



Kensington Farms Homeowners Association – Newsletter

FALL 2011 EDITION

CONTACT INFORMATION

Kensington Farms Property Manager

Sentry Property Management

Sarah Cross

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Neighborhood Board Members/Subdivision

Arrowleaf

Eric Schopmeyer

President

826.0455

Bluewood

Brian Bowser

Treasurer

523.8882

Foxglove

James Joven

Waterleaf

Seth Schickel

Vice President

826.9650

Wintercress

Dorran Vogler

826.7798

At Large

Dan Depew

ACR Committee

723.3798

Chris Kirby

408.0171

Jim Massell

kensingtonfarmshoa.org

Chad Cannon

Webmaster

ANNOUNCEMENT

FALL GARAGE SALE

SATURDAY

OCTOBER 8, 2011

8:00 am – 2:00 pm

LOCATION: Your Driveway!

It is time to clean out the kids' closets and that hot and crowded attic!

The semi-annual Neighborhood Garage Sale is here. We will advertise and place signs at the entrances, so be ready for the Garage Sale rush.

Big Selling Items:

- Baby items; Kid's clothes and toys
- Old bikes....new bikes....any bike, really...
- Colts season tickets....(sorry!)

Clean out the house...make room for more stuff...and meet your neighbors!

SECOND ANNOUNCEMENT

ANNUAL HOA MEETING

TUESDAY

DECEMBER 13, 2011

6:30 pm

LOCATION: TO BE DETERMINED

(We will send another notice with location)

PLEASE attend the Annual Meeting of your Kensington Farms Homeowners Association

Agenda includes:

- Annual DUES INCREASE discussion
- 2011 Year in Review
- 2012 Budget Presentation
- Election of new officers for Arrowleaf, Waterleaf and Wintercress

MEMORIAL BENCH

Jerry Kennedy – an original Kensington Farms resident and longtime board member – passed away this summer. Jerry was a dear friend and kind neighbor to us all. In her memory, the KF board has placed a bench next to the pond behind Jerry's home.

Please take a minute to remember Jerry and her passion to volunteer here in KF and throughout her community the next time you walk by "Jerry's Bench".

RECENT NEIGHBORHOOD IMPROVEMENTS / EVENTS

In a continuing effort to address the needs and condition of our neighborhood, we are making investments to "refresh" Kensington Farms.

Yes – the **tennis court** is going to be a tennis court again! With new fencing and a security gate, we will ensure that the new net and court surface will be in good shape for years to come. When the tennis court re-opens, you can use your electronic pool key fob for access.

You may also have noticed new sections of the **walking path**. We will continue to repair or replace sections of this neighborhood asset as the years progress.

This August, we celebrated the annual **National Night Out** for crime awareness and prevention at the pool area. We shared the night with our neighbors, the Lawrence police and fire departments and our local community government representatives.

Good food – thanks, Marco's Pizza

Good music – thanks, Ted Martin

Good friends - THANKS TO YOU!

LEASH LAWS APPLY

In the City of Lawrence, all pets are required to be on a leash. No silliness here – just use the good old leash on the good old pets.

OK....I can't resist. Are we seriously supposed to put cats on a leash? Someone please send me a picture of a neighbor doing this – I will buy you a chinchilla leash!



TRASH CAN STORAGE

The City of Lawrence provided **Toter** trash can to each home in our neighborhood.

Please remember that, per our covenants, trash cans must be stored out of sight. This means inside your garage or behind your house. Thank you for considering the appearance of our community.

A few other trash can notes....

- Contact the City for a small Toter if the current one is too large for your needs
- Also, contact the City for a second Toter (small, additional fee required)
- Heavy Trash Day is the first scheduled trash pickup of each month; Recycling is every other week (blue bins)

For more information, visit the City website: www.cityoflawrence.org/Pages/DPW/trash.aspx

ACRs – ARCHITECTURAL CHANGE REQUESTS

YOU MUST GET ALL CHANGES TO THE EXTERIOR OF YOUR HOME APPROVED!

As you plan your home improvements, remember that you must submit an ACR form for approval **in advance** of the change. Some examples are painting the exterior of your home, building a new deck, installing a fence, etc.

The ACR is a simple and important process to ensure that all physical changes are in accordance with the Association Covenants and By-Laws. ACR approval maintains the “community” look and feel of our neighborhood.

Unfortunately, there have been violations in our neighborhood. The HOA is currently using legal action to correct these violations. Please do not commit the next violation – submit your ACR for approval before you make a change.



We have streamlined the process so that it does not take much time. Simply fill out the ACR form and submit it electronically or by mail. Our ACR committee makes quick recommendations for approval or revision. Contact Dan Depew at **723.3798** with questions.

To request an ACR form, call Sentry Management at **251.9393** or visit our website (Local Links section).

NEWSLETTER ADVERTISING

If you would like to advertise in the HOA Newsletter, please contact Sarah Cross at 251.9393 to discuss schedule and cost. Your message will reach all 541 homes in Kensington Farms!

2011 POOL SEASON

Thanks to EVERYONE for another successful pool season in Kensington Farms.

We oversaw the transition to a new pool management company this year, and hope everyone had good experiences with the new company and the lifeguards.

As we evaluate pool management companies for next year, we appreciate any homeowner feedback on the pool and the management company so that next year will be even better than this year. Please feel free to leave comments on the HOA Message Board or contact your subdivision representative to let them know your thoughts. What can we do to help make this a great place for our families to spend the summer?

ANNUAL DUES FOR 2012

Friendly Reminder: Remember to include your annual HOA dues for in your budget. They are due on January 1 of each year. You have until January 31 to pay the dues, and then a \$50 late fee will be added to your balance on February 1. Please remember – your dues make our neighborhood a place you want to call home! Our dues are the only way we can pay our community’s bills (landscaping, pool maintenance, street lights).

MISCELLANEOUS REMINDERS

The speed limit in our neighborhood is 25 mph!!

School is in – the kids are out and about. DRIVE SAFELY!

THE MONTHLY HOA MEETING

The Homeowners Association Board Meeting is on the **third Tuesday** of every month at Westminster Village, just across Sunnyside Road. Homeowners are always welcome! Come on over at **7:00 pm** – just ask for directions to the Cappuccino Lounge at the front desk.

The coffee is (relatively) good, and we would love to hear **your ideas** on how to make Kensington Farms a great place to live.

KEEP THE STREET LIGHTS LIT

You can help to keep our neighborhood **safe** by reporting broken or burned out street lamps to IPL. Call **261.8111** or report outages online. Go to www.iplpower.com and click on Power Outages, and then click on Report Streetlight and Security Light Outages.

NAME THIS NEWSLETTER

The Kensington Farms HOA Newsletter is a mouthful. Can the creative people in our neighborhood suggest a catchy, new name? If you have an idea, please contact me at sschickel@kensingtonfarmshoa.org

Also, please contact me if you have ideas for future newsletters – articles, pictures, better jokes...