



KENSINGTON GROVE HOA NEWSLETTER

September 2023

www.kensingtongrovehoa.org

YOU ARE INVITED!

THE ANNUAL MEETING OF THE KENSINGTON GROVE HOMEOWNERS ASSOCIATION

will be held on Monday, October 23, 2023
beginning at 6:30 p.m. in the White River Township Trustees Building
across from the Morgantown Road entrance to Kensington Grove.

This year marks the first year the annual meeting will be held in October instead of January. The annual HOA assessment payment will still be due in January. That has not changed.

Lot owners should expect an information packet in the mail about the meeting in late September which will include the following:

- Overview of 2023 Challenges and Accomplishments
- Goals for 2024
- 2023 Budget Report and Proposed Budget for 2024
- List of Candidates for Open Positions on the Board of Directors
- Ballot for Budget Approval and Selection of New Board Members

ATTENTION! YOUR HOA BOARD NEEDS SOMEONE LIKE YOU!

The Kensington Grove HOA Board of Directors will have several vacancies for 2024. If you love our neighborhood and are interested in keeping it beautiful and enhancing property values, then consider donating a few hours each month serving your community.

Board members attend one evening meeting per month, typically the first Monday of the month. Meetings may last up to two hours. Discussion topics include managing the care and maintenance of common areas, voting on homeowner property improvement requests, and considering ideas to enhance our community.

Elected Board members serve a term of two years.

If this sounds like something you would like to do and feel you can contribute, visit www.kensingtongrovehoa.org/apply. Or you may submit the following information in writing (mail to KG HOA, PO Box 251, Bargersville, IN 46106):

- Name
- Email address
- Phone
- Street address
- Short biography including any personal/professional experience that you believe will be useful. There is a limit of 350 characters (approximately 50 words).

Your application must be received no later than September 22, 2023!

Visit www.kensingtongrovehoa.org



IMPORTANT

PROPOSED NEW COVENANTS

The HOA Board of Directors have finalized revisions to the Covenants & Restrictions. The document is now with the attorneys who are assisting us with updating the document.

REVIEW AND COMMENTS

The Board has published a tentative schedule for review of the revised Covenants & Restrictions and commentary by lot owners. See Page 2 of this issue for the schedule.

A copy of the proposed Covenants & Restrictions will be available online, saving significant printing and mailing costs. Even so, if you require a printed copy, please contact the Board of Directors at board@kensingtongrovehoa.org or send your request to KGHOA, PO Box 251, Bargersville, IN 46106. A copy will be delivered or mailed to you right away.

An informational townhall meeting open to all lot owners is planned for mid-November. See back for detail.

Depending on feedback received, the proposed new covenants could undergo additional changes before it is submitted for a vote by Kensington Grove lot owners.



VENDOR SIGNS

Vendor signs are permissible leading up to and during construction on your property. However, when they are done, the signs must be removed.

The Board has been lenient about the signs due to the amount of damage to homes in our community. However, more than two months have passed since the tornado and now it is requested that the vendor signs be removed as soon as your repairs are completed to avoid a complaint letter.



KENSINGTON GROVE - A BEAUTIFUL PLACE TO LIVE

It is a pleasure to drive through our neighborhood with most homes keeping their yards looking nice, lawns mowed, watered and fertilized.

Maintaining a nice yard is not easy, but it is worth the effort. It helps keep up property values and makes it better when it comes time to sell.

“LET’S ALL DO OUR PART TO KEEP OUR PROPERTY VALUES UP!”

Unfortunately, we have a few homeowners who are not maintaining their yards very well and they detract from the otherwise beauty of our neighborhood.

NEW PROPOSED COVENANTS REVIEW SCHEDULE

Late October 2023

After the Annual Meeting on October 23, a copy of the revised Covenants & Restrictions will be posted on the community’s website. A notice will be emailed to those who have subscribed to receive notices. A flyer will be mailed or delivered to every lot owner announcing the availability of the revised Covenants & Restrictions.

Lot owners will have approximately 3 weeks to review and comment. Everyone will be encouraged to submit questions and comments online. The Board will review the feedback and provide responses in a question and answer format. Similar questions or comments may be grouped, summarized, and answered together.

This review period is very important.

It will be your chance to let the Board know your point of view. Your comments and questions have the potential to change the document.

November 2023

All lot owners will be invited to an informational townhall meeting that will be held on Thursday, November 16 at 6:30pm where key changes to the Covenants & Restrictions will be discussed. The HOA attorney assisting us with the changes will be present to help answer questions.

If no further revisions to the document are needed, there will be a call to vote late November to early December. A ballot will be mailed to all lot owners and a deadline for voting will be announced.

Are You Receiving Notice When We Publish Online?

If not, you are missing important information. Seriously.

IT TAKES LESS THAN A MINUTE. SIGN UP NOW!

Visit www.kensingtongrovehoa.org

Help save postage and printing costs. It is your money.



WHITE RIVER TOWNSHIP TRUSTEE OFFICE NEEDS DONATIONS

The White River Township Trustee Office is in desperate need of food and personal care products so they can assist persons in need in our Township. Basic necessities are urgently needed - items such as toilet paper, toothpaste, tooth brushes, hand soap, razors, etc. Please consider dropping items off as you drive by when leaving our neighborhood.

Visit www.kensingtongrovehoa.org