



HOA Election by Acclamation *a perspective*

Back in November I was again elected your KOA president for 2024, and while I appreciate all the overwhelming support and confidence in me it has been a collective effort of many. Clearly Kensington will remain a self-managed community based on your show of “green cards raised” during the general meeting. That said I want to put into perspective a few things as we approach the upcoming NEW YEAR.

There are occasions when a homeowner’s association (HOA) has an uncontested election because there are only the same number of candidates, or fewer, interested in running for a position on the HOA board. For example, if there are three openings on the board, and only three people who want to assume those roles, **then a vote by acclamation for an HOA is triggered**. In other words, the HOA does not need to go through the formal balloting processes and other formalities typically involved in our election. The members are automatically elected and become part of the 2024 KOA board.

While some people agree with these expedited procedures when there is a lack of candidates among our homeowners, while others do not as was evident at the General Meeting. If I recall back in November a few folks stood up at the general meeting, mentioned their professional backgrounds with a desire to help inject a new direction that we might all benefit from. I am sure that the board would welcome your conversational input and suggestions. Question: ***When can we meet?***

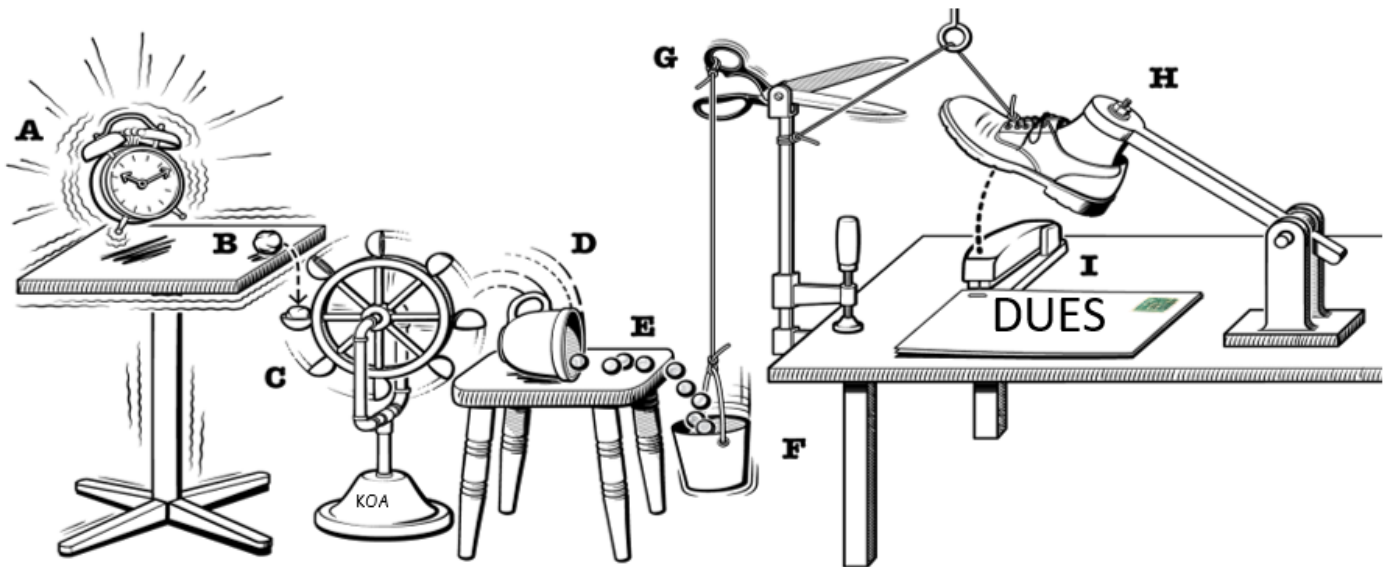
I cannot continue to remain president in 2025, and in fact I will not! Grant it, I have the time, and the ability but it is time for a board change. It is time for several of you to step into community involvement that explores new communitywide ideas, and fresh thinking that reflects today’s “generational families” who have moved into Kensington over the last five-ten years.

If you change the way you look at things, the things you look at change.

Daniel



It's Time.



