

News in your community!

Hello Neighbors!

Welcome New 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 for 2021, some planned, some not, but needed.

New Lighting at Travis Road Entrance

New landscape lighting will be installed with all new LED lighting. Morgantown Road Entrance lighting was replaced last winter. Hopefully next year we will be able to update/replace Stones Crossing Road Entrance lighting.

Redress areas around ponds where eroded

Primary Grounds will be in to repair lawn areas around the ponds that eroded. The drainage culverts will also be cleaned up and stone added. Please try to stay off of the stone and refrain from throwing stones into the ponds.

Spring Flowers

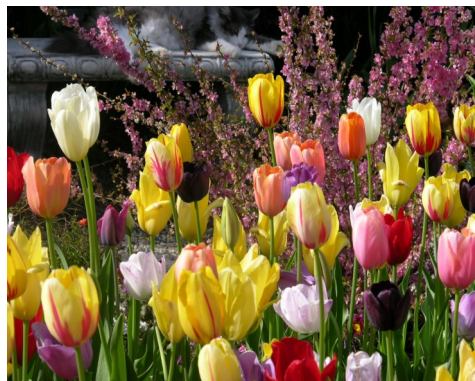
Spring flowers have been planted at the entrances and the round-a-bout enhancing all the areas. Hope everyone enjoys!

Central Fountain

Since the rehab of the central fountain, we have had several groups of children climbing into the planting areas and onto the bottom bowl of the fountain. Please advise your children to NOT participate in this type of behavior. It would be very costly to replace parts of the new fountain.

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 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.



New Website!

www.kensingtongrovehoa.org

The KG Board is grateful for the generosity of a Resident who has volunteered his time and talent to create a new website for the community. Please visit it first if you need updates, community information, or if you would like to contact the Board for all future information, including Newsletters!

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, Rust-oleum matte black if faded, to keep consistency in the neighborhood. Rust-oleum International Harvester Red is great for the flag.

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

THANK YOU TO THOSE WHO HAVE MADE REPAIRS!! LOOKS GREAT!!

Garage Sale

The annual garage sale is back!

Saturday, May 22, 2021 ~ 8:00 am—2:30 pm.

Please be mindful of any COVID guidelines that will keep everyone safe and healthy!

Assessment Dues

There are 11 outstanding HOA Dues, please send in your payment as soon as possible to avoid penalties outlined in C&R

KG HOA
P.O. Box 251
Bargersville, IN 46106

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.org 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.**

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

Covenants & Restrictions

If you would like a copy or need to reference the Covenants & Restrictions, please log onto

www.kensingtongrovehoa.org

Click on documents, then to Covenants & Restrictions

Exhibit D of the C & R's clarifies when Application for Approval is needed for improvements. If you have any questions, please don't hesitate to contact the board.



April

2021

Homeowners Association, Inc.

News in your community!

Trash Cans

Exhibit D Section 6. ~shall be located or screened so as to be concealed from view of neighboring Lots, streets, and property located adjacent to the Lot.

Please be considerate and store trash cans after your weekly pickup.

Newsletter

Contact the Board if you wish to add an item of interest to the newsletter!

Many Thanks!

To all the property owners who have supported the Board in managing the community as outlined in the Covenants and Restrictions.

We appreciate the support very much and hope to have continued success in maintaining the highest possible standards.

Yard Décor/Raised Gardens

Please refer to C & R's, Exhibit D Section 4. Artificial Vegetation, Exterior Sculpture, and Similar Items.

This would include raised garden boxes on posts. If you do have a small herb garden, please make sure it is completely screened (no fencing) from neighbors and street.



Rock the Block

Rock the Block 5K/10K is scheduled for April 24, 2021 and will begin from the Center Grove High School at 8:35 am and will travel South on Morgantown Road to East on Smokey Row Road. Morgantown Road will be closed around 8:30am –9:00am.

Please use the Stones Crossing and Travis Road Entrances during this time.

Hope to see you there!

Fishing in Ponds

Spring & summer bring 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 fountains and power cord causing expensive repairs. 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.

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.

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.org