



# KENSINGTON GROVE HOA NEWSLETTER

## Special Edition June 2023

[www.kensingtongrovehoa.org](http://www.kensingtongrovehoa.org)

### Summer Do's and Don'ts

As the warm weather beckons us to embrace the great outdoors, it's essential for our community to strike a balance between enjoyment and safety.

Here are a few do's and don'ts to ensure everyone can enjoy the season and have a safe summer.

**DO:** Encourage responsible use of golf carts and dirt bikes. Underage drivers have been observed driving carelessly, ignoring rules of the road and endangering themselves and others. Even so, did you know that golf carts are illegal on Johnson county roads? Neither did we. Kensington Grove falls under the protection of the Johnson County Sheriff's Office and they confirmed to us that there are no ordinances permitting golf carts on our roads.



**DON'T:** Allow dirt bikes or other off-road vehicles to run on empty lots that you do not own.

**DON'T:** Put your temporary basketball goals in the street even if you live on a cul-de-sac. They are only permitted on your driveway.

**DON'T:** Leave grass clippings in the street and on sidewalks. They are unsightly and unsafe for motorcycles and bikes. Also, they will pollute our ponds which is where storm water run-off ends up.

**DON'T:** Cover your mailbox or house number with anything, including plants. The fire department and police need to be able to read your house number. It can save a life in an emergency.

**DO:** Have fun this Fourth of July, but remember that fireworks are not permitted on KG common areas or on empty lots that you do not own. Observe state statute and county ordinances regarding permissible fireworks days and hours. Visit <https://bit.ly/kensingtongrove-fireworks> or QR code for more information.



**Visit [www.kensingtongrovehoa.org](http://www.kensingtongrovehoa.org)**

### IMPORTANT UPDATE ON CHANGES TO COVENANTS

The HOA Board is working with an attorney, who is an HOA expert and who has worked with the Indiana State legislature on HOA related statutes, in drafting an updated version of our 20-year-old Covenants.

When ready, the new Covenants will be available for review on our website prior to a planned townhall.

At the townhall, there will be a presentation covering the changes and opportunity for questions and answers.

The Board is also considering setting up an informational booth on the central commons to handle inquiries. A schedule will be posted on our website.

When the new Covenants is finalized, property owners will be asked to vote on its adoption.

#### Receive Updates

Visit our website and sign up to receive email updates when announcements regarding the Covenants are published. It's the best and easiest way to stay informed.

## Know What's Happening With Ease

### Sign up to be notified.

Receive notice when we publish information on our neighborhood website.

Visit [www.kensingtongrovehoa.org](http://www.kensingtongrovehoa.org)



## DONATIONS NEEDED

The White River Township Trustee is in need of donations so they can continue to fill the Blessing Box (food box), provide student school supplies and help those affected by recent tornados. There is an urgent need for personal hygiene items (soaps, shampoo, deodorant, shaving cream, razors, conditioners, etc.).

Please stop by their office across the street from Kensington Grove's Morgantown Road entrance. Thank you.

## Mailbox Survey



Many of our mailboxes are approaching 15 years of age or older and they look their age. Some are in a state of disrepair or are leaning. Is your mailbox one of them? Probably.

Most of us don't have the time nor the inclination to repair and repaint our mailbox which could help give our neighborhood a nice appearance.

What if we can arrange to have someone repair (if necessary) and repaint your mailbox for a nominal fee? Would you be interested?

We need to know if there is enough interest to pursue this idea. If so, we'll work up the details and pricing and get back to you.

Visit [www.kensingtongrovehoa.org/mailbox-survey/](http://www.kensingtongrovehoa.org/mailbox-survey/) or use the QR code and let us know that you are interested in learning more. There's no obligation.



## Where To Find Valuable Information About Kensington Grove

Many questions about the HOA and our neighborhood can be answered by visiting our website. Check out the FAQs and Resources tabs for important documents

such as Covenants and ByLaws, detailed plat maps for each section, construction guidelines and a form for requesting approval of your project.

While you are there, consider signing up to receive notices about announcements or articles published on the website. It's the easiest way to stay informed.

## Home Improvement

Beginning with spring, many of us start thinking about and planning home improvement projects. But you should remember that some projects require HOA Board approval. Here are a few common examples:

### APPROVAL NEEDED:

- Pool installation
- Fence installation
- Expansion of landscaping
- Changing paint/stain of house
- Adding a new patio or extending an existing one
- Adding a gazebo

### NO APPROVAL NEEDED:

- Replacement of existing landscaping; no footprint expansion
- Painting house same color
- Upgrading patio with no change in footprint

When in doubt, refer to the Covenants or contact your Board at [board@kensingtongrovehoa.org](mailto:board@kensingtongrovehoa.org). They are happy to help.

Visit [www.kensingtongrovehoa.org](http://www.kensingtongrovehoa.org)