

# KENSINGTON

## A Message from the BOD President

I hope you had an excellent summer ~ early beginning to fall. I need not tell you that it's been a very tough year for a lot of folks. Our teachers, the outstanding health care givers, and our first responders, and everyone within their circles of friends & families. **Thank you...**

Hopefully, the Delta Variant & C-19 are on a true downward trend. From my perspective & opinion my family has gotten the shots I hope you will consider it.

As you know the KOA General Meeting was held on Saturday the 9<sup>th</sup>. This a snapshot of the GM.

- Dues for 2022 are **\$550** due in January. *This is the second year that your BOD has lowered your dues. **NOTE:** It is very important that your dues are paid to meet the budget projection for 2022. Please remit in January.*
- Any dues not paid by May 1st will cause a deactivation of your assigned FOB and use of the POOL until fully paid (to include late/arrears homeowners). *Board approved.*
- We will not have any open BOD meetings in 2022 due to Covid
- The 2022 budget passed. You can see the complete budget on our Kensington website.
- All ARC decisions will be FAIRLY evaluated & consider based on merit within the CC&R core structure. CC&Rs on our website.
- YCR will continue offer-up professional financial records, general consultation to the 2022 BOD.
- All Kensington facilities are up to ASTM standards & codes
- Our community is safe "See Something Say Something" works!

## Mail DUES to:

Kensington Owners Association  
P.O. Box 568  
Douglasville, 30133



## Welcome New Board Member

**Melanie McCullough** is a former Director of Operations for a non-profit organization. Currently, she is an Instructional Designer and a mom of two boys and two girls.

Melanie is from Tulsa, Oklahoma, and holds a B.A. degree from the University of Oklahoma and a Master's from the University of West Georgia. She has lived in Georgia for 14 years and has resided in Kensington for 2.5 years.

Melanie has joined the BOD, given her passion for keeping Kensington a safe and diverse neighborhood.

VOLUNTEER  
all that's missing is U!

Folks we can't do this alone in 2022... If you would like a TEXT or Email sent directly to you when the board could use your help, please send me your email address and let me know if we can reach out to you. *Thank you*



# PREPARING YOUR HOME FOR FALL

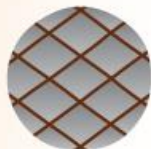
*Fall in Kensington: Have you prepared your home for the rigors of fall/ winter? If not you're in luck. Below is a **Fall Maintenance Checklist** to get you home ready to meet Mother Nature head-on!*



**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.



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## A THANKSGIVING POEM

May your stuffing be tasty.  
 May your turkey plump.  
 May your potatoes and gravy  
 have nary a lump.  
 May your yams be delicious, and  
 your pies take the prize  
 and may your  
 Thanksgiving dinner  
 stay off your thighs!

## Advisors 2022

STEPHENS, MICHAEL  
 JORDAN, THOMASINA  
 TILLISON, INDREA  
 BUZZAR, KEITH  
 LEE, ALVIN  
 OTHERS tbd

## Articles of Common Sense

Your Newly Elected Board, and no other past board was elected to “police” anyone. You elected us to run the business of maintaining the common areas, paying our collective bills via DUES assessed to each of us based on cost per home, for the services provided.

We all *subjectively* monitor everyone’s home within Kensington to maintain the continuity of the core CC&R that we all agreed to when we moved in.



In doing so we all maintain true “value” of our investment in Kensington as a community!

The BOD will do whatever makes sense to accommodate **every individual** homeowner needs in a manner that we all should respect.

**It just makes sense!**

Comments? [betdnl@gmail.com](mailto:betdnl@gmail.com)

I WISH  
 COMMON  
 SENSE  
 WAS MORE  
 COMMON

Give  
 Thanks!



**+** Why did the turkey cross the road?  
 He wanted people to think he was a chicken.