



Kensington Estates News

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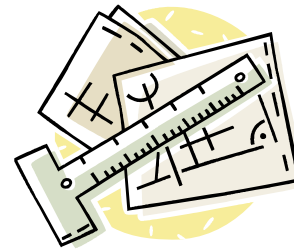
Please remember to check our website to stay on top of what is happening in Kensington Estates. The site has been updated and is www.kensington-estates.com. Current officers and contact information can be found on the website.

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.



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:

David Dewey (1st filing) 456-5904, Cindy Decker (2nd filing) 615-7024, or Chris Forpahl (3rd Filing) 755-1759.



Many of the mailboxes in the neighborhood are missing numbers. Replacement numbers can be purchased for about \$4 each from:

HART MAILBOXES, LLC
13030 Coursey Blvd
Baton Rouge, LA 70816.

This is on Coursey Blvd near Stumberg intersection.

The mailbox itself is by Bose Associates, Inc., "Horse and Carriage" style, Number 617. Call (501) 751-5701.



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

Please also note that City/Parish of Baton Rouge has a leash law for pets (http://www.animallaw.info/statutes/stuslars3_2771.htm). Since cats general do not attack people as they walk by your house, please remember to leash your dogs.

Home Owners Dues around Baton Rouge

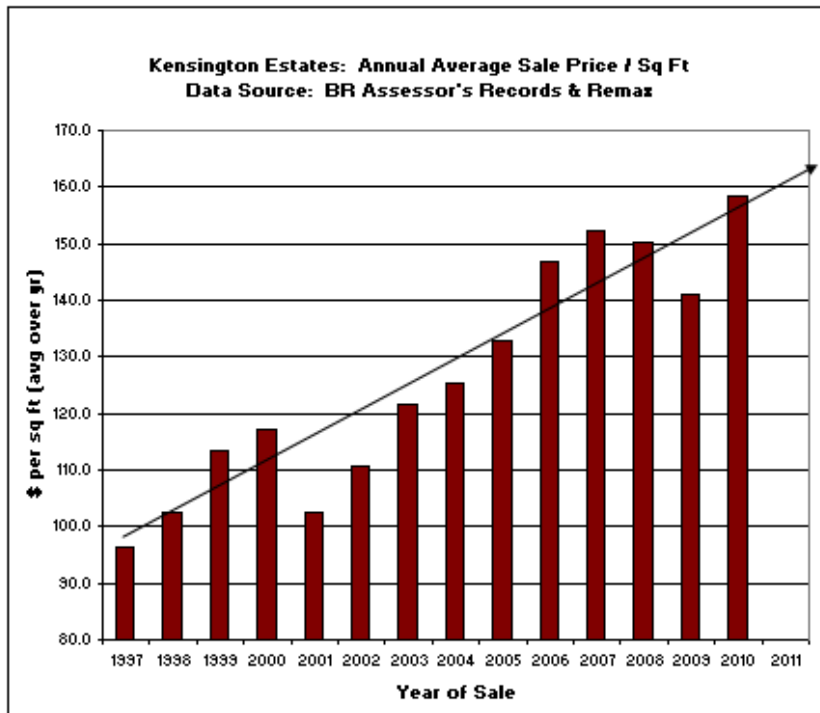
Neighboring HOA Fees on 4-8-2010



HOA	Fee term	Fee	Total Annual Fee
Country Club of LA	qtr	450	\$1,800
University Club	qtr	250	\$1,000
Santa Maria	yr	600	\$600
Villas of Jamestown	yr	450	\$450
Kensington Estates	yr	400	\$400
Lakes of Jamestown	yr	400	\$400

Our dues are very reasonable compared to others. Currently our dues comprise of \$300 HOA dues plus \$100 for replacing the 3rd Filing wall in 2006. HOA Lawyer (Elliott Atkinson) recommends that we follow other HOA's and accrue funds each year in anticipation of future maintenance needs. This makes sense since we'll end up paying \$70,000 for the \$50,000 wall because we had to take out a loan. After the loan is paid off, it makes good fiscal sense to keep the dues at \$400, and accrue \$100 of it each year to a repair fund.

Last Sale Date = May 3, 2010



**Housing Values
in KE**

2010 data contain 5 houses purchased.