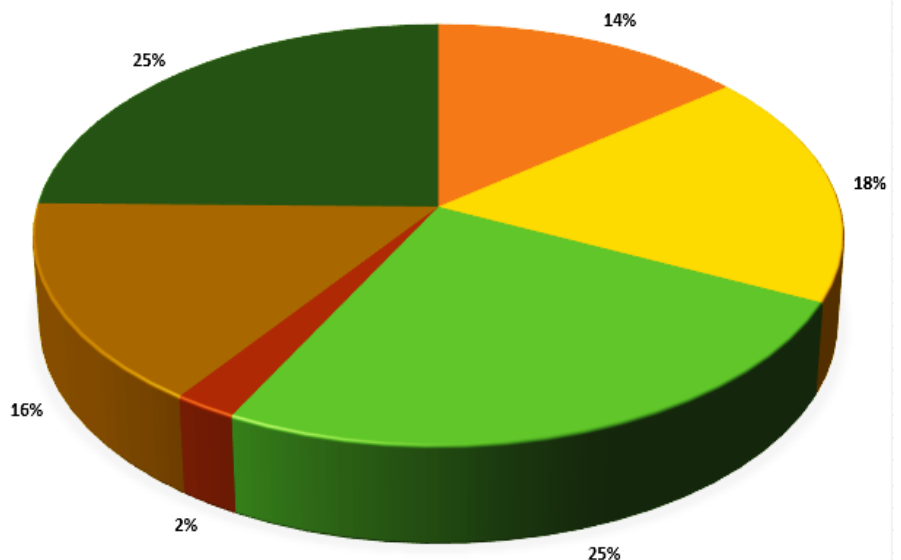
- A. **It's time** DUES are due.
- B. A **small portion** of your yearly budget
- C. Supports our **overall community**.
- D. For less than a **cup of coffee** a day
- E. Each dollar **trickles** into our 2024 budget

- F. Filling the yearly **budget bucket**
- G. Allowed us to keep the dues @ **\$500**
- H. Put your shoes to good use **Step-up**.
- I. Mail your **DUES** on time!

mail payment to... **Kensington Owners Association P.O. Box 568 Douglasville, GA 30133**

11/30/2023 Budget	
ADMINISTRATION	\$9,496.00
LANDSCAPING - COMMON AREA	\$12,026.27
MAINTENANCE & REPAIR	\$16,930.33
RESERVES	\$1,500.00
POOL SERVICING	\$10,374.52
UTILITIES	\$16,539.23

Balance Sheet as of 11/30/2023		
Assets		
-KOA Bank Operating Balance	\$26,182.39	
-KOA Bank Reserve Balance	\$18,800.00	
TOTAL ASSETS		\$44,982.39
Liabilities & Equity		
<i>Liabilities</i>		
-Total Outstandings (Owner Past Due)	\$0.00	
-Payables (November 2023)	\$2,215.25	
TOTAL LIABILITIES	\$2,215.25	
<i>Equity</i>		
-Net Income (Loss)	\$42,767.14	
TOTAL LIABILITIES & EQUITY		\$44,982.39





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, pickleball, Kid-land, and other value-added amenities. Your 2024 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 clean and maintained, and making sure all other physical aspects of the property are in good working condition. 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 for protecting 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 item 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.*

