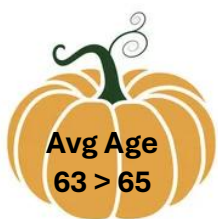




KENSINGTON 2025 SURVEY RESULTS (73 RESPONSES OUT OF 129... 44%)

- ❖ What is your gender? Female **57** Male **14** (2-chose not to respond)
- ❖ How long have you lived in Kensington? 5-10 years-**18** 11-16 years-**20** Over 17-**35**
- ❖ Age of homeowner/s? 35-44-**4** 45-54-**14** 55-64-**22** 65+-**32** (1-chose not to respond)
- ❖ How many children are you a parent of, or a guardian for that live in your household under age 17?
None-**42** 1-**3** 2-**18** 3-**8** 4-**1** More than 4-**0** (21>23 school age) (1-chose not to respond)
- ❖ Which race/ethnicity best describes you? (Please choose only one)
 - ___ American Indian or Alaskan Native
 - 2** Asian / Pacific Islander
 - 36** Black or African American
 - 1** Hispanic
 - 32** White / Caucasian
 - 1** India
 - ___ Jamaican
- ❖ Should the Board update the covenants/CC&R's to reflect 2025 Standards?
Yes-**64** No-**3** Undecided-**6**
- ❖ Do you feel safe in our Kensington community? Yes-**69** No-**2** (2 did not check)
- ❖ How satisfied are you with the overall quality of our Kensington community?
66-Satisfied
5-Neutral
2-Dissatisfied
- ❖ Does our common area (entrance/pool/kid-land/tennis-pickleball) meet your expectations?
Yes-**69** No-**2** Comments: (2-chose not to respond)
- ❖ Needs Additional Improvements? Suggestions? *See survey results*
- ❖ How would you grade the effectiveness of communication from the KOA board?
- ❖ Communication Newsletter/E-Blast/KOA Web site A-**69** B-**1** C___ D-**1** (2 no response)
- ❖ Response to your concerns/suggestions/queries A-**69** B-**1** C___ D___ (3 no response)
- ❖ Do you want to continue to receive Emails/E-Blast/Newsletters and Information You Can Use?
Yes-**68** No-**3** (2-no response)





ACCOMPLISHMENTS 2025

- **Updated Entrance Landscaping 2025 New Shrubs/Mulch**
- **Repaired 902 linear square feet of cracks Tennis courts**
- **City Repaired** 23 broken/cracked sidewalks
- **Repaired 12' x 8' bounce-back" system** Tennis/Racquetball/Pickleball.
- **Repaired** storm damaged fence on the south side of the tennis courts (tree)
- **New Sod** around parking lot near front sidewalk
- **Saved 41% energy cost** with 5-hp variable speed pump/pool cover
- **See-Something-Say-Something** huge success!
- **Reserve funds are steady at \$20,000**

When Asked What Am I Thankful For...

...the mess to clean up after a party, because it means I have been surrounded by friends & family

...the clothes that fit a little to snug, because it means I have enough to eat

...my shadow that follows me, because it means I am out in the sunshine

...all the complaining I hear about our government, because it means **we have freedom of speech...** well maybe?

...lawn needs raking, windows need cleaning, gutters need fixing, because it means I have a home

...huge Georgia Power heating bill, because it means Lynn and I are toasty warm

...weariness and old age aching muscles at the end of the day, because I've been somewhat productive

...when the alarm that goes off in the **very early morning**, because it means I am alive

*Given what we see and hear in **all forms of media (News, TikTok, Pod Cast, YouTube etc.)**, today you have to sometimes take a step back, and take a few very deep breaths. Be thankful for this moment in time because you'll never get it back.*



PREPARING YOUR HOME FOR FALL

*Fall in Kensington: Have you prepared your home for the rigors of fall/ winter? If not you're in luck. Below is a **Fall Maintenance Checklist** to get you home ready to meet Mother Nature head-on!*



Get an HVAC inspection
– your furnace needs to be in tip-top condition.



Inspect your home's outer walls,
ceiling, windows, doors and floors
– its "envelope" or "shell".



Change your return filters
on forced air heating systems.



There are few things worse than burst pipes in winter, so **inspect your plumbing!**



Get your roof checked out. If you don't take care of your roof, it won't take care of you!



Check or install weather stripping at doors, caulk around windows, adding storm windows or window films when applicable.



Open curtains and blinds to let sun in through windows to help heat your home and shut them at night to retain heat.



Seal up foundation and driveway cracks because during cold weather, moisture can seep into these areas and freeze causing surfaces to crack and split.