



## An Open Letter from Your KOA Board President



*HOA bylaws are the internal operating rules for a homeowner's association, governing how the board is elected and managed, and how meetings are conducted, while CC&Rs (Covenants, Conditions, and Restrictions) are the external community rules affecting property use, such as parking, noise, and exterior modifications. Bylaws are legally binding and primarily focus on the HOA's internal governance, while CC&Rs are typically recorded with the property deed and are generally more impactful on residents' daily lives.*

Can our HOA change its CC&Rs? Short answer, **YES**. **7.1 Rules and Regulations.** The Board of Directors may, from time to time, without a vote of the members, promulgate, modify, or delete rules and regulations applicable to the Community. Such rules and regulations shall be distributed to all Owners prior to the date that they are to become effective and shall thereafter be binding upon all Owners and occupants until and unless it is overruled, canceled, or modified by a majority of the total Association vote.

However, the process is not as simple as just replacing an old restriction with something else. CC&R modifications or amendments, typically, come as a result of certain circumstances:

- 1) State laws have changed, and such changes must be reflected in the CC&Rs. Otherwise, HOA would face a discrepancy between what it mandates, and what is provisioned by the law, after all. Some CC&Rs might have gone out of date due to various amendments to the law or changes to the way we live.
- 2) An HOA might also need to modify CC&Rs to address circumstances that didn't exist when the association was formed.
- 3) **Finally, the association may decide to modify the rights and responsibilities of the HOA and its residents.**

In short, the reasoning for proposing "**modifications**" must be reasonable and rational. Naturally, an HOA cannot change certain legal regulations only because it would suit certain board members. **This is not the case!** The goal is to correct "nonapplicable" copy such as "declarant," copy/spelling errors and to incorporate updated community ARC standards for today's home design trends.

For over two years I've, along with KOA Board members and several homeowners, have been making modifications to CC&Rs to include the bylaws. Over the last few months, I've sent out information regarding these changes "**It's Time**." Soon you will receive an e-mailed copy of these proposed modifications. This initial release is for you to read over the changes made by the Board. To be clear these modifications will supersede all 1999 copy points, these changes are meant to clean up and to enhance the KOA document.

Once a vote is taken, and if passed, these modifications shall be effective only upon being recorded in the records of the Clerk of Superior Court of Douglas County, Georgia (the intended timeline is January 1<sup>st</sup>, 2026) and shall supersede current copy and be enforceable. This is a member supported action. *Daniel*



Come hear **what's brewing**, we'll need a majority vote to pass these modifications.

The **General Meeting** is set for **November 9<sup>th</sup>, 1:00** @ the tennis court (**rain date 16<sup>th</sup>**).

Prior to the GM you will be emailed the Modifications. If passed they will begin January 1, 2026.



If you cannot attend and would like a **PROXY** form, send me an email [betdnl@gmail.com](mailto:betdnl@gmail.com)

### Are you **Community-Oriented**?

- ❖ Can you prioritize our community's overall well-being
- ❖ Are you reliable and dependable
- ❖ Can you speak “neighbor-to-neighbor”
- ❖ Fair and Respectful

**We need YOU!**



### **Your KOA Board: A Typical HOA Board Structure**

An HOA board is a group of people whose role is to run the association. Typically, HOA boards comprise four core members - president, vice president, board secretary, and treasurer (YCR). Each of the board members is responsible for different aspects of the HOA: **We need your help to make our community even better!**

**President:** HOA president’s responsibilities focus on overseeing the functioning of the association and decision-making. Typically, the president would have the final say when deciding on various initiatives and projects.

#### **Duties:**

- Overseeing the association’s activities
- Decision making
- Presiding and running meetings

**Vice-President:** **FACT:** At first sight, the duties and responsibilities of a vice president might seem almost identical to what the president does in an HOA. The vice president will work closely with the president and often take over that role when the president isn’t present.

