service personnel, and all other maintenance services are not allowed in Kensington on Sundays and all Federal Holidays (except in emergencies).

Walking on the road is dangerous and should be restricted to the sidewalks wherever possible.

Golf carts should only be driven on the road and not on the grass or boulevards.

Garage doors should be closed at all times when not in use. Security will monitor and report on garage doors that are left open frequently and for long periods of time.

Garbage cans can be brought out at 6 p.m. the night prior to pick up and should be brought in as soon as possible after pick up. Recently, residents have placed containers out as much as 24 hours prior to pick up.

**c/o Newell Property Management Corporation
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Effective February 1, 2014, visitors and residents not displaying a Kensington windshield sticker will be asked for photo identification to enter Kensington, if they enter during night time hours when cones are stationed at the Pine Ridge gate.

Remember safety is everyone's responsibility.

Retention Pond Project

As most of the community recognizes, Kensington and most surrounding communities, experience a significant variation in the water levels in their retention ponds between the rainy season and the dry season. Corey had a very informative article in the December *Kronicle* that detailed the causes of this cycle and how they impact Kensington. The result of this cycle is more and more bank exposure as the dry season moves along. KPMA has been working with several companies including the pond maintenance company *Advanced Aquatics*, and the littoral shelf maintenance company *Earthtech*, to come up with some form of planting that could help improve the bank appearance during the dry season.

In addition, KPMA is also working with two companies to develop a "bank restoration" plan. Over the past 15 plus years, our banks have eroded, in some cases very significantly. In order to restore the banks to their original, or close to original condition, there are several alternatives being considered. First and foremost is to reduce as much as practical the causes of the bank erosion. By far the predominant cause is water runoff during the rainy season from buildings that reside directly on the retention ponds and have no water control from their roofs, i.e., no or limited gutters and down spouts and no connection to piping that channels the water to the ponds below the bank surface. Secondly is to replace the dirt that has eroded away and restore as close as possible the 4:1 grade leading into the ponds. Finally, identifying a covering on the bank that looks good in the "dry season" and that can survive the high water levels of the "wet season". There are many challenges to this project but we believe a successful conclusion to the project will be worthwhile for many years to come.

Landscape

The Awabuki hedge has been attacked by Downy Mildew. Crawford is spraying the hedge beginning on the northeast corner around to the southwest corner. Crawford is in the process of trimming to encourage new growth.

The Ficus hedge on Kensington High Street northwest has been a huge problem with Ficus Whitefly. Crawford continues to spray and checks the progress of growth on a regular basis.

You may have noticed that the Begonias at Eatonwood Lane/KHS were not doing well and have been removed and are being replaced at no additional cost to us.

If you are aware of residents who are not receiving this newsletter, please encourage them to provide their email address to Newell Property Management. If they do not have an email address, they can obtain a copy at guardhouse.

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