

Kensington Grove Homeowner's Association Annual Meeting

Monday, January 23, 2023

Board of Directors - 2022

Larry Mordan, President

Alisa Rayel, Vice President

Mary Beth Wampler, Treasurer

Tino Marquez, Secretary

Teri Cleveland, Member

Chuck Rivera, Member

Jim Hoban, Member

Tonight's Agenda

- **Presidents Report**
 - Overview of 2022 monthly BOD meetings
 - 2022 in Review: Accomplishments and Challenges
 - 2023 Goals
- **Review of 2022 Expenditures**
- **Review of Proposed 2023 Budget**
- **Presentation of BOD Candidates**
- **Questions, Comments, Suggestions, Criticisms**

President's Report

- Kensington Grove LLC sold 7 lots in 2022, with 2 lot sales currently on hold pending agreement on construction plans/costs.
- The BOD met each month in 2022 from 6:30pm to approximately 8:30pm at the White river Township Trustee building.
- Reviewed the progress and challenges of management and maintenance of over 15 acres of Common Area including 4 retention ponds (3 with decorative/aeration fountains, 3 landscaped and illuminated entrances, and a central open space with a landscaped decorative fountain
- Managed a total budget of \$162,120

2022 in Review

New HOA Website designed and managed by Chuck Rivera

- <http://www.kensingtongrovehoa.org>

Kensington Grove Website

- kensingtongrovehoa.org
- Schedule of Events
- Schedule of Board of Director's meetings for 2023
- Covenants and Restrictions
- Guidelines for Architectural Approval and Construction
- Available Lots
- Contact Us

New Facebook Group managed by Tino Marquez

<http://www.facebook.com/groups/kensingtongrove>

Erosion of Pond Banks



Travis Road Street Lights



Chancery/Cromwell Fountain



Fountain and Entrances Stonework



In Addition

- Replaced 2 dead trees in central fountain landscape
- 12 homeowners sent notifications of violations of Covenants and Restrictions – landscaping, drainage, condition of exterior paint, business signs, temporary basketball goals, street parking
- Village's Pond aerator pump motor rebuilt
- Continued vole colony control/eradication on east edge of central park area
- Reviewed 13 proposals for modifications to homes, e.g. pools, additions, fences, pergolas, and patio extensions
- Hired law firm specializing in HOA law to revise our C&R to comply with current State and Federal law and better serve the best interests of our owners
- Continued litigation against former lawncare and landscaping vendor

Goals for 2023

- Continue high quality maintenance of Common Areas
- Replace Village's pond fountain
- Cleaning and tuckpointing of masonry at entrances and central fountain
- Replace damaged bollard light on central round-about
- Begin clearing small trees and underbrush from Landscape Easement on Morgantown Road between Chancery and Travis Roads
- Complete review and revision of our Covenants and Restrictions and present for homeowner approval

Treasurer's Report

Treasurer's Report: Income

Source	2022 Budget	2022 Actual
Dues Collected	\$171,875.00	\$173,640.42
KG LLC dues	\$4,218.75	\$4,218.75
Total	\$176,093.75	\$177,859.17

Expenses: Common Area Maintenance

Item	2022 Budget	2022 Actual
Grounds Maintenance	\$75,295.00	\$76,715.00
Tree & Shrub Care	\$7,575.00	\$0.00
Irrigation System	\$4,000.00	\$1,658.00
Snow Removal	\$10,000.00	\$9,275.00
Ponds and Pond Fountains	\$6,000.00	\$9,673.00
Roundabout Fountain	\$1,000.00	\$577.50
Common Area Maintenance	\$10,000.00	\$13,842.33
Landscape/Signage/Stonework	\$10,000.00	\$2,971.00
SUBTOTAL	\$123,870.00	\$114,711.83

Expenses: Other Annual Expenses

Item	2022 Budget	2022 Actual
Insurance	\$3,000.00	\$3,489.00
Electricity	\$19,000.00	\$16,196.31
Water	\$8,000.00	\$12,722.33
Legal and Accounting	\$5,000.00	\$2,802.00
Mailings and Office Supplies	\$2,000.00	\$1,038.25
Website Maintenance	\$800.00	\$142.19
Yard Sale Signs	\$450.00	\$1,178.41
SUBTOTAL	\$38,250.00	\$37,568.49

Expenses

	2022 Budget	2022 Actual
Total Income	\$176,093.75	\$177,859.17
Total Expenses	\$162,120.00	\$152,280.92

Total HOA working capital as of 31 December, 2022: \$62,224.48

Proposed 2023 Budget: Income

Source	2022 Actual	2023 Proposed
Dues Collection	\$173,640.42	\$175,000.00
KG LLC dues	\$4218.75	\$3,281.25
Total Income	\$177,859.17	\$178,281.25

Proposed 2023 Budget: Common Area Maintenance Expenses

Expense	2022 Actual	2023 Proposed
Grounds Maintenance	\$76,715.00	\$81,543.00
Tree and Shrub Care	0.00	5,000.00
Irrigation	\$1,658.000	\$2,500.00
Snow Removal	\$9,275.00	\$10,000.00
Ponds and Pond Fountains	\$9,673.60	\$18,000.00
Roundabout Fountain	\$577.50	\$800.00
Common Area Maintenance	\$10,069.13	\$10,000.00
Landscape Replacements	\$13,842.33	\$10,000.00

