



KENSINGTON ESTATES NEWS

VOLUME 1

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JULY 1, 2003

Kensington Estates Directory

In April, we requested information from each of the homeowners and lot owners so we could print a neighborhood directory and distribute it to the people living in Kensington Estates. We also asked to indicate which information they did not wish to have published in the directory. With a lot of help from Carla Schmidt, the directory is enclosed with this newsletter. If we made any errors, will you please let us know so we can correct it before we send out the next issue. We plan on updating this annually in the spring.

Landscaping and Irrigation

A tremendous amount of time and money has been spent on getting the Kensington Estates Common grounds back into the condition we all expect. Although there is still some work to be completed, the change is very evident and very positive. In the past three months we have "discovered" many items that needed attention that we were unaware of in the beginning. Some of the highlights are:

- Over 400 plants have been replaced in common area beds.
- 5 trees including 3 large pears have been replaced.
- Lirope border grass has been reshaped.
- Over 300 bails of pine straw have been laid down.
- Color has been added to the entrances to the 1st and 2nd filings off Perkins Road.
- Extensive repairs have been made to the irrigation systems. Some of these repairs were necessary due to a lack of previous maintenance and some were necessary due to damage done when cable was laid along Perkins Road.
- All the beds have been weeded, fertilized and repaired.
- The grass is cut on a regular weekly schedule (typically Thursday).
- Faucets have been installed in three areas along Perkins Road to allow access to water for cleaning of the front wall.

Pending Projects

- The wall will be pressure washed in the very near future. We needed to complete the faucet installation

before this was possible. After the wall is washed a decision will be made whether painting is required this year.

- Electricity will be properly run to the median at the entrance to the 3rd filing.
- Color will be redone in the fall at the entrances to the 1st and 2nd filings.
- Repair of lights
- Reshaping ditch on Perkins Road.

Association Dues

We have received dues payments from over 85% of the homeowners and lot owners in Kensington Estates. We anticipate receiving the remaining dues in the near future. We are financially sound and without any major surprises we will not need any additional assessments in the future and will be able to keep the current dues at \$300/year for several years with no additional assessments. Special thanks go to Donna DiChiara for her work in the billing and accounting for the subdivision. Also, a special thanks to Winkie Berlin for helping us find the names and addresses of all the property owners in Kensington Estates.

ACC Fees

In the past, the Architectural Control Committee (ACC) has received a fee for any plan review whether it was pre-construction or post-construction. The Board has made a decision to keep the current fee structure for new homes and to eliminate the fee for post-construction plans. Anyone who has paid a fee for plan reviews of post-construction plans since the formation of the Kensington Estates Home Owners Association (4/1/2003) will be refunded the money they paid.

We have had some very difficult situations to deal with because of a lack of plan submission. **If you have any question about whether you need to submit a plan, call one of the members of the ACC.** If you do have to submit a plan, it will no longer cost you a fee to submit the plan.

Homeowners General Meeting

There will be a general meeting to update the current status of the subdivision and discuss future projects. The meeting will be held August 17, 2003, at 6:00 pm, in the St. Elizabeth room

at the St. George Kleinpeter Activity Center. We would appreciate anyone interested in working on one of the committees to attend the meeting. We would like to kick off these committees at that meeting. If you cannot come but would like to serve on a committee contact one of the board members.

The ACC committee members are:

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| Tony Lombardo lombardo@lsu.edu 753-9180 | Gainer Nissen anissen10@cox.net 752-8051 |
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Raife Smith
Rfsmith2@worldnet.att.net
771-3526

The Board Members are:

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| Dariel LeBoeuf dleboeuf@tripwire.com 752-1758 | Jim Kaiser jwsakaiser@att.net 752-9731 |
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Jude Bursavich
jcb@bswllp.com
752-7092

Garbage Cans

There are no “rules” on garbage cans or recycle bins, but we have had several neighbors request that people not take their garbage to the street until late in the afternoon or after dark. We have a lot of visitors that drive in our subdivision on Sunday and garbage cans certainly detract from the appearance of Kensington Estates. Thank you for your consideration.

Deed Restrictions

Do you need a copy? E-Mail one of the board members or ACC members and we'll get you a copy.

Web Site

www.kensingtonestatesnews.com

Reminders/Suggestions

- The addition of pools, fences, satellite dishes, antennas, landscaping changes require the submission of a written plan to the ACC. There is no longer any fee. All plans must be written.
- Trailers of any kind should not be visible from the street.
- Parking on the street is a hazard. It should be limited to short term use for guests. Every effort should be made to park cars in the driveways.

- During construction the lot must be maintained including regular trash removal and grass and weeds cut. Sidewalks need to be free of debris and the street free of dirt and mud. Also, the dumpsters on these lots are for the use of the lot owner and it is inconsiderate for any other person to dump trash in that dumpster without permission.
- RV's are not allowed to be stored in the subdivision.
- Vacant lot owners are required to cut the grass a minimum of 30' from the front property line for heavily wooded lots. Lots that have no trees must be completely mowed. Sidewalks and curbs should be edged. Lots that are not maintained will be cut and billed to the owner.
- After cutting grass please do not leave the grass clippings in the street.
- We have many young children in our neighborhood. Please remind all the drivers in the family to watch out for children who can dart into the street without warning and to maintain their speed within the posted limits.

Feedback Wanted

We want to encourage your feedback regarding the neighborhood. You can contact us by e-mail, through the web site, by phone or our mailbox. Our address is:

Kensington Estates Home Owners Association
17732 Highland Road, Ste. G
PMB #225
Baton Rouge, LA 70810

Help Wanted & Needed

If you would be willing to volunteer to help on any of the three committees listed below, please contact one of the board members.

- Landscaping Committee
- Holiday Decoration Committee
- Social Committee