Aside from acting on the president’s behalf, the vice-president might be responsible for various projects and oversee specific areas of the HOAs operations.

#### **Duties:**

- Acting on behalf of the president when the president is either away or unable to focus on their regular duties

**Secretary:** The HOA secretary handles all the documentation within the association. This might include managing all the HOAs documents, communicating with other board members and the residents, updating records, submitting forms, taking minutes.

The secretary would also notify the board and residents of upcoming meetings and record meeting minutes.

#### **Duties:**

- Overseeing the HOA’s documents and records.
- Notifying about board meetings and recording the minutes.

**Treasurer:** We use a non-board member, “ a paid Vendor” (YCR) that communicates with the Board.

*Democracy must begin at home,  
and its home is the neighborly  
community.*



*The Kensington Homeowners Association is now accepting nominations for the upcoming Board elections on November 9<sup>th</sup>. This is your opportunity to take an active role in guiding our community's future.*

***Get involved—your voice and leadership matter to the future of Kensington!***

### Positions Open for Nomination

- President
- Vice President
- Secretary

### Important Nomination Guidelines

- Please confirm that any person you nominate is genuinely interested in serving.
- Must be 18 or older

### How to Submit a Nomination

To nominate yourself or another eligible homeowner, send an email with the following information:

- Full Name of Nominee
- Position Being Nominated For
- Contact info for the nominee: Address/Phone/email

Send nominations to:

**Kensington Owners Assoc: Nomination**

PO Box 568

Douglasville, GA 30133

or email: [betdnl@gmail.com](mailto:betdnl@gmail.com)

**Deadline for Submissions:** All nominations must be received **no later than 11:59 PM on October 31, 2025**

## Considering a Home Remodel Project?

Source NARI (National Association Remodelers Industry)

|                                                 | Homeowners Reporting Projects (000s) | Average Expenditure (\$) | Total Expenditures (Millions of \$) |
|-------------------------------------------------|--------------------------------------|--------------------------|-------------------------------------|
| <b>DISCRETIONARY</b>                            | <b>7,329</b>                         | <b>16,554</b>            | <b>121,325</b>                      |
| <b>Kitchen Remodels</b>                         | <b>2,483</b>                         | <b>16,383</b>            | <b>40,674</b>                       |
| Minor                                           | 1,919                                | 7,084                    | 13,592                              |
| Major                                           | 564                                  | 48,010                   | 27,082                              |
| <b>Bath Remodels</b>                            | <b>3,734</b>                         | <b>9,032</b>             | <b>33,723</b>                       |
| Minor                                           | 2,873                                | 4,136                    | 11,882                              |
| Major                                           | 861                                  | 25,377                   | 21,841                              |
| <b>Room Additions</b>                           | <b>882</b>                           | <b>27,131</b>            | <b>23,926</b>                       |
| Kitchen                                         | 86                                   | 39,408                   | 3,406                               |
| Bath                                            | 164                                  | 20,704                   | 3,405                               |
| Bedroom                                         | 278                                  | 17,607                   | 4,903                               |
| Recreation                                      | 93                                   | 17,174                   | 1,594                               |
| Other                                           | 495                                  | 21,472                   | 10,618                              |
| <b>Outside Attachments</b>                      | <b>2,282</b>                         | <b>10,082</b>            | <b>23,003</b>                       |
| Porch, deck, patio, or terrace                  | 1,931                                | 8,309                    | 16,049                              |
| Garage or carport                               | 473                                  | 14,716                   | 6,954                               |
| <b>REPLACEMENT</b>                              | <b>21,833</b>                        | <b>9,030</b>             | <b>197,145</b>                      |
| <b>Exterior</b>                                 | <b>8,245</b>                         | <b>9,862</b>             | <b>81,312</b>                       |
| Roofing                                         | 4,150                                | 11,041                   | 45,825                              |
| Siding                                          | 1,132                                | 8,346                    | 9,445                               |
| Windows or doors                                | 3,946                                | 5,610                    | 22,135                              |
| Chimney, stairs, or other exterior improvements | 926                                  | 4,219                    | 3,907                               |
| <b>Interior</b>                                 | <b>7,247</b>                         | <b>5,638</b>             | <b>40,858</b>                       |
| Insulation                                      | 1,528                                | 2,263                    | 3,458                               |
| Carpeting, flooring, paneling, or ceiling tiles | 5,472                                | 4,570                    | 25,007                              |
| Other major improvements inside home            | 1,292                                | 9,592                    | 12,393                              |



