



KENSINGTON GROVE HOA NEWSLETTER

Spring 2024

www.kensingtongrovehoa.org

Covenants & ByLaws Update

Revision of the Covenants is taking longer than expected. The Board of Directors are adding a few edits to the latest version sent by the attorneys. Many of the included revisions were influenced by feedback received online and from residents at the town hall meeting held last fall.

It has been necessary to revise the Covenants and ByLaws together due to the nature of the documents being focused on different aspects of the HOA. The Covenants describe the establishment of the HOA and the community rules, whereas the ByLaws govern the operation of the HOA and enforcement of the rules. Because of that, some provisions in the Covenants had to be moved to the ByLaws.

A Complex Election

The election to ratify the Covenants and ByLaws will include both of the revised documents which will add complexity to the voting process. In addition, the Board has decided to include two controversial amendments so they can be voted on independently. To assist voters, the Board will be working on supporting materials and ballot design to make the election decisions as easy as possible.

You Choose

As was done previously, voters are asked to choose between a paper ballot and an online ballot. To reduce mailing costs, the Board recommends voting online.

Visit www.kensingtongrovehoa.org/my-voting-choice to indicate your choice. For your convenience, you can also use the QR code to the right.



When Will The Special Election Be Held?

At this time, it is not possible to provide a date for the special election. The revised Covenants still require further review by the attorneys and the Board has yet to review and revise the ByLaws completely.

MARK YOUR CALENDAR

Annual Community Sale - Sat. May 18



The annual Community Sale will be held on Saturday, May 18, 2024, from 8:00 a.m. to 2:30 p.m. This is the only approved garage sale for the subdivision.

In past years, the community sale has seen a lot of traffic, and this year should be no different. Residents participating in the event need to be mindful of their neighbors and ask visitors to move their vehicle to keep from blocking

driveways and mailboxes. The post office will not deliver mail if they cannot access the mailbox from their vehicle. Consider requesting a family member or friend to help manage parking.

CONTRACTOR SIGNS



Do you still have a builder or contractor sign in your yard?

Is the work finished? Yes? Then remove the sign.

Signs are only permitted while work is pending or in progress.

SOLAR ECLIPSE PREPARATION

On Monday, April 8th, Johnson County will experience a solar eclipse beginning at approximately 1:45 p.m. and lasting until 4:30 p.m. Total darkness will begin after 3:05 p.m. and end about 3:10 p.m. Other than the darkness, the event is not likely to affect our neighborhood significantly.

Authorities are cautioning residents to prepare for the event. They recommend staying home if possible. Traffic is likely to be very heavy starting with the weekend prior to the eclipse and continuing into Monday evening and possibly Tuesday morning, April 9th. If you need supplies, it is recommended to consider doing your shopping and refueling your vehicle prior to the weekend and waiting until Tuesday afternoon to resume your normal activities.

HELP REDUCE COSTS!

In an effort to keep you informed about our community, your Board publishes newsletters periodically. However, publishing and distributing them on paper is expensive. Each edition costs \$200.

SIGN UP TO RECEIVE NEWS ALERTS ON OUR WEBSITE



Visit www.kensingtongrovehoa.org

Caring For Our Ponds

Our ponds are slowly deteriorating. For the past 20 years, ducks and geese, construction silt, lawn fertilizer, and grass clippings have contributed to algal blooms. Blue-green algae (cyanobacteria) blooms have been observed in two of the ponds necessitating extra treatments. Blue-green algae blooms are an indicator of an abundance of nutrients in the water and can be toxic to humans and animals.



In past years, the Board has approved basic maintenance of the ponds. But due to their age, remedial measures are needed if we want to improve the health of our ponds. Unfortunately, remedial measures do not come cheap. We will need to make some difficult decisions.

For 2024, the Board has authorized a moderate increase in expenditure for the ponds, but it is not enough. A proposal to improve the health of our ponds will be made at the annual meeting this fall. Additionally, it may be necessary to appropriate funds to repair the Travis Road pond.

SIDEWALK SAFETY HAZARD

DO YOU HAVE A TREE OR SHRUB HANGING OVER THE SIDEWALK? TRIM IT. KEEP OUR NEIGHBORHOOD SAFE.



A Win-Win

By Carly Howell, Indiana Realty Pros, Inc.

With property values still high here in Center Grove, it is now more important than ever that communities with CC&Rs in place protect, preserve and enhance property values within the community. Covenants, Conditions and Restrictions can contribute to the overall desirability of the area.

Your real estate agent should do more than just find you the perfect home. Prior to purchasing a home, they should always provide you with the CC&Rs, for the community you are looking to move into. These documents that outline expectations of properties, can be received from the listing agent of the home or the title company. Understanding the rules governing the property's use can help you pave the way for figuring out if they may impact the use and enjoyment you have planned for the property. You might love the home, but does the community fit your lifestyle?

CC&Rs are initially recorded by the real estate developer and are binding documents recorded on the property. They are included in the title report and run with the land from owner to owner. Meaning that even though you didn't sign them originally, you inherit them when you purchase a home built in the community development.

CC&Rs are more than just a set of rules - they play a key role in shaping and maintaining the character and longevity of the neighborhood you fell in love with! They are not in place to merely regulate you, they are in place to protect you from your neighbors decisions as well. Consistent adherence by all residents also ensures a common goal to the neighborhoods well-being, promoting harmony among neighbors!

Future enhancements and investments that homeowners would like to make to their property are protected under the CC&Rs as well. Communities with well-maintained and regulated environments tend to retain or even increase property values over time. This benefits current homeowners and attracts potential buyers, creating a positive cycle for your community for years to come!

As the real estate market continues to unfold and change, the principles written in the CC&Rs are there to remain constant, ensuring your community stays vibrant and thriving! Sounds like a win-win to me!

BEAUTIFYING KENSINGTON GROVE

Last January, the Board of Directors approved the establishment of a landscape committee of volunteers headed by Connie Medlock who expressed interest in enhancing the beauty of our community. The committee will advise the Board with suggestions to improve the appearance of the entrances and the central roundabout.

Due to budgetary limitations and the anticipated size of the project, it is likely the enhancements to the landscape may have to be made in phases. The committee is working with the landscaper to create a three-year plan.

Some changes are already in store for 2024. The committee recommends replacing the two spruce trees lost to last year's tornado at the Travis Road entrance with Malus Royal Raindrop crabapple trees. These trees will add color and interest without overwhelming the landscape bed as the spruces had done. Tree care costs will be about the same as they were with the spruces.

In addition, all entrances will feature a different set of annual flowers from past years with the goal of providing more vibrant color. The plantings will include Dragon Wing Red Begonias and Blue Salvia flowers, both of which will also be more weather resistant.

BUDGET CONCERNS

Maintaining the appeal of our common areas comes at significant cost. It accounts for well over 50% of our annual budget. We have more than 30 acres of common ground including four ponds that require maintenance and treatment.

Your HOA Board is working diligently to keep expenses down, but costs are rising and not just due to inflation. Our entrances, sprinkler systems, ponds, roundabout fountain and traffic islands are over 20 years old. Our list of items requiring repairs or replacement is growing. There are trees in the common area that should be replaced. They are old and dying and could pose a safety risk.

The budget this year is \$180,928. Anticipated income is \$180,781. We have a reserve of \$80,000 which may or may not be an appropriate amount to maintain.

The Board is inventorying everything and attempting to assess timing for repairs or replacement so that costs can be anticipated and budgeted responsibly so that the HOA will be in a better position financially to maintain and enhance our community.

Visit www.kensingtongrovehoa.org