

KENSINGTON PLACE HOMEOWNERS ASSOCIATION, INC.

www.neighborhoodlink.com/ps/kphoa

NEWSLETTER

May 31, 2006

Dear Neighbors:

We are pleased to introduce to you the new Board of Directors for Kensington Place Subdivision:

President: Louis Kates – 770-439-9576
Vice Pres. Brent Gaffney – 757-817-0073
Treasurer: Cassandra Jenkins – 770-222-0345
Secretary: Michelay Taylor-770-222-1623

On behalf of the entire community, we would like to take this opportunity to thank outgoing board members President, Celeste Pearson and Treasurer, Shari Cook. Their service to the community has been invaluable and is much appreciated.

The board will meet the 1st Monday of every month through October, then quarterly unless we have pending business.

The new board looks forward to working with the residents of the community and we welcome the opportunity to serve you.

Sincerely,

Louis Kates, President
Brent Gaffney, Vice President

NEW MANAGEMENT COMPANY

Community Management Associates

As indicated in the March 26th newsletter, we have reviewed the proposals of three management companies to manage our subdivision. After reviewing the service list and bids, we have determined that *Community Management Associates* offers the most comprehensive and flexible services for managing our community.

COMMUNITY CONCERNS

- **PLEASE DON'T LITTER** Trash in the subdivision is becoming a serious problem. Please help keep our community clean by picking up the trash near and around your property.
- For homeowners who do not wish to receive the AJC Thursday "Buyers Edge", delivery can be cancelled by calling 404-522-4141
- Remember to keep your children safe - Do not let them play in the streets.
- Speeding – Remember to slow down and watch out for the little ones.
- Please keep your pets in your own yard
- Please remember not to park on the street unless you are having a special event. Parking on the street creates a danger for children.

MISCELLANEOUS INFORMATION

If you need a copy of the Declaration of Covenants or the Design Standards for the community, they can be found on the KPHOA website: www.neighborhoodlink.com/ps/kphoa

- * Cobb County Police – 770/499-3900
- * Cobb County Code Enforcement – 770/528-2125
- * Animal Control – 770/499-4136
- * McEachern High school – 770/222-3710
- * Cooper Middle School – 770/819-2138
- * Austell Elementary – 770/819-2387

Consumer Information Alert

The Georgia Department of Agriculture will inspect your home structure for *free* if you have a current termite bond on your home. Contact the division of

Plant industry-Structural Pest at 404-656-3641 or inspection @agr.state.ga.us to schedule an appointment.

We will be meeting with a representative from Community Management Associates:

When: Monday, June 12, 2006 @ 7:00 P.M.

Where: Praise Tabernacle Church

4052 Hiram Lithia Springs Rd.

(just past Defoor's Farms subdivision on the left)

We will propose a request for partial services with Quarterly Manager Meetings at a cost of \$600 per month:

- Community Visits
- ACC Compliance and violations
- Assessment Collection
- Collections

In addition, we will propose that the community provide them with an operating expense with which to do the above duties. The Board will maintain the general accounting for operating the business of the community.

Please note that the cost of hiring a management company will invariably result in an increase in our yearly HOA dues so we encourage everyone to attend this meeting.

2006 HOA Dues

Thank you to those residents who have paid their 2006 HOA dues. Residents who have not yet paid will be receiving a follow-up invoice. Please contact us if you need any additional documentation. Thank you for your support!



GOOD NEWS!!!!

Got any good news to share? Newborns? Graduations? Weddings? How about tips? Gardening? Recipes? Service Provider Recommendations? Send an email to the KPHOA Website and we'll put it in our newsletter!!



YARD OF THE MONTH

It's time to show off those green thumbs!! June will kick off our first "Yard of the Month". The winner will be rewarded with a gift certificate from Pike's Nursery. Let the lawn games begin!!

**A friendly reminder that we have a NEW
Post Office Box**

Kensington Place Homeowners Association
P.O. Box 325,
Powder Springs, GA 30127

ARC REQUESTS

IMPORTANT: Please remember to submit requests for any exterior changes or additions to your property for approval. This also includes major landscape changes. If you are not sure your addition or alteration needs approval, please contact the management company before you begin any work. (you may contact a board member until another management company is in place)

SUMMER is HERE!!!!!!

Home maintenance & Garden tips for homeowners

- *Pressure wash houses (there are many houses with mold and dirt on the siding, trim & gutters)*
- *Check roofs (i.e. shingles, vents, flashing around chimney)*
- *Paint faded shutters and trim as needed*
- *Clean out gutters and downspouts*
- *Check for moisture in the basement*
- *Check the outside of the house for cracks or damaged siding*
- *Service air conditioners if needed*
- *Clean patios and deck; waterproof if needed*
- *Service the lawn mower*
- *Check and clean the vent for the clothes dryer*
- *Apply new mulch to landscape beds*
- *Dethatch your lawn*
- *Put out pre-emergent in lawn to reduce weeds*
- *Trim overgrown shrubs and bushes*