



KENSINGTON GROVE HOA NEWSLETTER

Summer 2024

www.kensingtongrovehoa.org

URGENT! Have You Voted Yet?



The election to update our governing documents is ongoing. By now, everyone should have received their information packet and ballot in the mail. If you haven't received yours or have misplaced it, contact treasurer@kensingtongrovehoa.org for assistance. The goal is to reach a quorum of 75% for a decision on the proposals by the end of September. Volunteers are out canvassing the neighborhood to collect ballots and encourage participation from those who have not yet voted.

The proposed governing documents and a review guide are available online at www.kensingtongrovehoa.org/covenants-and-by-laws-review/ (password: "ccr2024"). You can vote online or by paper ballot following the instructions in your packet.

Additionally, there's a proposal to restrict rentals in Kensington Grove. Please review the supporting information before casting your vote.

ANNUAL MEETING TOPIC

LET'S TALK ABOUT FINANCES

As we near the end of the year, it's important to address the financial challenges our HOA is currently facing. The 2024 budget for expected expenses is nearly equal to the anticipated income from assessments. While we've managed to keep maintenance of the community within the budget, unexpected expenses have forced us to dip into our reserve funds.

Looking ahead to 2025, we not only need to cover our annual maintenance costs but also take proactive measures to address areas that have been neglected and are now showing visible signs of deterioration. Two key areas in need of attention are the hardscapes at our entrances and roundabout, and the health of our ponds.

Entrances, Roundabout Maintenance

The entrances and roundabout are key features that enhance the welcoming feel of our neighborhood. However, a recent inspection by the Board, along with a masonry expert, revealed signs of wear and deterioration that aren't immediately obvious but are concerning when viewed up close. Years of deferred maintenance are starting to take their toll.

Tackling this issue now, before the deterioration worsens, is essential to preserving the aesthetic appeal and avoiding more significant long-term expenses. Unfortunately, even addressing the most urgent repairs for the entrances and roundabout will come at a considerable cost.

The Board acknowledges that addressing these issues will add another burden to an already strained budget. However, performing some repair work in the near term is crucial to avoiding the much higher costs of replacing sections of the entrances in the future. The expense of such replacements would be enormous.

To mitigate this, the Board will propose a plan to address the most pressing needs in stages over multiple years. This phased approach will help keep the annual cost more manageable.

The Health of Our Ponds

The aesthetics of our ponds cannot be overstated—they create a tranquil, picturesque oasis that enhances the beauty of our community. However, beyond their visual appeal, the ponds serve an essential role as part of our storm drainage system. Unfortunately, this system also collects debris, dirt, fertilizer, and grass clippings, all of which are carried into the ponds. Over the past 20 years, this accumulation has contributed to the algae blooms and pond weeds we've been experiencing.

Relying on short-term fixes, such as chemical treatments for algae and pond weeds, has led to rising costs. Instead of continuously treating the symptoms, which are difficult to predict and budget for, we need to address the root of the problem. [SEE FINANCES PAGE 2]

MARK YOUR CALENDAR

Annual HOA Meeting Wed Oct 23

The annual homeowners meeting is scheduled for Wednesday, October 23 beginning at 6:30pm at the White River Trustees Office across from the Morgantown Road entrance.

How To Attend

You are encouraged to attend in person, or connect via Zoom to watch, listen and ask questions.

If you are unable to attend in person, the Board of Directors is planning to broadcast the meeting via Zoom, if there are sufficient participants.

DO YOU WANT TO CONNECT VIA ZOOM?

If your answer is 'Yes', then send an email to treasurer@kensingtongrovehoa.org by October 21 to reserve your spot. Include your name and address. Instructions for connecting to the broadcast will be sent to you prior to the meeting.

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FINANCES

[CONTINUED FROM PAGE 1]

By taking a proactive approach, we can save money in the long run.

As a first step, the Board has approved water quality testing to assess nutrient levels and identify imbalances. Experts have also recommended mapping the ponds to determine their depth and contours. This information will guide the installation of a fountain or aeration system and provide crucial data for managing weeds and algae. In more severe cases, mapping may reveal the need for dredging where the pond has become too shallow.

Summary

Your HOA Board is committed to maintaining the common areas of our community, which includes addressing the hardscape and pond health issues that have developed over years of neglect. While we strive to be fiscally responsible, it's clear that delaying these necessary repairs could lead to even greater costs in the future.

To prevent this, the Board will present a phased plan that aims to manage expenses while still addressing urgent maintenance needs. However, with our budget already tight from annual maintenance costs, and the added strain of tackling these other problems, it's likely that assessments will need to be increased.

The Board will seek input from the community to help prioritize these initiatives and ensure we make informed decisions that reflect the needs and preferences of all residents.

* * * * * WE NEED YOUR HELP!! * * * * *

We are looking for volunteers to serve on the Board who are interested in helping to make our community a welcoming and desirable place to live while enhancing property values.

As a Board member, you will have a voice in important decisions that affect everyone in our community.

Serving on the Board is a fantastic way to meet neighbors and work together towards common goals. You'll build lasting relationships while making our community a better place to live.

If you are interested in taking on a rewarding role and making a real difference in our community, we want to hear from you!



Take a few minutes to read a summary of what is expected of you by visiting www.kensingtongrovehoa.org/apply/ or use the QR code to the right.

Starting in 2025, the Corporate Transparency Act will require us to provide specific information about each board member to the federal government. While a lawsuit has been filed on behalf of HOAs to seek an exemption from this requirement, we are required to comply with the law until a ruling is made. For more information, please visit our website at the address listed above.

If you would like to join our team, apply online at the above web address, or complete the form below and hand it to a board member or mail it to: Kensington Grove HOA, PO Box 251, Bargersville, IN 46106. Deadline is September 30.

Name _____ Email _____

Address _____ Phone (optional) _____

Biography, personal/professional experience (350 characters or less, approx. 55 words):

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