

Kensington Estates News

Volume 2

Number 7

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WELCOME

Kensington Estates would like to welcome all new homeowners! We are glad you have joined our neighborhood!



WEBSITE

Remember to check out our website. Deed Restrictions and By-Law can be downloaded from the site.

www.kensington-estates.com



SPEEDING



Please continue to watch your speed as children are at play.



Happy Birthday
(July & August)

Anna Casso 7/18	Sarah Pittman 8/3	Abby Castine 8/18
Danielle Dubois 7/22	Christine LeBoeuf 8/7	Emma Pittman 8/18
Susan Forpahl 7/25	Jeff DeMouy 8/20	Garrett Schram 8/27
Gabrielle LeBoeuf 7/31	Tom Dominick 8/26	Rachel Nissen 8/31

2004-2005 BOARD MEMBERS

President: Benny DiChiara benny@dicreative.com 751-4528	Treasurer: Ann Roeling orenid@aol.com 756-0408	Secretary: Carla Schmitt carlarosames7@cox.net 754-7835
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LANDSCAPING

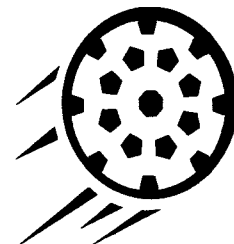


Section 3.22 of the restrictions requires that landscaping be installed within 30 days of the completion of a residence. Landscaping plans must be submitted to the ACC at least seven (7) days, in advance, for approval.



BBQ SUCCESS!!!

Everyone had a great time at the BBQ held recently! The turnout was very nice despite the weather. We would like to extend a thank you for all the homeowners who volunteered their time, ice chests and tables! With everyone's help, it was a successful, fun social! For those of you who missed out...hope to see you at the next one!!



FLYING GOLF BALLS: A home in the third filing had a golf ball fly into their front window during the day a few weeks ago. Should you see any children or adults playing golf in their front yard, please bring it to the boards attention. This incident may have been a drive by; but just wanted everyone to be on the look-out in case it was someone in the neighborhood using their yard as a putting green. Thank You



ARC REQUESTS

IMPORTANT: If you are planning on any work of addition, reconstruction or landscaping to your home or yard, you **MUST SUBMIT A WRITTEN REQUEST** with a drawing to a board member for ARC approval, **PRIOR** to beginning the project. There is no fee for review of plans for changes to existing homes. If you are ever in doubt or unsure, just contact a board member. Thank You.

REMINDER:

*** The ACC knows everyone wants to maintain and enhance our property values. Please remember, we must keep our lots and yards mowed at all times and free from rubbish, trash and noxious weeds. Also, we should keep borders and landscaping away from streets and sidewalks to maintain a cohesive and safe neighborhood. Thank You, Jennifer Gregoire

*** Although we do not have an official yard of the month for our subdivision, I would have to say that I have the best lawn - maybe not in the whole subdivision - but at least on our block. I say this because I believe dogs know good grass when they see it and because at least one dog in our neighborhood has selected my lawn above all others to bestow his sign of approval on. At first I considered it a nuisance but then I realized the implied status that my lawn had been given by man's best friend and it made it all worth while. Who needs a yard of the month sign when you can just drive by and see who has the most piles.

But seriously folks....

When it come to dogs there are a few ground rules that need to be followed for safety and common courtesy:

First, all dogs not inside of a fence should be on a leash. One neighbor that I was talking to was walking her dog on a leash when an unleashed dog came running across the street toward her and her dog. It is impossible to predict how dogs will react when they encounter other dogs. Unleashed dogs create potentially dangerous situations.

Second, as I mentioned above, dogs derive some sense of satisfaction from decorating as many yards as possible. This is not necessarily a problem but the dog's owner needs to be prepared to take the decorations home and dispose of properly.

Following these few rules makes for a safer, less aromatic, neighborhood. Thank You, Gainer Nissen



If you have any information you would like to place in the newsletter, please email Carla Schmitt at carlarosames7@cox.net