

Kensington Estates News

Volume 9

Number 1

January 2011

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.



HOA Dues and Collection Policy

Your Board of Directors has taken a firm stance on collection of dues. This policy is intended to be fair to all homeowners who pay their dues on time. The Association as a whole would suffer financially because of the irresponsibility of a few who do not pay their dues on time.

If, for any reason, you are unable to pay your fees by the dues date, please contact the Treasurer. We would prefer to amicably work out a payment plan rather than begin legal proceedings.

It is the owner's responsibility to allow ample time for the mailing of payments. Payments must be received by 5:00 p.m. on the due date (April 1) – **payments after this time are considered late.**

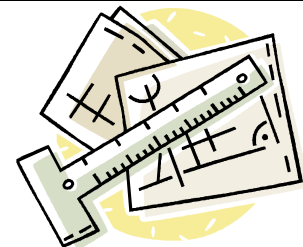
Any late or lien filing fees will be assessed per the statement below:

Kensington Estates Restrictions Section 6.2 states: All cash amounts or cash sums due pursuant to the terms of this agreement or any assessments that have been levied shall bear interest at the rate of fourteen (14) percent per annum from the due date until paid. Any party who fails to comply with that said party's obligations thereunder shall also be liable to pay court costs and reasonable attorney's fees of the other party. The Association shall have the right to file a lien on any delinquent dues or assessments.

Statements will be sent out via email (if available) or mailed beginning in February.

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.





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Want to know what is going on in the neighborhood and surrounding areas?
Want to know how your homeowner's fees are being used?
Want to know about the Halloween and Christmas parties we sponsor?
Want to discuss a neighborhood issue?
Want to join the homeowners association or wonder what the association does?

Answers to these questions and more can be found at our:

Annual Homeowners Meeting
6:45 p.m March 24, 2010 at the Bluebonnet Library

VEHICLE ISSUES

1. **SPEEDING** – Speed limit is 30mph. Leave earlier and watch out for pedestrians. It is a shame that so many people speed through our neighborhood, be aware of your speed.
2. **STOPPING** – Stop signs are in place to help avoid accidents. Slowing down for turns or performing a “rolling stop” are not adequate. Please come to a complete stop and look BOTH ways before proceeding.
3. **PARKING** – Please park off the streets when available. If having a large gathering please remind your guest to NOT park within 4 feet of someones driveway and also to not park on their grass. Common courtesy goes a long way to keeping good relations in the neighborhood.



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