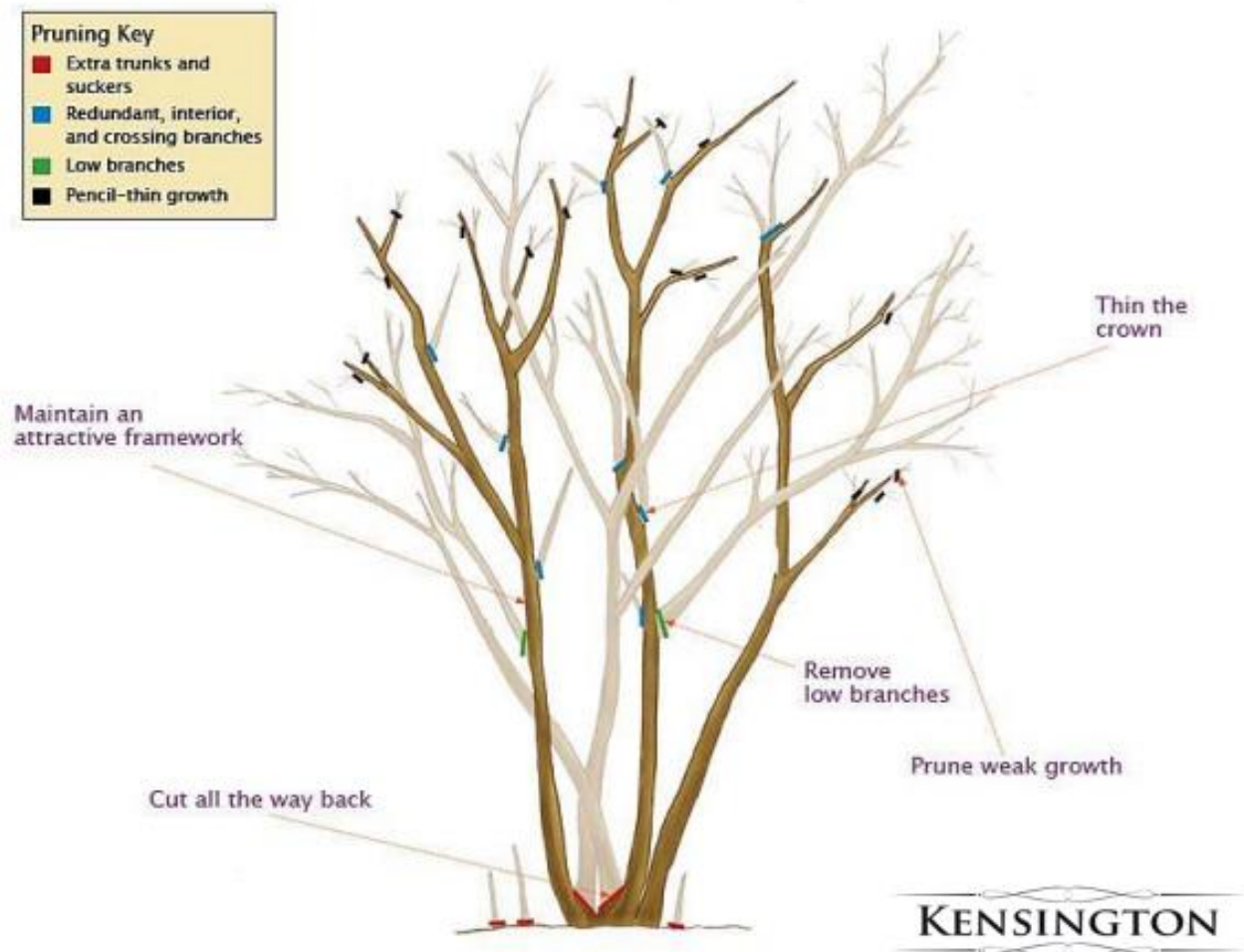
Additional Questions Submitted In 2023

- How much will dues be in 2024? **\$500**
- Are fees paid yearly or monthly? **Yearly, due January 31st**
- What amenities and services do fees include? **All common grounds/pool/tennis courts/entrance areas**
- Do I pay fees online or by mail? **You have both options. Email questions to : ycresource@gmail.com**
- How do you handle late fees? **Article 4.7** Remedies of the association.
- What does the HOA's budget look like for the upcoming year? **See-Overview on webpage.**
- Can I get a copy of Covenants, Conditions, Restrictions, and Easements? **www.kensingtonowners.com**
- How are architectural review changes handled? **ARC form webpage www.kensingtonowners.com "DOCS"**
- How many association meetings are held per year? **One in 2023** TBD in 2024
- Are there noise policies in place for animals? **Yes** covered under **Article-7**
- What are the rules for cleaning up after pets? **Yes** covered under **Article-7**
- Do pets have to be leashed when outside? **Yes,** covered under **Article-7**
- What type of plants are allowed to have in my yards? **See-Article-7.20**
- Can I install rooftop solar panels? **No**

DON'T COMMIT CREPE MURDER

Whether you spell it “crepe myrtle” or “crape myrtle,” Lagerstroemia indica is a classic southern small tree or shrub that is a popular substitute for northern lilacs here in the Deep South. It’s often the victim of “crape murder,” a severe topping of the tree that is supposed to increase blooming but does real damage to the overall health of the tree. It is important to prune your crape myrtle correctly, in February, while it is dormant.