## Reasons to Cut Down a Tree

- **Safety Hazard:**

A tree that is leaning, has a cracked or hollow trunk, significant damage, or is unstable poses a serious risk of falling and causing injury or property damage.

- **Disease or Decay:**

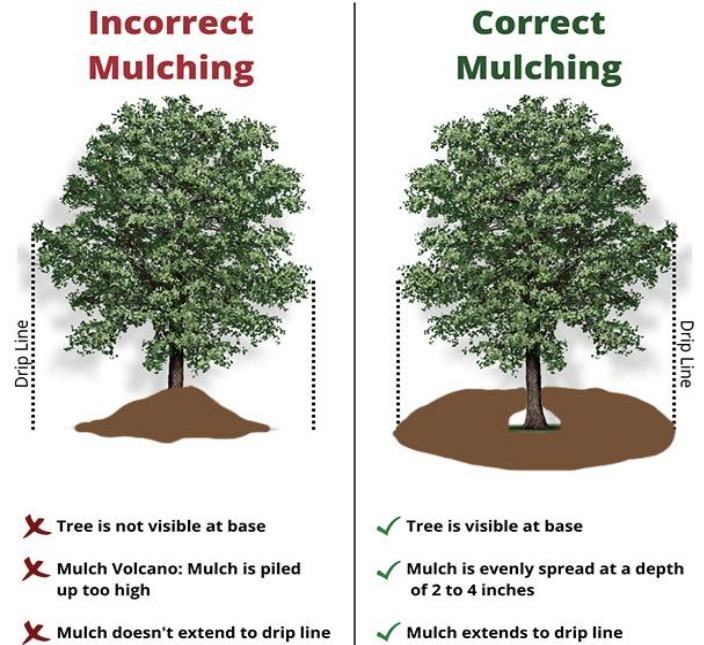
Diseased trees can spread infection to other plants, while decaying or dead trees lose their structural integrity and can become dangerous.

- **Location:**

Trees growing under power lines or in an undesirable location that obstructs growth.

- **Invasive Species:**

Invasive trees can harm native ecosystems and should be removed to prevent further spread.



## Best Time of Year

**Winter or Early Spring (Dormant Season):** This is the most recommended time for tree removal because:

- **Reduced Wildlife Activity:** Wildlife is less active during these months, reducing the chance of disturbing nesting birds or bats.
- **Easier to Work:** The leaves have fallen off, making the tree easier to assess and handle.
- **Frozen Ground:** Frozen ground is firmer and less likely to be disturbed by the removal process, protecting your landscape.
- **Cost-Effective:** February and March are often the cheapest months for tree removal due to lower demand and less work involved.

## When to Act Quickly

**Immediate Danger:** If a tree has suffered storm damage, has a severe crack, is leaning significantly, or is under power lines, it should be removed as soon as possible. Consult a Professional!

**7.10 Tree Removal:** *Before you cut a front yard tree check with the ARC. No trees that are more than four inches in diameter at a point 12 inches above the ground shall be removed from a Lot unless approved in accordance with the provisions of Article 6. However, no ornamental or flowering trees, including, but not limited to, dogwood trees, cottonwood trees, cherry trees or apple trees, regardless of diameter, shall be removed from a Lot unless approved in accordance with the provisions of Article 6.*

Listen and  
silent are  
spelled  
with the  
same letters.  
Think about  
that.