

Brigit Brennan

From: info
Sent: Friday, November 6, 2015 4:08 PM
Subject: KPMA- FALL 2015 Newsletter

KPMA Newsletter - Fall 2015

Opening - Larry Beard, President

This edition of the KPMA Fall Newsletter contains a lot of information about the Document Rewrite we undertook over a year ago under the leadership of Lee Mears. Hopefully everyone has received the news that the Board decided to remove the Membership Required proposal from consideration so we could focus our entire efforts on the very important matter of updating and approving our existing documents. The new documents have now been vetted by the Board and are beginning to be circulated within the community. You will receive your copy of the restated Articles, Bylaws and Declaration along with a listing from the attorney with the highlights of many of the changes by mail during the week of November 9th. Please carefully review these documents and if you have questions there are a number of ways these can be answered. We will be publishing several e-mail blasts with frequently asked Questions and Answers over the next few months which should take care of many of your questions. We will also be hosting three town hall meetings, one on November 17 at 1:00 PM, the second on December 15 at 1:00 PM and the final on January 19th at 1:00 PM all in the main dining room at the Club House facility. Each of these meetings will be attended by our attorney so you can personally ask any questions you may have at that time. If you want an immediate answer to your question, the third option is to send an e-mail to Bill Newell, bill@newellpropertymanagement.com and he will forward to the appropriate board member who will research and answer your question.

It is vitally important that you then vote either in person or by proxy on February 18th, 2016. It is required that at least 2/3 rds of the KPMA members vote affirmatively in order to have the new documents registered and installed as our new governing papers for Kensington.

I also want to encourage members to submit your name for consideration to join the KPMA Board of Directors. We will have several openings on the Board this spring and perspective new members will be voted upon at our annual meeting on March 17, 2016. "Official" paperwork for you to complete if you would like to be considered for the Board will be mailed out in January, along with the annual meeting notice. We are particularly in need of diversifying the Board make up by bringing on more women and non-club members to better reflect the makeup of the Kensington community. It is a great way to learn about and impact your community to help keep Kensington a great place to live.

Finally, the Lake Bank project is nearing completion as work has now transitioned onto Lakes 16 and 17 (in the Gardens) and Lake 11 near Lancaster Square II. Lake 11 was originally planned to have a bulk head type of structure as part of the bank repair. However, the contractor found an extensive amount of cap rock in the proposed location requiring a change to the treatment in the area to rip rap. This will blend nicely with the other rip rap that is in that location. Also, in reviewing Lake 9T, it has been determined to delay the work there until the course upgrade takes place and the course is shut down to allow access for the equipment to reach the lake banks.

Document Rewrite - Lee Mears, Director

Your Board has completed the "draft" of the revised and updated Kensington Park Master Association (KPMA) governing documents. We plan to mail this 64 page "draft" and a 5 page summary of major changes to each of the 566 members of the KPMA within a few days to facilitate constructive discussion at our first of three town hall meetings.

Our governing documents directly impact our daily lives and the value of our homes and common property in our beautiful community. The foremost goal of your Board in completely revising our 2004 documents is to "Preserve and Enhance" the value of our properties, and we have done our best to ensure complete transparency, in the process to accomplish this task.

Finance – Lew Bryan, Director, Vice President & Treasurer

KPMA is in the process of putting together its 2016 budget and will be building its reserves to prevent the need for assessments in the future. This building of reserves will cause some increase in dues but will prevent future assessments. In addition, we are on target to finish 2015 slightly below budget. Any excess amount will automatically be added to the reserves to also help offset any need for further supplementary assessments.

Access and Patrol - Allan Shinfield, Director

On June 1st Securitas USA took over as our Access and Patrol service. We are now fully operational with the new hardware and software installed by Securitas. You will notice many improvements from the new software to facilitate the entry of family, guests, services and other personnel coming to Kensington.

If you have not received or filled out your information for the new database please do so. You can get a form from the main gate or contact Newell Property Management.

Overnight parking in driveways continues to be an issue... KPMA and Kensington Golf and Country Club have arranged parking spots for owners to park their vehicles in designated spots near the clubhouse

overnight. Please contact Newell Property Management for a parking pass to park at the club. We will also begin ticketing all cars left in driveways overnight, except those that have a pass for guests or family.

We continue to monitor speeding and stop sign violations. Please drive within the speed limit (25 mph) and obey all the stop signs. Please understand our responsibility is to keep all our residents and guests safe.

Infrastructure - Mark Elliott - Director

We are in the second phase of our traffic sign maintenance program, which when concluded, will have addressed all traffic signs in Kensington. The third and final phase; the maintenance of street name signs, will be completed in 2016. We are planning on repainting the main Gatehouse and sections of the wall along Pine Ridge in the coming year. Finally we continue work to participate in the development of a long term capital plan to insure we are prepared to maintain key assets like our bulkheads and roads.

Water Management Committee - Mark Elliott - Director

The joint Water Management committee (KPMA and KGCC) met for the first time to provide recommendations to both boards on the language in our documents that define our roles in managing the shared water resource. We will address key roles and responsibilities in maintaining our irrigation systems in the coming months.

Landscape - Fil Hoffman, Director & Secretary

Lewis Tree Service, contractor for FPL will be in Kensington frequently in the months of October and November to trim the trees at the specified distance from electrical wires.

The trimming of the Palm Trees has been completed. Once again, we are requesting that residence please do not park your golf cart on the

perimeter grass areas when walking your dogs. The Fall Flowers were planted on Friday, October 29.

Architectural Review Board - Rolf Mahler - Director

This past August, the hardwood trees in the common areas of Kensington were trimmed to provide a 16 foot clearance to allow garbage trucks and emergency vehicles to pass. In order to get the rest of the community in compliance, just over one hundred homeowners along with all the condo association property managers were requested to have their trees trimmed to the same prescribed clearance. The response to the request was received positively.

Recently notices have been sent to some homeowners requesting they have their roofs cleaned. If you have received a notice, you are asked to schedule your service and return the bottom portion of the form to assure that you don't receive any additional notices concerning this matter.

For homeowners who are planning to have work done on the exterior of their home, such as a new roof, new paint color, landscape design changes, please prepare and submit an ARB form first. Forms can be obtained online at: www.kensingtonmaster.com. You may also obtain them from Newell Property Management, and at the front gate house.

President's Council - Peter Saunders - Director

We have been working closely with the 13 neighborhood Associations Presidents to facilitate transparency and participation in the new document rewrite amendment process.

After the draft documents are distributed, we will be setting up a meeting of the Association Presidents to plan a communication

meeting, to ensure everyone understands the re-write revisions. These will be in addition to the Town Hall meetings.

Communications - Beth Juliano - Director

The KPMA Board works hard to keep the communication lines open between us and the community with e-mail blasts, newsletters, open monthly meetings and town halls when needed. As we enter several months of two way communication regarding the new documents, please keep in mind that this will be a challenging time for all concerned as we hone the new documents into governing papers that will serve the entire community well for many years to come. We want to hear people's views on items of import to them and their neighbors but we would ask that all communication, whether in writing or in person, be handled in as professional a manner as possible. We, like you, are residents in our great community who happened to have volunteered for the Board because we wanted to contribute to Kensington's future so let's all work together to make these new documents as good as they can possibly be.

We look forward to seeing many of you at the Town Hall Meeting coming up on Tuesday, November 17, 2015 at 1:00 PM in the Club House main dining room.

Your KPMA Board of Directors