



# Kensington Estates

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## Kensington Home Owners

On March 16, 2003, the Kensington Home Owners met at the Kleinpeter Activity Center at St. Georges Church to discuss the change in responsibility of the maintenance of our subdivision from the developer to the home owners.

Approximately 45 home owners attended the meeting to here the plan proposed by the three officers of the association. In order to maintain the subdivision at a level that will continue to enhance everyone's property value it was necessary to amend Article 6.1 in the deed restrictions to set the annual the annual dues at \$300 per lot owner. Also a one-time assessment of \$100 will be collected to bring back the landscaping to an acceptable appearance and to repair and paint the front wall. In addition, the developer, Lowry Smith has agreed to provide us with \$15,000 to help in this effort.

The required signatures have been received and the amendment has passed. Although the major expense will be Landscaping, other costs to the HOA will Be utilities, insurance, legal fees, and a few miscellaneous expenses. The one-time assessment will be used to replace dead plants, rework beds, wash and paint the fence, repair lighting, repair turf damage and clean sidewalks.

## Communication

We want to hear from you and there are several ways to do that. Did you know we have our own web site for the subdivision? Thanks to Winkie Berlin you can contact us at:

[www.kensingtonestatesnews.com](http://www.kensingtonestatesnews.com)

You can contact the Home Owners Association by mail:

Kensington Home Owners Assoc.

17732 Highland Rd., Suite G

PMB #225

Baton Rouge, LA 70810

Also, you can contact any of the three officers:

Jude Bursavich [JCB@bswllp.com](mailto:JCB@bswllp.com)

Dariel LeBoeuf [dleboeuf@tripwire.com](mailto:dleboeuf@tripwire.com)

Jim Kaiser [jwsakaiser@att.net](mailto:jwsakaiser@att.net)

## Landscaping

Very soon we will be hiring "our" landscaping company and paying them with "our" money. If you think they are doing a good job, let us know. If you think they are doing a bad job, let us know. Once we get started we want to involve anyone who is interested in projects such as seasonal color changes. If you would be interested in helping with this project please let us know.

## Deed Restrictions

The deed restrictions for the new development Courts at Kensington are on the web site. The deed restrictions for the 1<sup>st</sup> & 2<sup>nd</sup> & 3<sup>rd</sup> filings of Kensington will be put on the web site in the near future.

Below are some reminders of the most common things that can occur:

- Lots must be mowed from the street to the tree line on any vacant lot. Sidewalks and Streets must be free from grass and soil at all times. If the grass is above 6" the Home Owners Association will have the grass cut and any sidewalks and streets cleared of debris and invoice the lot owner.
- All trailers, RVs, Boats, etc must be stored completely from view of the street.
- Satellite dishes of 18" or less are acceptable, but must be erected completely from view of the street.
- Landscaping shall be installed within 30 days of completion of the residence. The front yard must be completely sodded with centipede or equal.
- Removal of trees greater than 4" in diameter require authorization from the ARC.
- Pets shall not roam freely, but must be leashed, detained by fences, or closely supervised by the owner.
- Entergy will repair damaged street lights. Report any problems directly to Entergy.

## Directory

We are going to assemble a directory of the home owners in Kensington Estates. We need this information to be able to communicate with the home owners. On the form there will be a check box to indicate whether you want to have any of the information available to publish in a directory or only available to the HOA board.

## Architectural Review Committee

Any and all improvements must be first reviewed by the Architectural Review Committee (ARC). This includes fences, landscaping, additions, exterior painting, etc. Two sets of plans must be submitted along with the review fee of \$250 for a new house. Any post-construction changes such as fencing, additions, etc. are reviewed at no charge.

The three members of the ARC are:

Tony Lombardo      753-9180

[lombardo@lsu.edu](mailto:lombardo@lsu.edu)

Raife Smith      771-3526

[rsmith2@worldnet.att.net](mailto:rsmith2@worldnet.att.net)

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