

2023

HAPPY NEW YEAR 2023



Timely 2023

Imagine there's no heaven
It's easy if you try
No hell below us
Above us, only sky

Imagine all the people
Livin' for today
Ah

Imagine there's no countries
It isn't hard to do
Nothing to kill or die for
And no religion, too

Imagine all the people
Livin' life in peace
You

You may say I'm a dreamer
But I'm not the only one
I hope someday you'll join us
And the world will be as one

Imagine no possessions
I wonder if you can
No need for greed or hunger
A brotherhood of man

Imagine all the people
Sharing all the world
You

You may say I'm a dreamer
But I'm not the only one
I hope someday you'll join us
And the world will live as one

Perspective

Earlier this year I was honored to again be elected president of the board of directors for the Kensington Homeowners Association. I want to put into perspective a few things as we approach the 2023 NEW YEAR.

*One of the main functions of any HOA Board is to maintain the visually pleasing aesthetic of the neighborhood. From this perspective, it helps to keep everyone's home values up (I will touch on that in a minute), and while this means that it is possible that you may receive an email politely reminding you to mow your lawn, fix your leaning mailbox, or perhaps cut your shrubs or landscape something, it also means that every other "Joe Schmo" on our streets who hasn't pulled out the mower in a month is also getting the same email reminder. Keeping your home up to "KOA standards" keeps everyone's "curb appeal" up. **Thank you***

While writing your dues check each year to the association can sting a bit, it is fairly well accepted that the amenities here in Kensington are some of the best around. An outstanding large saltwater pool, Kid-land, two tennis courts, well-manicured common grounds etc. When you take into consideration how much you could pay for each of these comforts separately, cutting that check once a year in order to have unlimited access, just steps from your front door, doesn't sting quite as much now that dues have been lowered... again!

*Kensington is a very sought-after community given its location to highway 20, close to a highly rated hospital, a plethora of medical professionals, shopping & much more. The key to "value" is your dedication to keeping your home within the standards set by our CC&Rs. **Fact:** homes that are in a managed or self-managed HOA tend to see much higher overall values. A study conducted by George Mason University found that homes within an HOA community sell for 5% to 6% more than homes that do not.*

For some the best part about living here in Kensington is the sense of community that over the years has created. When homeowners are encouraged to come together to make the best decisions possible for their community and community members, a sense of responsibility and duty to others is cultivated.

Daniel

Imagine
John Lennon

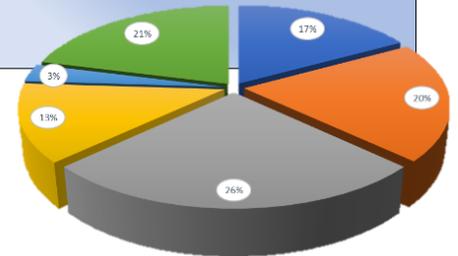


||| just...



What do your HOA fees cover?

- Common Grounds Landscaping
- General Maintenance
- Pool Maintenance
- Electricity / WSA / Phone-internet
- Insurance
- Reserve Funds
- Administration



Your 2023 KOA Dues will take less Franklin\$

Due by January 31st, 2023



Q: What is the BOD responsible for?

A: As a homeowner in Kensington, you enjoy the use of our world class pool, two tennis courts, Kid-land, and other value-added amenities. Your 2023 Newly elected board members are tasked with ensuring that all common areas of the property are well-maintained.

This includes having all the landscaping cared for on a weekly basis, keeping the pool cleaned and maintained, and making sure all other physical aspects of the property are in good working condition. Basically, physical assets that aren't affiliated with your individual homes in which you live is the responsibility of the KOA.

Q: Why do we need Reserve funds?

A: HOA reserve funds are designated sums of money set aside for future expenses, such as repairs or replacements. It is important for HOAs to have a healthy reserve fund in order to prevent unexpected financial burdens on homeowners. Georgia does not require reserves funding. Regardless, in every state the Board is responsible to protect property values by meeting the financial needs of the association. A portion of our financial resources (homeowner dues collected) are allocated to the Operating Budget and Reserve Fund. Your BOD must make prudent decisions on how each line items should be allocated. If the Board of Directors is acting responsibly, a portion of these dues, typically 10% to 12% are allocated towards the Reserve funds. *Protecting Our Collective Property Values.*

Q: Why do we need CC&Rs?

