



KENSINGTON ESTATES NEWS

VOLUME 1

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Kensington Projects

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

- The front wall had major work done in the last quarter. The top iron work was sanded and repainted to prevent the rusting and rust stains running down the wall. The cracks in the wall were repaired and replastered. The top of the wall was repaired (where necessary) to keep water from seeping down between the plaster and interior blocks. This work will prevent much larger expenditures in the future if the work had not been completed. Next fiscal year the wall will need to be painted.
- A contractor was hired to run electricity to the median of the 3rd filing. This provides electricity to the lights, irrigation system and our Christmas decorations.
- Decorative lights were installed at the entrance to the 3rd filing to enhance the appearance of this entrance.
- Color was redone at the entrances to the 1st and 2nd filings.
- The landscaping at the entrance to the third filing was reshaped to improve the overall appearance.
- The front lights shining on the wall are now all functioning correctly and it makes a big difference in the appearance of the subdivision as you drive by at night.
- The State of Louisiana has still not reshaped the ditch on Perkins, but we will keep calling.

Halloween Party

We had a great turn out for our first Kensington Halloween party. Thanks to everyone that helped make it a success. We are going to try and get a Crawfish boil organized in the Spring. If anyone is interested in helping let one of the Board members know.

Holiday Decorations

The board made a decision to have Christmas decorations put up on the entrances to the 1st, 2nd and 3rd filings. These decorations (except for the bows) can be used again next year.

We would welcome your feedback on how you felt it enhanced the appearance of our subdivision.

Home Owners Meeting

On March 28, 2004, we will have a general meeting of the lot owners of Kensington Estates. The purpose of this meeting will be to elect the 3 member Board of Directors that will serve from April 1, 2004, until March 31, 2005. Attached to this newsletter is a nomination form to nominate an existing lot owner (either yourself or another lot owner) to run for election to the board. All nominations must be mailed to the Kensington P.O. Box or given to one of the board members by March 10th. This will allow us time to prepare a ballot and proxies for the meeting.

Cookie Exchange

Christine LeBoeuf would like to thank everyone who attended the Christmas Cookie Exchange. Many of our lady neighbors attended and over 100 dozen cookies were shared. Everyone had a great time. If you didn't make it we missed you and hope to see you at next year's Cookie Exchange. If you are interested in hosting the Cookie Exchange next year, please contact Carla Schmitt or Christine LeBoeuf. Happy New Year!

Carla Schmidt
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candjschmitt@cox.net

Christine LeBoeuf
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Ownership Update

The original developer of Kensington Estates has continued to sell lots at a brisk pace. As of today there are only 9 lots in Kensington that are still owned by Red Oak, L.L.C. Six of the nine are located in the 3rd filing along the front wall.

Dues Update

We continue to receive dues from new property owners and owners who have paid on an installment basis. Liens have been filed on property where no payment or contact with the board has been made.

Post-Construction Projects

Reminder:

If you are planning any additions or changes to your property please contact one of the members of the ACC to determine if it is necessary to submit a plan. There is no charge for reviewing post-construction projects.

Directory Update

Enclosed with the newsletter is a “**Home/Lot Owner Information Sheet**”. An updated directory will be published based on the information provided. Please take a minute to fill in this sheet and return it to us. If there is any information you do not want put in the directory, just check beside “No”. The directory is only distributed to the lot owners of Kensington Estates.

The HOA needs all the information to be able to maintain accurate records and to be able to notify all lot owners of important issues and events.

Please send the completed sheet to :

Kensington Estates Home Owners Association
17732 Highland Road, Suite G
Baton Rouge, LA 70810

Or

E-Mail the information to any board member.

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.

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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