

Kensington

Community Newsletter Fall 2010

Messages from the Board...

P R E S I D E N T - M I C K P O N T A L T I

Dear Neighbors,

Since the publication of our last Newsletter your Kensington Board of Directors and your Property Manager from Community Management Associates (CMA) have been very busy, and have done an outstanding job in their respective areas of responsibility.

Across all areas of directorship, the usual items carried over for your Board and CMA collective and ongoing concern, including the proper oversight and maintenance of our common facilities and grounds, enforcement of by-laws and covenants, collection of dues, and organization of social activities.

Picking just a few nuggets of accomplishment from each directorship area, also with the help of many volunteers in the community we have: significantly upgraded and fixed various broken pieces of pool equipment and grounds infrastructure; exterminated rats from a clubhouse which is very busy with rentals and meetings; entertained a fun mixed-doubles tennis season; and possibly upstaged the entire county with the biggest, longest, and greatest 4th of July fireworks display over our pond in Kensington history (many thanks and kudos to the Duncan family!).

Moving forward the rest of this year, two main items will have most of our focus and attention: (1) the preparation of next year budget, and (2) the organization and oversight of Holiday Season social events. Our budget looks very tight. Our aging community infrastructure is great, but we want to keep it that way and that means spending money for upkeep. Three items stand out which are deteriorating to unacceptable levels and will hit us significantly: (1) subdivision signs, (2) pond fountain, and (3) parking lots pavement maintenance. Our cash reserves are still strong to date, but we will not be able to add money into them this coming year, and we might in fact need to dip into them some more due to these large maintenance items. Unless that is, we find creative ways to cut expenses and/or increase revenue.

On that note, President and Treasurer Board Positions are opening up this year, and Covenants Director position has been open, so start thinking about who you want to elect in those roles to help make the tough upcoming financial decisions that will be required to keep our Kensington community great. Please take a moment to deep dive into the various sections of this newsletter to get the appropriately detailed insight from each Board Director, and feel free to contact us with any questions, concerns, or suggestions.

Sincerely,
Mick Pontalti

President, Kensington Home Owners Association - www.kensingtonhomeowners.org
mpontalti@hotmail.com 770-982-4064 (Home) 770-355-3657 (Mobile)

TREASURER—ANNETTE WEEGAR

Well it looks like fall is finally here, and our pool is closed for another year. We had a few incidental expenses that have had us dip into our reserves but they were minor and we have been able to keep most of our funds at the ready. The good news is that we have been able to collect more homeowners dues this year - and less expenses have been involved in collecting!

We thank all homeowners who have paid on time - it makes our job easier. The neighborhood common areas have been kept up, and looking great. If you have any suggestions for us please be sure to let us know! We will be planning for next years budget and would like input on what projects you would like to see us undertake.

We are in the process of updating the neighborhood Directory, once they are complete we will deliver to every homeowner. One big change - no more birthdays for children, we had many, many requests to leave off this sensitive information. So while you will see your children listed - their birthdays will not be.

We as a community all benefit from the neighborhood looking its' best - if something needs attention please let someone on the board know - we are here to help.

Thanks,

Annette Weegar annette_weegar@yahoo.com

GROUNDS DIRECTOR—JULIE MANLEY

This past summer we had a few changes to our landscape. We lost two trees around the pond and we cleaned up the area behind the pool shed and trimmed the foliage back were the benches face the tennis courts. These efforts were led by Carolyn Rey and have really made a difference to the appearance of our tennis courts.

As we get closer to budget time I will ask that we replace our signs heading into our subdivision on Webb Gin House Road. I'm in the process of gathering bids and once finished will present my findings to the board for approval. Also, our pond pump has died and is in need of replacement. After soliciting several bids we have selected Water Columns to install a new fountain for us. We will be going from a 10hp motor to a 5 hp motor which will result in an electrical savings. Keep a look out our neighborhood will be getting a face lift in the coming weeks.

During the last few months we have had issues with unsightly or damaged AT & T pedestals. It is your responsibility to call AT & T at 1-877-737-2478 as the orange tag numbers have a specific address designating the home served. This is all our community and it takes all of us to maintain its beauty. On November 7th we fell back one hour now would be the time to check your fire alarm batteries.

Always if you have any questions or see anything in the common areas that need attention please contact me at radarlove1@bellsouth.net or call 770-736-5897.

Thank You,
Julie Manley



S O C I A L C O M M I T T E E

Save the date! Saturday, December 11 will be the annual Kensington Holiday Celebration night. It is going to be a beautiful evening but we will need many, many volunteers to pull this off. Please rally your family, friends, and neighbors! Look for more information through email, in November.

Want to get involved in the neighborhood, but not sure how? Assisting with social events is a great way to meet your neighbors! We are planning ahead for next year's social events. Please send an email to any board member if you can assist with the following in 2011: Easter party, Opening Pool Party, 4th of July, Pool Closing Party, Halloween, Christmas/Holiday Celebration Night, or the great Kensington tradition of setting up for Luminaries.

C O V E N A N T S

We are still seeking a neighbor to fill the role of Covenants Director. This person would work as a liaison to our management company, CMA, to keep track of modification requests for our neighborhood. Feel free to email any board member to discuss further.

Please be aware of these common covenant violations, and do your best to keep up your property:

- All exterior modifications must be preceded by a Modification Form (see the website under Covenants).
- No overnight street parking, no visible hoses, garbage cans or recycle bins.
- Our aging homes may be in need of replacement siding. Remember that only hardy-plank siding is allowed; no vinyl siding or vinyl fences.

Cheryl Brown, our CMA representative, is a great resource for your questions about covenants and modification requests. Feel free to contact her directly at CBrown@cma-atlanta.com or 404.835.9134.

T E N N I S D I R E C T O R - C A R O L Y N R E Y

Fall is upon us and the cooler weather is bringing more and more players to the courts! Please be courteous to your fellow neighbors and remember to park only in the parking lots while playing, empty the court garbage cans when you are done, and lock up the gate before you go. If you need more info about obtaining a key to the courts, please email me.

Carolyn Rey crey2@comcast.net.

P O O L D I R E C T O R - L E S L E Y T I G H E

The pool season ended on October 1 this year. I've heard from several of you that were pleased to be able to use the pool while the weather was still hot in September. I again have to thank the previous board for selecting a great partner in Positively Pools. They made my first year as Pool Director easy! The pool will open again in early May 2011. As always, dues must be current for your pool keycard to be active.

Lesley Tighe LTighe21@gmail.com 404.512.7000

CLUBHOUSE RENTAL UPDATE

Your Kensington HOA Board of directors has voted to institute a non-returnable **\$25 fee** for Clubhouse Rentals, beginning on January 1, 2011.

The income from rentals will help cover the cost of clubhouse cleaning, maintenance, and utilities.

Clubhouse rentals are only for Kensington homeowners in good standing, or people sponsored by a homeowner that will be in attendance for the entire event. The following rentals will be excluded from the non-returnable fee:

- Kensington community activities (board meetings, social events, and bible studies)
- Civic organizations meetings, provided that they engage in a service project to benefit the community once per year

Please keep a lookout for additional details in revised rental procedures and forms on the Clubhouse section of our Kensington website. They will be published there after final revision and approval by the Board.