



# Kensington Estates News

Volume 6

Number 1

June 2008

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## Protecting Our Neighborhoods Through Easier, Faster Response!

By Mayor Kip Holden

Baton Rouge is a great place to live, work, worship, learn and play. Your entire City-Parish government and I are committed to maintaining and improving the great quality of life we all enjoy in our great city.

As part of our efforts to ensure a great quality of life, we have created a centralized reporting system whereby you can easily report **non-emergency problems** or concerns in your neighborhood by simply calling **3-1-1** on your telephone. Our operators will take your concern and relay it to the proper agency for action, who will then contact you about your concern. 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. Of course, please call **9-1-1** for any **emergency** needs.



This is just one way your City-Parish government is improving our technology and our ability to better serve you. We work hard every day to improve Baton Rouge and to protect our neighborhoods in particular. Your needs and the needs of your family are of great importance to me, and I will continue to bring innovation to East Baton Rouge Parish to better meet those needs.

Thank you for allowing me to be your Mayor-President. I love Baton Rouge and appreciate deeply the trust you have placed in me. Please know that my door is always open to you, and I will always help if I can.



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)

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.



Summer is here. Watch out for children playing in the streets. Please drive more carefully, slower, and below the posted speed limits.

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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.



A Fall Barbeque is being planned for sometime in September. All are invited to come. Details and date will be communicated later.

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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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**There is a growing problem with satellite dish providers** installing dishes on homes in plain view from the street, which is in violation of our restrictions (reference Paragraph 3.20). Satellite dishes detract from the aesthetic value of our neighborhood, which is resulting in increased complaints from neighbors. As a result, we are increasing our efforts in this area and notifying homeowners in violation to move their dishes to an inconspicuous area. We have also notified dish providers that we are enforcing this restriction in Kensington Estates. If you are in violation of Restriction 3.20 and have not yet been notified by KEHOA, please take it upon yourself to have your satellite dish moved as soon as practical. We appreciate everyone's understanding of this important restriction.



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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	Sitter Gender	Phone Number	Age (as of June 2008)
Rebecca Becnel	F	757-5596	16
Victoria Becnel	F	757-5596	14
Peyton Gutierrez	F	439-8773	12
Alex Doyle	F	753-6811	14
Allison Pinner	F	751-7251	14
Amanda Moore	F	751-7271	12 ½
Nathalie Roeling	F	756-0408	15
C. J. Carver	M	612-8999	12

**Pet Sitters only:**

Brittany Lodrigue	F	755-3701	11
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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 for the development. Home layouts are shown, as well as lot sizes for the first part of the development. Homes from 2,000 sq ft to 2,374 sq ft. Their “restrictions are posted as well. <http://www.jamestownatoldperkins.com>



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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<sup>©</sup>  
[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  
[Thigpent@bellsouth.net](mailto:Thigpent@bellsouth.net)

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<sup>©</sup> Corrected Phone #