

KENSINGTON PARK MASTER ASSOCIATION INC.



This is KPMA's first newsletter since the April annual meeting when we elected our new officers. Then in May we selected three new members to the board. It is with a heavy heart that we inform the community of the passing of one of our newly appointed board members, Mr. Hugh Robinson. Hugh had been very involved in our Lake Committee and we were looking forward to his involvement as a full time board member. We will miss not having his wisdom and caring personality on the board.

Following is a complete list of your KPMA Board members and a short overview of their primary duties:

- Allan Shinfield – Allan is entering his second year as the head of the Access and Patrol activity.
- Jim Field - Jim is Vice President and is entering his fourth and last year on the board, this year taking on the responsibility of determining the next steps for the communities bulkheads after successfully completing the street light project in 2012/2013.
- Rolf Mahler – Rolf is entering his second year on the board and is head of the very important and difficult Architectural Review Board (ARB).
- Fil Hoffman – Fil is Secretary of the Board and is also entering her second year. She will continue to guide the activities of the Landscaping Committee.
- Lew Bryan – Lew has been our Treasurer for the past two years and will continue in that role for the coming year as well. He leads the financial direction and reporting activities of the Board.
- Lee Mears – Lee is a new board member and we have asked Lee to head up an effort to review and make recommendations for changes to the governing KPMA documents so they more accurately represent our communities' status since the developer turned the community over to the owners (2006).
- Peter Saunders – Peter is another one of our new members for 2014. The Board has asked Peter to establish and lead a new effort called the President's Council. This will be a group made up of the Presidents of the local home owner associations. Peter and the local neighborhood Presidents will determine how best to exchange information in a way that will allow us to better serve our community.

KENSINGTON PARK MASTER ASSOCIATION INC.



- Larry Beard- Larry is the new President of the Board, entering his third year as a Board member. In addition to taking on the duties as the President, he will continue to lead the lake bank stabilization project that began this year in Sheffield Villas as well as the other infrastructure activities.

Following is an update from the “established committees.” This section will be expanded for the next newsletter in the fall to include the Documentation Revision and President Council activities.

Access and Patrol (Allan Shinfield)

This last year the Access and Patrol committee has implemented many new measures for Kensington. Some of these include:

I.D. requirements for all non-Kensington residents on entry to the premises 24 hours a day. A picture I.D. is required for all who do not have a Kensington Sticker or Bar code pass. The I.D. requirement will help to improve the security of the community.

We’ve expanded the easy access to all Kensington residents who have a bar code by eliminating the shut off (cones) to the resident’s access during evening and late night hours. Stopping for the guard to open the gate is no longer required for residents.

Changes to the “fines” regarding speeding, stop sign violations etc. was implemented this year as well. The initial citation will be a warning with no fine attached. The second offence will carry a \$25.00 fine versus the old \$100.00 fine. The third offence will be \$50.00. All subsequent fines are \$100.00 dollars. Fines may be appealed to the fine committee if you believe you were unjustly assessed the fine. The fine committee will review the evidence and make a ruling which will be communicated to you generally in a few weeks after receiving the appeal request.

Because Crawford Landscaping (KPMA’s landscaping company) works the perimeter of our property and comes in contact with a large part of fencing located at the perimeter, we have retained Crawford to identify and, in some cases, fix breaches and holes in our perimeter fence.

KENSINGTON PARK MASTER ASSOCIATION INC.



If you notice any fence breaches or holes, please report the locations to the front gate so we can fix them ASAP. This will help us keep intruders off the premises.

Please remember, **safety is everyone's responsibility!** Drive safely and be on the watch for children, bikers and walkers.

Bulkheads (Jim Field)

We have contracted with Hans Wilson & Associates, Inc., an engineering firm to work with our lake bank contractor, TSI, to develop a scheme to analyze the existing bulkheads. Depending on the findings we will then proceed to repair or replace as required. We are targeting to have the analysis completed by the end of September, weather conditions permitting.