Proposed 2023 Budget: Other Annual Expenses

Expense	2022 Actual	2023 Proposed
Insurance	\$3,489.00	\$3,750.00
Electricity	\$16,196.31	\$18,200.00
Water	\$12,722.33	\$8,400.00
Legal/Accounting	\$2,802.00	\$10,000.00
Mailing/Office Supplies	\$1,038.25	\$1,000.00
Yard Sale Signs	\$1,178.41	\$250.00
Website Maintenance	\$142.19	\$400.00

Proposed 2023 Budget: Total

	2022 Actual	2023 Proposed
Total Income	\$177,859.17	\$178,281.25
Total Expenses	\$152,280.92	\$175,643.00

**NOTE: With approval of the Proposed 2023 Budget,
Annual Homeowner's Association Dues will remain at
\$625.00 (\$1.71 per day)**

Proposed 2023 Budget: Vote

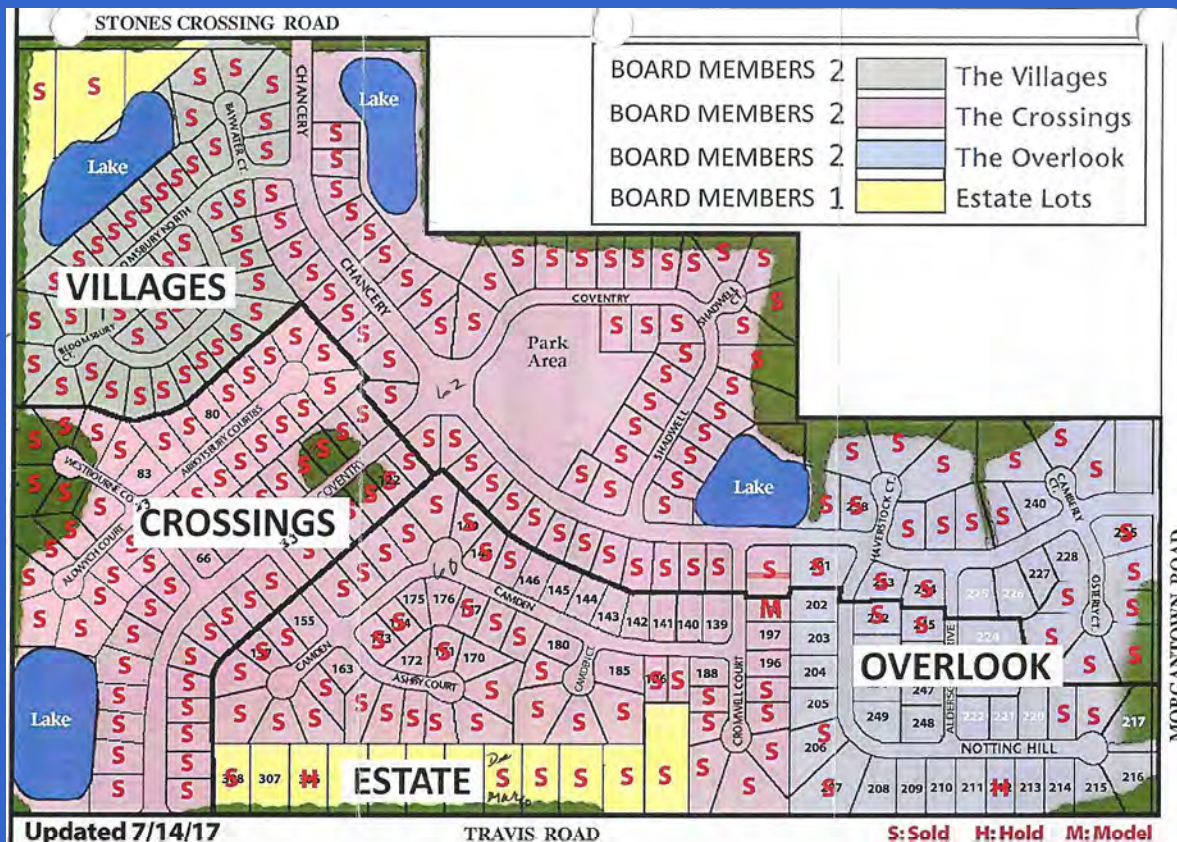
- One vote per Lot
- Use ballots distributed in mid-January mailing, return with Annual Assessment
- Vote either Approve (to accept the Proposed 2023 Budget OR Disapprove (to reject the Proposed 2023 Budget)

Results will be posted on our website: kensingtongrovehoa.org

Election of New BOD Members

- Elected members of BOD serve 2 year terms
- 5 Positions open: Villages (1), Crossroads (2), Overlook (2), Estates (1)
- Unfilled seats may be filled by appointment by BOD

Sections of Kensington Grove



Candidates for BOD

Villages Section – 1 position, no candidates

Candidates for BOD - Crossings Section

- 2 positions, 3 candidates

Tino Marquez

Chuck Rivera

Paul Johnson

Candidates for BOD - Overlook Section
- 2 positions, 1 candidate

Teri Cleveland

Candidates for BOD - Estates Section
- 1 position, 1 candidate

Andy Hippenmeyer

Voting for BOD Candidates

- One ballot per lot
- Use ballot sent in mid-January mailing, return with Annual Assessment
- Vote only for candidates in your section

Results will be posted on our website: kensingtongrovehoa.org

Questions, Comments, Suggestions, and Criticisms

- Please raise your hand if you would like to ask a question or make a comment
- Limit follow-up to one question