

KENSINGTON PARK MASTER ASSOCIATION INC.



Kensington Community Times

A Newsletter for the Kensington Community from your Master Association

June 2011

This is the first newsletter from your new KPMA Board of Directors. This will also be the last newsletter sent via mail. Future newsletters will be accessed through our website (<http://kensingtonmaster.com>). This site contains helpful information, forms and documents regarding our community. Listed below are the board members, their area of responsibility, and contact information:

2011 Board of Directors

(Please note: All calls to directors should be made between 9 a.m. and 5 p.m. except in an emergency)

All telephone numbers are within area code 239

President

Bob Reilly - 643-5025

Vice President, Access & Patrol Chairman

Bud McMullin - 213-0092

Treasurer, Governance/Contracts Chairman

Glenn Wise - 430-8548

Secretary, Architectural Review Board Chairman

Jolene Mirena - 234-6808

Director, Access & Patrol Vice Chairman

Lois Ricci - 263-0118

Director

Buck Evans - 272-2534

Director

James Field - 262-5934

Infrastructure Committee, Chairman

Alan Juliano - 649-4475

Landscape Committee, Chairman

Cathy Caggiano - 643-1962

Golf and Country Club Liaison

Dr Robert Powell - 436-6691

Newell Property Management– 514-1199 or 514-0636 Fax

**c/o Newell Property Management Corporation
5435 Jaeger Road #4, Naples Florida 34109, USA
Phone: 239-514-1199~Fax: 239-514-0636**

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The following are updates from your board that you need to be aware of:

Access and Patrol

Access and Patrol has asked that we stress the importance of compliance with traffic laws within Kensington.

Particularly:

The same traffic laws apply to bicycle riders as to other vehicles, including riding on the right hand side of the street and obeying stop signs. Not doing so is hazardous to the rider, as well as to pedestrians and other vehicles. Walkers are encouraged to use sidewalks. There have been many safety issues with walkers and vehicle traffic. State law prohibits children under 16 from driving golf carts. There have already been several close calls. Please exercise caution and stay within our speed limits, usually 25 mph. It is a safety issue, and is of particular importance during the summer period when more children and grandchildren are here. Traffic laws are for all of our benefit, so please cooperate. Thanks!

Also, while not a traffic problem, Kensington covenants require that owner vehicles be garaged overnight. Guest passes may be obtained from the officers at the gates for up to a twenty-day period to allow overnight guest parking in driveways. Also, should you have house guests decide to stay over that was previously unplanned, just call the front gate (239-649-4664) and they can park in the driveway and will not be ticketed. Please note, however, that overnight street parking is never permitted.

Landscape

In May, trimming began on the ficus hedges bordering our property lines. As many of you have noticed, the ficus hedges along the east side of the property (across from the Hamlet and Lancaster) had dropped many of their leaves resulting in large gaps between the trees. To fill in these gaps, small ficus plants were added in recent months. Since ficus hedges grow best with abundant sunshine, the top of the taller trees were trimmed down to the fence line to allow more sunlight to the new plants and to encourage growth on the lower area of the larger trees. While we realize this trimming initially will cause the hedges to look rather barren, we believe it will improve the overall health of the hedge and restore it as an attractive privacy border.

We are in the midst of a dry period that is problematic for the landscape in Kensington. We are under strict irrigation restrictions. Please do not be tempted to try to turn on the water for your property outside of the programmed times. Besides being against the law, this practice puts tremendous pressure on the common irrigation lines. If you see any irrigation during the day (other than sprinkler checks), please contact management so that we can investigate.

Infrastructure

Plans are in place to clear out undesirable plants and debris in the small preserve and add new plantings. A preserve manager has been hired (Earth Tech Environmental). A preserve plan is being developed to ensure compliance with

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state and county requirements and to ensure our preserves are aesthetically pleasing for our residents.

Our quarterly sidewalk inspection and repair is continuing, but if you notice an unsafe area in the interim please contact Bill Newell at (239) 514-1199.

Jim Fields is managing the project to evaluate our streetlights and determine the best course of action in terms of repair or replacement.

Architectural Review

Please remember that all exterior modifications (e.g. house painting, landscape modifications, exterior lights) must have approval from the architectural review board. Forms for approval are on our website.

Please remember that contractors are allowed to work within Kensington between 7:00 am and 5:00 pm Monday through Saturday only. There have been recent incidents of contractors invited to work outside those hours – please cooperate and keep your neighbors happy!

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