

KENSINGTON PARK MASTER ASSOCIATION INC.



Kensington Community Times

As we write this newsletter many residents are returning and the activity level is picking up significantly. Your Board has been busy throughout the summer in managing day-to-day activities as well as long-range projects. Our fall newsletter will highlight these activities. I recently came across a newsletter from 2004 and unfortunately we still have some of the same issues (walker safety/speeding vehicles and the need to get ARB approval before any work begins). We also are working on new projects (streetlight replacement and Preserve management). The following are updates from your board members.

Bob Reilly, President

Landscape (Cathy Caggiano)

We hope you continue to be pleased with the overall appearance of our master grounds. The rains took a long time in coming this summer, and we must credit our ground maintenance contractor, Crawford Landscaping, with doing an admirable job of keeping the property looking green and healthy, despite several dry, hot months. Unfortunately, we are behind in our average rainfall this year and with our wet season coming to a close, we face an exceptionally dry winter and spring. Consequently, we still are under mandatory water restrictions for irrigation for our master grounds and private residences, and expect to be so for the remainder of the season. For those of you who have asked for a reminder, all types of irrigation are limited to twice a week as follows: Odd numbered residences: Wednesdays and Saturdays; even numbered residences: Thursdays and Sundays. Hours of watering are between 12:01 a.m. and 8:00 a.m.

Even with all of the heavy rains of recent days, it appears we still will be behind our average yearly rainfall as we head into our dry season. Consequently, we recommend that homeowners have their irrigation systems checked now for clogged or broken heads and properly functioning valves, especially if they are just returning for the season.

We installed two benches on the property and we hope you will enjoy them. One is located on the Southeast corner of the property, across from Wellington I. The second one is in the park area between Canterbury Green and Ashley Grove. We would like to add one or two more next year, and

**c/o Newell Property Management Corporation
5435 Jaeger Road #4, Naples Florida 34109, USA
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are currently considering some other locations on the property which would accommodate the placement of a bench.

The planting of our winter annuals is scheduled by the end of November. Pine straw mulch application throughout the property will take place after the planting of the annuals, probably in early December.

Finally, we would like to remind homeowners that it is their responsibility to trim and maintain oak trees on their property in accordance with county standards. Whenever a tree overhangs the roadway, there should be a clearance of at least 15 feet to enable the clear passage of vehicles, especially emergency vehicles and waste collection trucks. We have been advised in the past by Collier County Utilities staff that some county services could be suspended if these standards are not met. We believe that this type of work can be carried out by your usual landscape contractor. However, if you require professional tree trimming services, Newell Property Management can provide you with contact details for companies that we have dealt with in the past, and have found to be satisfactory. Please call Marie Newman on 514-1199, Extension 226.

Architectural Review Board (Jolene Mirena)

It's time to evaluate our roofs and determine power washing is needed. If you haven't had this work done in the last eighteen months you are likely due. The ARB committee will continue with their inspections and remind those who need immediate attention. A couple of contractors (Trafford and Franklin) have agreed to provide a 5% discount to Kensington residents who contract work prior to December 1.

As always ARB approval is required for all exterior modifications, forms are on the website. If you have questions please contact Jolene.

Access & Patrol (Bud McMullin and Lois Ricci)

With the coming of season, there is a significant increase in car and contractor traffic as well as walkers. We ask walkers to use the sidewalk, drivers to obey posted speed limits and stop signs, and contractors to use caution cones. Unfortunately, there were several accidents in the past year. The board has discussed potential solutions to slow down speeding traffic if individuals continue to violate safe driving practices.

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Please do not feed the wildlife, as it is harmful to them and against the law.

Please park your cars in the garage and obtain passes for your guests.

Please call the gate for all visitors – business or personal.

Infrastructure

Streetlights (Jim Field)

An assessment of our current streetlights has been completed with the help of a lighting engineer and several electrical contractors. While we attempted to salvage the current lights, the age and structural issues make that impractical. Over the next several months we will explore the most cost effective way to replace these lights.

Sidewalks, Preserves, Lakes and Bulkheads (Al Juliano)

Sidewalk repair has been completed. Sidewalks and gutters will be power washed in the next several weeks.

There were two bulkhead failures this summer that required extensive repair. Heavy rains and an irrigation problem contributed to the problems.

The small preserve has been cleaned of undesirable plants and dead material, new planting will be added after the rainy season. Cleanup around the exterior of the large preserve has been complete, additional work in the interior is planned.

The program to kill undesirable plants in our lakes continues. Unfortunately this may result in a short term algae issue that we then must address.

Other

A communication from Comcast concerning a system upgrade and the need for digital adapters has been posted to the Kensington Park Master Association website (www.kensingtonmaster.com). We are exploring having Comcast come on site to distribute these prior to the February deadline.

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