



June/July

Homeowners Association, Inc.

2020

News in your community!

Hello Neighbors

Newsletter is posted on our website below,
www.kensingtongrovehoa.com
If you have neighborhood information you would like to see added, please email
board@kensingtongrovehoa.com



Unattached Buildings

We wanted to remind everyone, unattached buildings are only permitted on the Estate Lots. We have had several requests for the premade kits for gazebos and pergolas which will not be permitted per C&R's Exhibit D Section 43.

Gentle Reminder

PLEASE remember BEFORE making any exterior alterations, modifications, or additions to your home/lot, plans must be approved by the KG HOA Board. Please submit plans along with project marked on a copy of your plot plan and submit to board@kensingtongrovehoa.com. There will be a security deposit required, amount TBD according to project. **Written request is also required for swing sets/play sets for the yard, Basketball goals, Flag Poles, fencing, outdoor living spaces, changes to drive, including staining, landscaping which may encroach on drainage easements.**

Please be advised, **ALL** temporary basketball goals on rollers, **must be stored in garages when not in use.** Per covenants & restrictions, only fixed basketball goals with transparent backboards are permitted, per KG Board approval. Please see C&R's Exhibit D Section 39. ALL basketball goals are to be behind the rear foundation line of main structure (home) or with board approval. Unfortunately we have homeowners who have installed without submitting request for approval and the board has received many complaints.

The purpose of the HOA Board is to manage/ implement the Covenants & Restrictions (C&R's) we all agreed to when purchasing a home in Kensington Grove. Please don't be offended if you receive a notice to comply with the C&R's, the volunteer board is working hard to keep living standards high in Kensington Grove which will help your property values and help in selling the remaining 47 lots.

Other reminders:

Parking on dedicated streets is only allowed when Owner has a social function. No overnight parking permitted on dedicated streets.

Prohibited Vehicles—Commercial vehicles, vehicles with commercial writing on exteriors, mobile homes, boats, trailers, motor homes. (Exhibit D, Section 27)

Have a very happy safe
4th of July,
Please remember no fireworks on
Common Grounds, including the
park.

Assessment Dues

There are 11 outstanding HOA Dues, please send in your payment as soon as possible.

Round a Bout

The rehab of the Central islands are nearly completed. Primary Grounds was able to transplant some of the plantings, those plants that do not survive will be replaced.

Primary Grounds also repaired/reset the brick walks on the main island. After 19+ years, needed a little help!

Hope to have all completed by end of July.

Sidewalks & Mailboxes

As our community ages, we will all need to be vigilant in maintaining sidewalks on our individual properties. Each homeowner is responsible to maintain the walks on their property, which would include replacing broken/deteriorating pieces.

Likewise with the mailboxes, please make sure the posts are upright and all pieces (mailbox, paper box, scroll support and number plate) are in proper place. Also, please repaint, matte black if faded, to keep consistency in the neighborhood.

See additional information on Website for pricing from Estes Manufacturing and Otto's Streetscape.

Park/Empty Lots

Please do not drive in the park or on empty lots with cars, dirt bikes/motorcycles, bicycles, golf carts etc.

We need to respect property owned by the HOA and the Developers, and this in turn helps property values and selling remaining lots.

Covenants & Restrictions

If you would like a copy or need to reference the Covenants & Restrictions, please log onto
www.kensingtongrovehoa.com
Click on documents, then to Covenants & Restrictions

Yard Mowing

With mowing season underway, please be mindful of cleaning up grass clippings from the street, the clippings and fertilizer from our lawns wash into the ponds creating a very unbalanced eco system, aka algae. Thank you for your help with this important issue.

PLEASE DO NOT DUMP GRASS CLIPPINGS, OR DEBRIS ON EMPTY LOTS.

Street Lights

Please report a Street light out or damaged to REMC @ 317-736-6174, along with the pole number found on the pole. Entry lighting, fountains, ballasts, landscape lighting contact the board@kensingtongrovehoa.com