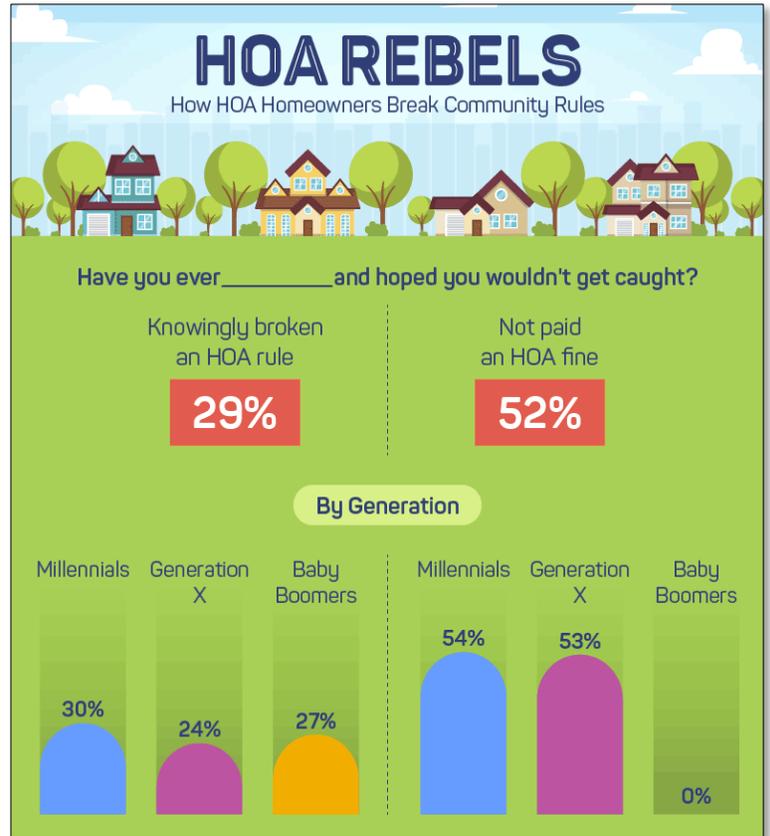
A: HOA association board members **are guided** by their association's governing documents. These documents are created to maintain community standards, protect property values, and encourage a sense of community stewardship. While CC&Rs are developed and enforced to protect all homeowners, they do not eliminate occasional disagreement and discontent. Issues often arise because of **unrealistic expectations**, **misinformation**. With all their inherent advantages, associations face difficult issues—none more common than *the challenge of balancing the best interests of the community as a whole and the preferences of individual residents.*

Resolution / Solutions!

feedback

Kensington Survey 2022 Results

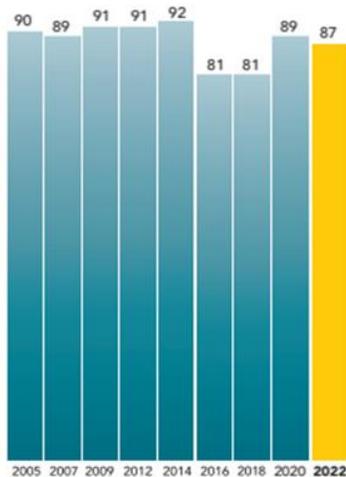
- ✓ 76% of the households that responded were sent in by females
- ✓ 64 years of age is the average
- ✓ 78% have no children living with them
- ✓ 50% Black American 48% White (Asian/Other) about 2%
- ✓ 63% of the homeowners have lived here over 15 years
- ✓ 83% like the New Entrance Lighting design
- ✓ 90% want to remain "self-managed"
- ✓ 86% feel the concerns/issues are managed fairly by the BOD
- ✓ 87% say that "no changes" are necessary
- ✓ 9's rating on common area maintenance
- ✓ 93% say they are informed when it comes to KOA matters
- ✓ 94% say dues are fair
- ✓ 91% say to cut off pool "Fobs" if dues are not paid by May 1st
- ✓ 29% say they would like "Pickleball"



