



September

2020

Homeowners Association, Inc.

## News in your community!

### Hello Neighbors

We hope everyone is healthy and getting back to some kind of new normal.

The board would like to share some of the projects we have been working on in 2020, some planned, some not, but needed.

The Village pond has had a new subsurface aeration system and small fountain installed to help control the copper resistant algae which created an undesired odor as well as unsightly algae growths. We thank the homeowner on the pond who allowed the power for the control panel to be run from the new meter through his yard back to the pond which was the most economical route! Thank you Comella's!

Rehab of the Central fountain should be completed within the next few weeks, as soon as materials/fountain are available to install. We hope all will enjoy when completed. We feel this will again become a beautiful focal point of our community.

We have sent letters out in response to concerns we have received regarding the temporary basketball goals, mailbox repairs, pergolas, gazebos etc. We hope to have the cooperation of all homeowners in upholding the KG Covenants and Restrictions.

- Certified letters have been sent to those owners who have temporary BB goals in their drives requiring the goals to be stored in the garage when not in use. Your neighbors sincerely appreciate your cooperation.
- Letters were also placed in many mailboxes with replacement information for the entire box or replace parts as needed. The post office requires mailboxes to be maintained. There are several with elastic bands holding the doors on, or no door at all. These are some of the first items people notice when driving through our community, please help keep a uniform look to our community by maintaining your property including the mailboxes.
- Letters/communications have been sent to homeowners who have not requested or received approval for various additions to their property. This has required the board to backtrack through the procedure set up in the Covenants & Restrictions, and Johnson County Planning & Zoning requirements. PLEASE, refer to the C&R's or email [board@kensingtongrovehoa.com](mailto:board@kensingtongrovehoa.com) if you have questions, or if you need guidance through this process.
- Letters have been sent to homeowners requesting landscaping be replaced. C&R states the minimum must be maintained, including keeping beds clear of weeds and lawns maintained.



### Fishing in Ponds

This summer has brought out many of our fishermen (and kiddos) out to fish in the ponds enjoying time together. Unfortunately, hooks and lines have been tangled in the Stones Crossing fountain and power cord twice this summer causing a great deal of damage. The fountain had to be removed for major repairs including new power lines and anchors to be replaced. PLEASE take care while fishing and stay away from anchoring lines and the power cords. If your line does get hung up, please do not pull on the line, but cut your line in order to avoid an expensive repair. **Also, PLEASE pick up trash left behind, this pollutes the ponds and is unsightly.**

### Covenants & Restrictions

If you would like a copy or need to reference the Covenants & Restrictions, please log onto [www.kensingtongrovehoa.com](http://www.kensingtongrovehoa.com) Click on documents, then to Covenants & Restrictions

### Fall Cleanup

When mowing your lawns 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.**

### Chancery/Cromwell Pond

A complete new fountain, control panel and power cord were installed in the spring, unfortunately, we have been experiencing power surges which has in turn shut the fountain down multiple times. We are working on the solution!

### 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](mailto: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.

**Thank you so much to all of you for making Kensington Grove a desirable area by maintaining your properties!!**

### Other reminders:

### POLITICAL SIGNS/FLAGS

**Permitted in yards from Sunday October 4, 2020 through Sunday November 8, 2020 (30 days). Any one sign or flag must not exceed 4 sq. ft. (2 ft. x 2 ft.) and ONLY ONE SIGN/CANDIDATE IS PERMITTED PER HOUSEHOLD. (Refer to Ind. Code 32-21-13-4)**

### Thank you!!

Please email questions to [board@kensingtongrovehoa.com](mailto:board@kensingtongrovehoa.com), or send to P.O. Box 251 Bargersville, IN 46106