



Kensington Farms Homeowners Association – Newsletter

SPRING 2010 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

Jerry Kennedy
Secretary
823.5823

Foxglove

James Joven

Waterleaf

Seth Schickel
Vice President
826.9650

Wintercress

Dorran Vogler
826.7798

At Large

Brian Bowser

Treasurer
523.8882

Dan Depew
ACR Committee
723.3798

Chris Kirby
Pool Boy
408.0171

kensingtonfarmshoa.org

Chad Cannon
Webmaster

ANNOUNCEMENT

SPRING GARAGE SALE

SATURDAY

MAY 1, 2010

8:00 am – 2:00 pm

LOCATION: Your Driveway!

Time to clean out the attic...and the garage...and all those closets...

Our 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:

- Bikes and furniture
- Kids clothing; anything for babies
- Anything related to George Foreman – grills, boxing gloves, halloween costumes...

Clean out the house...make room for more stuff...get rid of anything that says "New Orleans Saints"...and meet your neighbors!

NEW LAWRENCE TRASH CANS

The City of Lawrence provided a new **Toter** trash can to each home in our neighborhood. These trash cans allow the use of new, efficient automated equipment for garbage collection.

Reminders:

- Please store your Toter out of sight
- Place your garbage in trash bags inside the Toter
- Heavy Trash Day is the first scheduled trash pickup of each month, and Recycling is every other week (use 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!

If you are planning to paint the exterior of your home, build a new deck, put up a fence, change the color of your roof, you must submit an ACR form for approval **in advance** of the change.

This 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. In some cases, the HOA is 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).

LEASH LAWS APPLY

In the City of Lawrence, all pets are required to be on a leash. If you are walking your dog, please keep the hound bound...keep a noose on the moose....keep a tie on the guy.

Also, please remember that both panda and koala bears need a leash, too...even though they aren't *THAT* kind of bear.



MISCELLANEOUS REMINDERS

The speed limit in our neighborhood is 25 mph!! LPD has stepped up enforcement in the surrounding area at the request of your neighbors. Please be safe and JUST DRIVE TWENTY FIVE!

The neighborhood pool opens Memorial Day Weekend – Splash!

Submit an ACR form for all changes to the exterior of your home [Yes – we are repeating this for emphasis!]

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.

THE NEW KENSINGTON FARMS COMMUNITY PLAYGROUND

Yes – that is **new playground equipment** in Kensington Farms. Due to our dedicated and successful financial management, we are in the position to make some upgrades in the neighborhood. We started with a new focus on landscaping – flowers, mulch and maintenance. Now, we are doing some fun stuff!

During the design process, some key themes emerged: equipment for younger and older children, accessibility for all, and the ability to see the entire playground from a single vantage point.

In March, the original play structure was removed and new equipment was installed.

Thanks to Chad and Chris for working with Kinetic Recreation Design to make our new playground a success.

HAVE FUN PLAYING!

COMMON COVENANT VIOLATIONS

Here are some common violations to HOA covenants that appear as Indiana warms up in the spring time:

- Your landscape is waking up, so remember to maintain your lawn and plants.
- Trash cans must not be visible from the street when stored.
- Vehicles may only be parked or stored in your garage or on your driveway. Car repairs and restoration are not allowed, except for emergencies.

ANNUAL MEETING HELD DECEMBER 2009

We wrapped up a successful 2009 at the annual KF Homeowner Meeting last December. Outgoing HOA President Chad Cannon described the hard work of our Board and introduced our new property manager, Sarah Cross.

We have achieved a new level of financial stability that allows us to invest in Kensington Farms to make it a good place to call home. At the meeting, residents elected three new Board members (see front page) and revisited a busy and productive year in Kensington Farms.

Chad also had an announcement – **NEW PLAYGROUND EQUIPMENT!!** See the article below.