Architectural Review Board (Rolf Mahler)

The Architectural Review Board (ARB) was established by the developers of Kensington as discussed in the Kensington governing documents which each home owner received when you purchased property in Kensington. Areas reviewed by the ARB include but are not limited to building modifications, the home's exterior colors, roof and driveway cleanliness and so on. While most home owners follow these guidelines, over the past several months there have been a few instances where projects have begun without ARB approval. Owners are reminded that ARB forms are available from the guards at the front gate house. Completed forms along with any plans and color samples can be left at the front gate house, and a response to the request will usually be available within a few days.

Everyone's cooperation is requested in this area to maintain the appearance and quality of our community. Adhering to the established ARB procedure is just one small part to help keep the high standards Kensington's residents have come to expect.

Landscaping (Fil Hoffman)

The Landscaping Committee has had a busy year especially in light of the Downy Mildew disease that attacked our Awabuki hedges along the western boarder of our community. In addition to fighting the disease, we have also begun filling in the gaps that have resulted with Green Arboricolas. We are hopeful that this treatment will have our beautiful hedge full and lush again in the not too distant future.

KENSINGTON PARK MASTER ASSOCIATION INC.



The Cuban Laurel Ficus trees have been trimmed by Crawford Landscaping. Subsequent to Crawford's trimming work, FPL had one of their contractors in Kensington to trim branches that they judged to be potential threats to their power lines.

Finally, we are improving the appearance of the Kensington Main Entrance by thinning some of the heavy concentration of shrubs located in and around the guard house.

Financial (Lew Bryan)

In our present organization, the Treasurer supervises the financial activities of KPMA. Our management company, Newell Property Management, is the custodian of KPMA funds. This custodian collects dues and other revenues, disburses funds as bills are presented, and proposes budgets. The Treasurer reviews actions of the community and engages an auditor annually to audit the annual financial statements. The auditors attest that the financial statements accurately reflect the results of operations and financial position of the Association.

The audited financial statements are available to any member for their inspection and analysis. As noted during our annual meeting in April, the association is in a healthy financial condition but we face some upcoming maintenance items which will require additional financial planning.

The immediate financial challenge for the Association is the method of funding for the completion of the lake bank stabilization project. Completion of the pilot project in Sheffield Villas should provide a basis for a cost estimate for the remainder of the project. When we receive this cost estimate, the Board will adopt a strategy for completion and funding. The primary options are: (1) Use 5-year borrowing and complete the project with all deliberate speed (fall of 2014 and spring/summer of 2015) and increase dues for next five years to provide for debt service. (2) Complete the project in increments and pay-as-we-go, increasing dues over the next five years. (3) Complete the project with all deliberate speed and assess members their share of the cost. Barring unforeseen events, the Treasurer intends to recommend to the Board that the first strategy be adopted.

KENSINGTON PARK MASTER ASSOCIATION INC.



Infrastructure and Lake Bank Stabilization Project (Larry Beard)

The first phase of the lake bank stabilization project behind Sheffield Villas is now complete and the area has been restored to its pre-erosion condition. We are now gathering data to determine the cost and timing for the balance of the lake banks that require stabilization work. Our engineering company and contractor will propose which banks need work along with a recommended covering for the banks, e.g., grass, rip rap, other plantings, etc. Once we have their recommendations, we will review their findings with the community in a series of town hall type meetings to educate everyone on the process and to gather direct feedback from the community before any work begins.

As mentioned in Allan's Access and Patrol report, we are reviewing the conditions of our fencing and walls that border our properties perimeter. In addition to fixing the damaged fencing, we are also getting bids to replace fencing that is not industrial grade and adding barbed wire to the top of fencing in locations that are adjacent to commercial properties particularly on the north western edge of our community.

Thank you for taking the time to read this summer's newsletter. As a reminder the KPMA Board meets each month (except July) on the third Thursday of the month at 3:00 PM in the Club House. Residents are encouraged to attend as time is allowed on the agenda at the beginning of each meeting for you to be heard if you have something to bring before the Board.

Enjoy the remainder of the summer,
Your KPMA Board of Directors