2022 HOMEOWNER SATISFACTION SURVEY

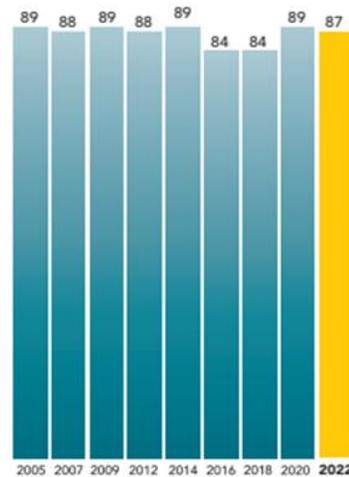
National research and analysis for condominiums, homeowners' associations, and housing cooperative.

Overall, would you say you are on friendly terms with your current community association board, or would you say you are on unfriendly terms with them?



87% say they are on **friendly terms** with their association board

Do you think the members of your elected governing board strive to serve the best interests of the community as a whole?



87% say members of their elected governing board "absolutely" or "for the most part" **serve the best interests** of their communities

Age is something that doesn't matter unless you are a **cheese**



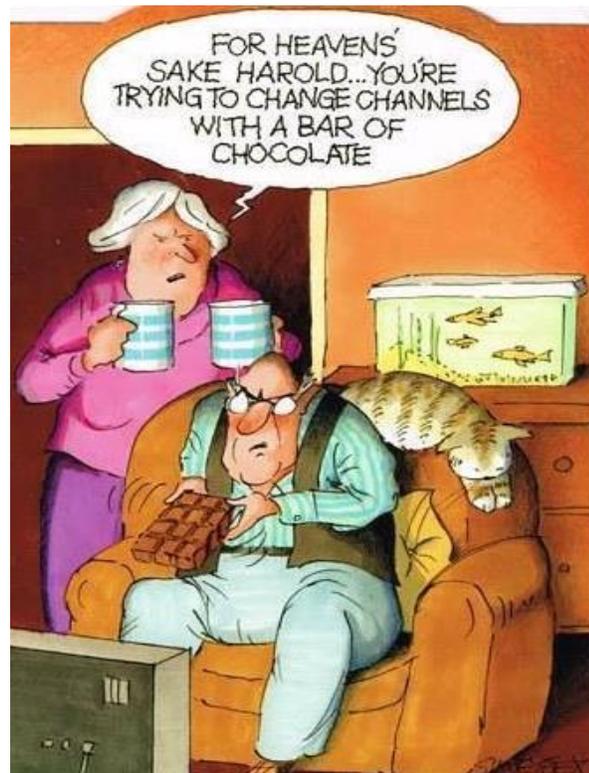
DID YOU KNOW?

In 1939, The New York Times predicted that television would never become popular, because the average family would never have enough free time to spend watching it.

In a standard pack of playing cards, the king of hearts is the only king without a moustache. One popular theory is that he originally had facial hair, but his mustache was lost as his image was reproduced and altered over time.

Some words like CIVIC, KAYAK and LEVEL read the same way forward or backward, while others mean something totally different when spelled backward, such as LIVE/EVIL, RAT/STAR, and STRESSED/DESSERTS.

Almost everyone has heard the tale of Johnny Appleseed. While it is true, Johnny Appleseed did plant thousands of apple trees across the frontier of the United States, he wasn't planting them to provide tasty fruits to be eaten whole. No, as the story goes, he was actually planting them to be made into hard apple cider.



SUDOKU FUN



Fill in the numbers 1-9 exactly once in every row, column, and 3x3 region.



	5						9	4
				5				
			7	1				
5						2		
							4	
		6		9	4	3		7
				2			8	
8	9				6	1	3	
2			9				6	

What is the difference between a dollar bill & the Atlanta Falcons?

You get four quarters out of a dollar!