

September

Hard to believe it's September!

A few things of note:

- ❖ The pool will close **September 13th** (cover will be installed).
- ❖ **General Elections** are close at hand, if you choose to **RUN**, please let me know by the end of September.
- ❖ We will again start a fall **PICKLEBALL** league starting in October. Days and times TBD.
- ❖ **Straw** drive will begin in Sept for late October delivery date TBD. Want straw? betdnl@gmail.com
- ❖ We have no liens, overdue dues, or arrears payments. **Our budget depends on you! Thank you...**

LOOK WHAT WE DID!

The community we call home live in depends on all of us! Not any board, not a few

- Pickleball court #2 painted. The board should consider a second court for 2024.
- Tennis courts cracks filled (683 linear feet).
- Complete lighting redesign of the Kensington entrance (back to what it was in 2001 now with low voltage ROI).
- Complete lighting redesign within the pool grounds.
- Tennis/Pickleball "bounce back board" built and installed (thanks to seven neighbors)
- Power washed both tennis courts.
- Power washed the complete pool deck (thanks to two neighbors).
- Additional "cameras" will be added 2024 to capture entrance & covering the complete parking lot.
- **2-NEW STOP** signs installed by the city. Wembley Dr & Prescott Way (school bus pickup& safety).
- Security lighting was added at the tennis courts.
- Kid-land swing set was restrained (thanks to two neighbors).



The Greystone Amphitheater Opening in September





See Something Say Something... **It WORKS!**

- The board received (6) text/emails with general concerns in 2023.
- The police received 4-calls: *1-domestic dispute, 2-medical, 1-unknown person at a neighbor's back door.*
- 4 homeowners' concerns regarding "door-to-door" solicitation 2023.
- 6 CCR&Rs violations letters were sent out (*all issues were corrected*)
- No fines were issued in 2023, (*in fact 3-years in a row*).
- Two pool jumpers caught on camera (*neighborhood teens*) this season.

There was no Board of Education in **1870**. Common schools would be organized in various neighborhoods by the parents. Fannie Mae Davis' history of Douglas County advises, "The parents of a community would acquire a site and construct, often by their own labor, a one-room schoolhouse. Parents routinely performed janitorial duties and maintained the building and grounds. As trustees of the school, they paid the teacher a salary based on a specified fee per child, per household. The 'contract teacher' often lived in the homes of students, spending a week at a time in each household. The benefits of this system were mutual—the teacher received free room; the host household had a periodic captive after-hours private tutor, and no one family had to carry the economic burden of another mouth to feed."

Davis also publishes a handwritten list of school rules from 1870 she found written by Lambert, a teacher somewhere in Douglas County in 1870. She published the rules just as Lambert wrote them including spelling and grammatical errors evidencing the fact that teacher education requirements were far different than they are now.

Rules of School **1870** (the spelling used is 1870)

- No laughing and talking in time of school.
- No rastling nor scuffling.
- No taging or throwing rocks.
- No climbing trees.
- No cursing nor swearing.
- No nicknameing.
- No using by words
- No lyeing in school.
- No telling tales out of school.
- No making fun of each other.
- No playing in the road to and from school.
- No fiting or quarreling.
- No one is allowed to go out without my leaf.
- No play in the house nor on the benches.
- No playing about the [well?] Illegible.
- No disputing about playing.



1872 Rules for Teachers

- Teachers each day will fill lamps, clean chimneys.
- Each teacher will bring a bucket of water and a scuttle of coal for the day's session.
- Make your pens carefully. You may whittle ribs to the individual taste of the pupils.
- Men teachers may take one evening each week for courting purposes, or two evenings a week if they go to church regularly.
- After ten hours in school, the teachers may spend the remaining time reading the Bible or other good books.
- Women teachers who marry or engage in unseemly conduct will be dismissed.
- Every teacher should lay aside from each pay a goodly sum of his earnings for his benefit during his declining years so that he will not become a burden on society.
- Any teacher who smokes, uses liquor in any form, frequents pool or public halls, or gets shaved in a barber shop will give good reason to suspect his worth, intention, integrity and honesty.
- The teacher who performs his labor faithfully and without fault for five years will be given an increase of twenty-five cents per week in his pay, providing the Board of Education approves.
- You may ride in a buggy with a man, if the man is your father or your brother.

KOA Surveys by The Numbers: 70 Total Surveys Returned in November 2022

- ❖ 76% of the households that responded were sent in by females.
- ❖ 63 years of age is the average (*slight change as of July 2023*)
- ❖ 77% have no children living with them (*slight change as of July 2023*)
- ❖ 50% are Black American 48% White (Asian/Other) make up about 2%
- ❖ 63% of the homeowners have lived here for over 17 years.
- ❖ 93% want to remain “self-managed” based on responses (*up July 2023*)
- ❖ 86% feel the concerns / issues are handled fairly by the board.
- ❖ 9-rating on common area maintenance (*10 being the highest*)
- ❖ 93% say they are informed when it comes to KOA matters.
- ❖ 94% say the dues are fair.

TAKE A CLOSER



VOTE

November 5th 1:00 pm > KENSINGTON OWNERS ASSOCIATION BOARD ELECTION

Article 3.2 Voting.

Members shall be entitled to one vote for each Lot owned. When more than one Person holds an ownership interest in a Lot, the vote for such Lot shall be exercised as those 'Owners themselves determine and advise the Secretary prior to any meeting or referendum. The vote attributable to a Lot shall be suspended in the event more than one Person seeks to exercise it.