- ❖ **Remove suckers from the bottom of the plant.** Remove any damaged and diseased branches. Remove branches that are crossing or rubbing against each other, trimming the weaker of the two limbs.
- ❖ **Thin out small twiggy growth,** particularly small branches that are growing back into the plant, to allow air to better circulate.
- ❖ **Most nurseries recommend** pruning the tips of branches to remove old flowers that remain from last summer’s bloom. If old blooms are removed, a second blooming may occur.
- ❖ **If your crape myrtle was the victim of “crape murder,” you have two options.** First one: Pick the two or three strongest sprouts from each stub and remove the rest, nurturing the survivors for the next couple of seasons and removing other sprouts as they emerge. Or, while the tree is dormant, cut it back to within one to two inches of the ground. Two or three weeks later, select three to five of the most vigorous new shoots on each trunk and remove all others. Remove any new shoots that emerge later. Within three to five years, you will again have a natural-looking crape myrtle.
- ❖ **Excellent links;**
<https://extension.uga.edu/publications/detail.html?number=C944#Pruning>
<http://www.walterreeves.com/landscaping/shrubs/crapemyrtle-pruning>



<https://extension.uga.edu/publications/detail.html?number=C944#Pruning>

BIUSTING THE MYTHS

U.S. Department of Energy

Any truth to the **ceiling fan direction** myth?

First, it is essential to understand that ceiling fans do not affect temperature. They cannot raise or lower temperatures, so they do not cool down or warm up a room. Instead, ceiling fans can *make* you feel cooler by drying up moisture from your skin and bringing your body temperature down. This is thanks to the wind chill effect they create.

Because ceiling fans don't change the temperature of a room, switching the direction of blade rotations technically can't do the same. The air movement remains unchanged. However, the direction of blade rotations *can* change the direction of air circulation, making it feel like the airflow changes as well.

Turn Up the **Thermostat** to Warm the House Faster?



As long as your furnace is running, it is operating at maximum capacity. Turning up the temperature will only cause your furnace to run for a longer period and could even make your home too hot.

Instead of turning the heat on blast, invest in a programmable thermostat. This can help you reduce your energy consumption and costs because it will automatically adjust the temperature settings on your HVAC for when you aren't home.

And when it's time for the family to return, your programmable thermostat will gradually increase the heating or cooling to your crew's preferred temperature settings. This way, your house will feel perfect when you walk through the door at the end of a long day, but you are not paying to heat empty rooms.

"Give a man a fish and you feed him for a day; teach him how to fish, and you feed him for a lifetime."



see what is coming to Kensington in 2024 below!

Expect the unexpected



Your KOA dues @ work

openpath

a Motorola Solutions Company

The Kensington pool will be accessed by phone/fob *(more to come on this)*

Openpath offers **cloud-based** access control allowing for remote access to lock and unlock doors from anywhere. With Openpath security, your phone gets you in. You can gain access through your mobile phone, touching the reader, tablet, card, fob, or watch app.



A Second Pickleball Court will be painted

Health Benefits of Pickleball

Kensington may host a two-day Pickleball Tournament in late Sept (28th & 29th) to support Breast Cancer month in October (doubles only). More details to come...



The Kensington Pool... New energy savings from 4 motors to one 5 VPS system & and the pool will be **ACID washed** prior to opening (MAY 13th).

POOL CARE CHEAT SHEET

Circulation

- Empty Skimmer Baskets
- Run The Filter & Pump
- Monitor Filter Pressure
- Adjust The Return Jets

Cleaning

1. Skim The Surface Daily
2. Vacuum Weekly
3. Brush Twice a Week

Chemistry

1. Test The Water Weekly
2. Balance The Water
3. Add Sanitizer Weekly
4. Shock Every 1 - 2 Weeks

**BE PATIENT
THERE'S MORE TO COME**

New Spring Island Plantings



Volunteer Day April 20th