



Kensington Community Times

A Newsletter for the Kensington Community from your Master Association
November, 2009

Congratulations to the Kensington Golf and Country Club on the reopening of their renovated Clubhouse. The new facility is an elegant upgrade to the entire community. If you have read the papers this summer you saw comments about problems at neighboring country clubs and the impact on their real estate values. The changes at Kensington should only bolster our community and its real estate. If you aren't a member and would like a tour of the club, I'd suggest that you contact Lindsey LaCroix at 213-1983.

The Access and Patrol transition from an internal staff to Kent Securities is proceeding smoothly. There will be a new addition to Kensington's Security System, with full implementation completed by December 1, at the Eatonwood gate called Virtual Guard. Virtual Guard is an audio/visual system to be used by visitors or residents without bar codes during hours when no one is manning the gate. Those with bar codes continue to enter via the bar code reader; but when a vehicle without a bar code arrives at the gate and pulls up to the system by the gatehouse, they press the indicated buttons, activating the unit. Once activated, the driver is connected to the front gate via both audio and video feeds. The driver will then be asked to place their ID (driver's license) on the plate. Once approved, the officer at the front gate will open the gate granting access. The front gate officer will also be continually monitoring the Eatonwood gate via video for security purposes. The Eatonwood gate is manned 7:00 a.m. until 9:00 currently, but is closed to all traffic after 10:00 p.m. Once the membership become more familiar with the Virtual Guard System, the gate will not be manned after 6:00 p.m. but will be open until 10:00 via bar codes and Virtual Guard. Finally, don't forget to call the front gate (649-4664) with any changes to your permanent list or to gain access for any non-permanent visitors or any vendors.

The Landscape Committee advises that for more than ten months they have been working productively with our new general landscape contractors, Crawford Landscaping. They feel sure that you will see the impact of Crawford's increased attention to detail in the improved landscaping around Kensington. Over the summer the main emphasis had been on repairing and supplementing our irrigation systems and replacement of sod. This month we are preparing for the annual installation of pine straw mulch and planting of winter annuals. Both of these should be completed before the end of November.

The preliminary budget that has been approved by the Officers, subject to final approval by the entire board, calls for no increase in quarterly maintenance fees. This represents the third year that the Board has been able to accomplish this. We were able to do that for the 2010 Budget by utilizing those cost savings that were identified in 2009 to fund increases in insurance, an increase to the capital reserve and replacement of landscaping. Treasurer Glenn Wise worked with Bill Szustak to review our capital reserve requirements relative to bulkheads, roads and street lighting. We were pleased that the results indicated that we needed to make only a small adjustment to ensure that we have the appropriate funding levels.

There has been a new failure of the bulkhead wall. The area has been stabilized and repairs are scheduled in the next two weeks.

We have established an email address for the specific purpose of collecting the email addresses of the KPMA members. It is kpmanaples@yahoo.com and it will only be used for this purpose. Please email a message to this email address and identify yourself, include your association (e.g. Wellington 2), your address in Naples and any other email addresses that you utilize. Please do not use this email address for any other purpose. Once we build a database we will have the ability to provide you with association news at a lower cost.

Enjoy the weather and the start of a new season.

Bill Lutz
President, Board of Directors
Kensington Park Master Association