Pre-election comments from your 2023 elected President *Daniel Martin*

Since taking our HOA from a very costly management firm to a self-managed HOA we've accomplished a lot. Thanks to your board members (both past & present), here are just a few things I would like to highlight.

- We've been under forecasted budget (*without having to move funds from our reserves to accomplish this*).
- The reserve funds have more than doubled in two years.
- We've allocated the funds saved from an inadequate management firm and used these funds to update our facilities.
 - Redesigned Entrance Islands to reflect a clean low modern look / uncluttered the pool landscape.
 - Added a Pool Cover “huge Georgia Power cost savings” *over 60% savings in just two seasons.*
 - Changed over from sand to clear clean “glass filtering system” and saved HOA dollars long-term.
 - Addressed the needs of our young families with NEW Kid-land Additions ~ Horseshoe Pits ~ Cornhole.
 - Pool buildings repainted & additional necessary repairs made.
 - Resurfaced / Striped the Pool Parking lot.
 - Added informational signage on the south entrance island.
 - New Main subdivision entrance “enhanced low voltage lighting,” adding a modern KOA curb appeal.
 - Monthly Newsletters that inform & engage our community to include “timely eblast topics.”
 - New Web Design and monthly PDF updates on CC&Rs and quarterly KOA financials.
 - NEW Renter Amendment, fair balanced and necessary! *We are one of the first HOA's to amend our CC&Rs statewide.*
- Your home value has gone up due in part to the overall “subdivision curb appeal.” *Thanks to YOU!*
- Our collects (*yearly HOA dues*) are at **100% for 2023.** *The strongest owner paid response in 22 years.*
- Homeowner CC&Rs non-compliance violations down over three years, in fact “0” as of this month!
- Owner CC&Rs non-compliance fines for 2022 & 2023 are “0” some may say “resolution solutions” works!

What will be on the ballot? YOU! If you want to make changes, improve or change this board as you see it, or just want to help improve our Kensington community, stop b*tching... **RUN. More to come in October...**

- **All Open Board Positions:** President ~ Treasurer ~ Secretary

GENERAL MEETING November 5th 1:00 pm on the tennis courts



Well... Aging!

What does it mean to “age well?” Of course, it means different things to different people, but wise, healthy, and happy aging has a lot to do with how we accept and embrace our “seasoned” years... including all the challenges and joy they bring along with them.

“Aging well” is about quality of life and what that may mean to each of us personally. It’s up to each of us to do whatever we can to keep our quality of life as high as possible throughout our later years. We must adapt as best we can to the changes and challenges brought on with age so we can enjoy the many gifts age has also bestowed upon us. Make a conscious effort to make the most of every day!

Here in Kensington, we have Tennis Courts, a New Pickleball Court, huge Saltwater Pool and about 2.1 miles of a challenging “walk-a-bout.”

Why not make walking a regular part of your day. Walking does not have to be a large scale or elaborate event. Think about all the places and things you already do that involve walking. Next time you go to any mall or the grocery store or spend a little extra time walking around our subdivision, and it’s still **FREE!**

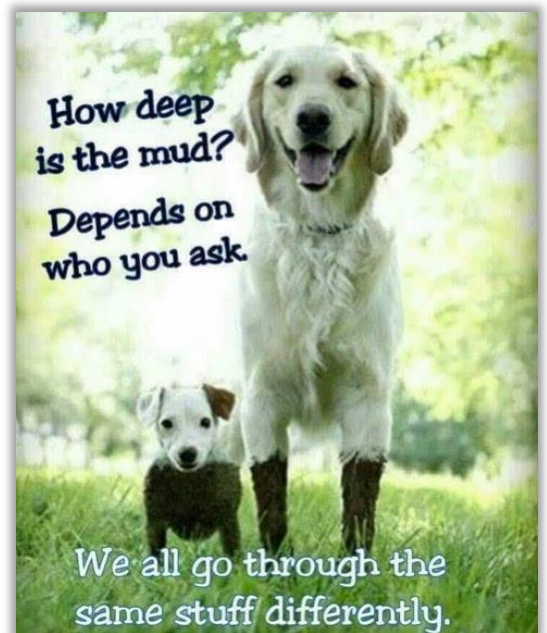
TIP: Use “sidewalk logic” folks. If you’re walking within our subdivision, try to keep on the sidewalk. If there are no sidewalks in places along your route such as (Prestly Mill or Frank Lane) try to stay on a smooth, stable surface and walk facing oncoming traffic so you and drivers can see each other. When crossing a street, be diligent about stopping to look for traffic coming from both directions. It can be difficult for many of us in our “seasoned” years to turn just our necks and shoulders, so it is always a good idea to turn your whole body when looking for traffic. Always wait for a substantial opening in traffic that gives you more than enough time to cross safely. Never take it for granted that cars will definitely stop when you are crossing within a pedestrian crosswalk such as (Prescot Way or the 4-way stop on Wembley Dr). I suggest you wait to be sure the driver sees you. **Option #2 walk our “deer-proof” the tennis courts, no traffic, no uneven areas and yup... no deer!**

No More Shouldas, Couldas, or Wouldas

and now...

Losing hair may not be your problem, but if you’re over sixty, you might identify with something on this list:

1973	2023
Long Hair	Looking for hair
KEG	EKG
Acid Rock	Acid Reflux
Seeds and stems	Fiber
Hoping for BMW	Hoping for BM
Going to a new, hip joint	Getting a new hip joint
Rolling Stones	Kidney Stones
Disco	Costco
Whatever	Depends



Be the kind of person your pet thinks you are!