



# Kensington Estates News

Volume 6

Number 2

December 2008



## Protecting Our Neighborhoods Through Easier, Faster Response!

By Mayor Kip Holden

**Reminder:** report **non-emergency problems** or concerns in your neighborhood by calling **3-1-1** on your telephone. You do not need to call various departments searching for the right person to talk with – calling **3-1-1** is a “**one stop**” method to get answers or report concerns to your City-Parish government. But for **Emergencies:** call **9-1-1**.

Please do not remove **Orange Flags** on City Light Poles in Kensington. They are put on to tell Entergy which lights are mal-functioning and need to be fixed.



## How much has your house Appreciated?

For 2008, up to June, home sales ranged from \$146 to \$168 per sq ft in Kensington Estates.

Our thanks go out to Susan Forpahl, Susan Cretin, and Cathy Holmes of the Bunko Ladies Group in Kensington for the successful Halloween Party; and we thank all the other people that brought goodies to eat, helped during the party and the cleanup afterwards. Thanks very much!





Please remember to check our website to stay on top of what is happening in Kensington Estates. The site has been updated and is [www.kensington-estates.com](http://www.kensington-estates.com)

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Kensington Estates would like to welcome all of our new homeowners. We are glad that you are our neighbors! Please inform one of the board members listed below with your current information. E-mail addresses help us notify homeowners much more quickly than paper mail can.



Homeowners, go over to your neighbors, knock on their door and get to know your neighbors. Watch each others things, help one another – that’s what neighbors do.

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Everyone, please be watchful for children boarding and leaving school buses in the neighborhood. None of us want any accidents to occur.

**Please watch your speed** – Drive slower than the speed limit; it’s for everyone’s safety.

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Please remember that section **4.4 General Covenants, Obligations, and Restrictions**, as found in our subdivision’s published restrictions reads as follows: “4.4 The keeping of a mobile home or trailer, either with or without wheels, on any parcel of property covered by these covenants is prohibited. A motorboat, recreational vehicle (RV) or other similar water borne vehicle or recreational vehicle may be maintained, stored or kept on any parcel of property covered by these covenants **only if kept completely from view of the street**, and only if housed completely within a structure which has been approved by the Council or only if the location on the lot has been approved by the Council in advance.” We all need to try to keep Kensington Estates attractive to the public, and we need everyone to help in the effort.



Christmas party is being planned for Sunday, December 14<sup>th</sup>, 2 pm.

Please remember those less fortunate than us. Remember the food bank; remember children without toys; and most of all remember out men and women serving in the military.

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Dog owners please remember to carry bags with you when you’re walking your dog. Nobody enjoys getting “presents” left by your dog.



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Remember Baton Rouge is now the largest city in Louisiana, thus it is prudent to always keep your cars and houses locked.



**IMPORTANT!!!** If you are planning on **ANY** work of addition, reconstruction or even landscaping, **YOU MUST SUBMIT A WRITTEN REQUEST** with a drawing or sketch to an ACC board member for approval **BEFORE YOU BEGIN** the project. If you are ever in doubt about a project, please contact any ACC board member. The board members are:

**Mark Lopresto (1<sup>st</sup> filing) 756-8809, Philip Troutman (2<sup>nd</sup> filing) 772-1545, or Chris Forpahl (3<sup>rd</sup> Filing) 755-1759.**

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**Baby and Pet Sitters in the Kensington Estates:**

Service Provider	Phone Number
Rebecca Becnel	757-5596
Victoria Becnel	757-5596
Peyton Gutierrez	439-8773
Alex Doyle	753-6811

Service Provider	Phone Number
Allison Pinner	751-7251
Amanda Moore	751-7271
Nathalie Roeling	756-0408
C. J. Carver	612-8999



**Pet Sitters only:**  
Brittany Lodrigue 755-3701

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Please keep you Landscaping neat and clean, grass cut regularly, and weeded. Unkempt lawns and gardens reduce house values by making the neighbor less desirable.

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Check out the information about the subdivision being built across the street from us – Jamestown on Old Perkins. Here is the Web Site:

<http://www.jamestownatoldperkins.com>

Site shows home for sale from \$252,900 to \$284,900. Note, once the subdivision is finished, most homes will not be visible from Perkins Road.



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**Your Kensington Estates Homeowner's Association Board for 2007-2008 is:**



Bengie Lodrigue (Pres)  
755-3701  
[Lodrigue@cox.net](mailto:Lodrigue@cox.net)

Carl Carver (Tres)  
612-8999  
[Carlats@yahoo.com](mailto:Carlats@yahoo.com)

Jim Bishara (Scty)  
752-2703  
[Jbishara@cox.net](mailto:Jbishara@cox.net)

**Subcommittee Chairs:**

Philip Troutman (Landscape) 772-1545  
[Philipgt@gmail.com](mailto:Philipgt@gmail.com)

Tim Thigpen (Social Events) 753-8784  
[Thigpen5@cox.net](mailto:Thigpen5@cox.net)

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