



KENSINGTON ESTATES NEWS

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Kensington Projects

We are continuing to pursue a number of projects to benefit the subdivision. Below is an update.

- The front wall was pressure washed. Although it will not require painting it does require extensive repairs to the top to prevent water from running down the inside of the wall. Also, the decorative iron needs to be removed sandblasted and painted to prevent the rusting and the rust stains in the future. Bids are being solicited for this work
- A contractor has been hired to run electricity to the median of the 3rd filing. This will include boring under the road on both sides of the median. This project should be completed by the middle of November.
- Decorative lights will be installed at the entrance to the 3rd filing to enhance the appearance of this entrance.
- Color will be redone in the fall at the entrances to the 1st and 2nd filings.
- There will be changes made to the landscaping at the entrance and exit of the 3rd filing to improve the overall appearance in these areas.
- Hopefully, the State of Louisiana will reshape the ditch in front of the subdivision in the 4th Quarter.

Halloween Party

Mark your calendar for Halloween Night (October 31st). Brigitte Castine and her committee will have more details soon. There will be food, drink, and other activities during and after trick-or-treating. Thanks to Brigitte for getting this organized.

Association Dues

We have received dues payments from over 95% of the homeowners and lot owners in Kensington Estates. Liens have been filed on property where no payment or contact with the board has been made.

ACC Fees

Reminder:

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 made a decision to keep the current fee structure for new homes and to eliminate the fee for post-construction plans.

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

A general meeting to update the current status of the subdivision and discuss future projects was held August 17, 2003, at 6:00 pm, in the St. Elizabeth room at the St. George Kleinpeter Activity Center. We do not anticipate having another meeting until early 2004.

Deed Restrictions

Reminder:

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

Web Site

Our old website has been removed and we are in the process of developing a new website which will have more information for our homeowners. If you have any ideas for the website, please contact Dariel or Jim.

Help Wanted & Needed

At our meeting we had several people volunteer for the committees we are trying to establish. If you were not at the meeting but would be willing to help on any of the committees listed below please contact one of the board members. We

need people who would be willing to chair any of these committees.

- Landscaping Committee
- Holiday Decoration Committee
- Social Committee
- Security

Pets

Without question, the largest amount of feedback we get concerning issues in the neighborhood is about pets (primarily dogs). The biggest issues are:

1. Dogs that are running loose without a leash or owner present. This is a concern for anyone with children playing outside, neighbors walking (or running) in the neighborhood, neighbors working in their yard and violates the EBR Parish leash law. Please be considerate of the rest of the neighborhood by making sure your dog(s) is properly controlled.
2. Dogs depositing waste products on yards other than the owner's yard. Although not in violation of any ordinance it is certainly not very considerate of your neighbor's property. Please take something with you when you walk your dog to pick up any waste products deposited on your neighbor's yard.

The Board does not have the function of policing pet issues. We hope all pet owners will be considerate of their neighbors.

However, if you have a problem with a neighbors pet you can contact EBR Animal Control at 774-7700 or the EBR Parish Sheriff at 389-5000.

Vacant Lots

Owners of vacant lots are required to keep them maintained. If they are not cut and edged regularly the board will hire someone to maintain the lots and the owners will be invoiced.

Landscaping

Section 3.22 of the restrictions requires that landscaping be installed within 30 days of the completion of a residence. Landscaping plans must be submitted to the ACC as least seven (7) days in advance for approval.

Light Posts

Please contact Entergy if you notice a street light out or leaning. Entergy will have them repaired at no charge and it really improves the appearance of the subdivision when the street lights are operating properly. Entergy can be contacted at 1-800-ENTERGY or online using the following instructions.

www.entergy.com (click on Louisiana, then Customer Service, Customer Service Forms, Online next to the Street Lights section.

The ACC committee members are:

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The Board Members are:

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