

KENSINGTON PLACE HOMEOWNERS ASSOCIATION, INC.

www.neighborhoodlink.com/ps/kphoa

NEWSLETTER

February 24, 2006

Dear Homeowners:

NEW MANAGEMENT COMPANY'S SERVICES AND BIDS



Most of you may have heard by now that Prestige Management Company is no longer managing our HOA. Prestige fell short of their contractual obligations to our Association. Collectively the board made the decision to terminate our contract with Prestige. We are again self-managed and are currently soliciting a new board for the remainder of this calendar year.

The management services and fee will be custom designed to meet your association's needs. The guideline we have used to base our management services for your community is described below: (102 homes)

If no one steps up to replace the current board, we will be forced again to hire a management company. We have already begun the research process for a new management company. If this is the route that we will have to take, we would like very much for the homeowners to be a part of the selection process. I will list below, a brief outline of the services and fees for the three management companies we will be reviewing. Please look them over and feel free to further research them if you feel it necessary. The (3) management companies that I've listed below come by the recommendation of our attorney and other close associates. I ask all of you to be prepared to assist in the decision making process for a new management company that will best serve our community.

It is imperative that all homeowners make every effort to be present at this meeting.

Sincerely,

Celeste Pearson/President
Shari Cook/Treasurer

- Full Management Services-full accounting services, monthly property inspections, architectural control, two board meetings per year, which includes attendance at annual meeting, and maintenance needs will be \$850.00 per month.

Community Management Associates

Community Management Associates, Inc. proposes a one (1) year contract for Full Service Management with a thirty (30) day cancellation clause.

Management Fee:

Full Service with Quarterly Manager Meetings:
\$650 per month

Reimbursable expenses for administrative support:
Initial set up fee 25% of monthly fee that includes set up of accounts, introductory mailings, office supplies and retrieval of records.

- Annual Budget Preparation
- Assessment Collection
- Collections
- Community Visits, ACC Compliance and violations
- Board Meetings
- Manager's Monthly Report(s)

To name just a few responsibilities they will handle.

HOMEOWNERS MEETING

WHEN: March 14, 2006 @ 7:00 PM
WHERE: Praise Tabernacle Church
4052 Hiram Lithia Springs Rd.
(just past Defoor's Farms
subdivision on the left)

***** PLEASE ATTEND *****
Your attendance is very important.

OMEGA MANAGEMENT ASSOCIATES

Full management: \$600 per month

- Collect Dues
- Pay all invoices
- Prepare monthly financial statements for Board
- Prepare monthly bank reconciliation's
- Maintain all financial records
- Prepare annual budget
- Property inspections
- Violation letters

And their list of responsibilities continues also.

Additional information is available on all (3) Management companies if any homeowner would like to review the proposal packets that were submitted.

COMMUNITY CONCERNS

- There have been recent car break-ins in our subdivision. Please lock your car doors and remove valuables if you leave your vehicles parked on the driveway
- Keep your children safe - Do not let them play in the streets.
- **PLEASE DON'T LITTER:** Help keep the community clean by picking up the trash near and around your property.
- Speeding – Please slow down
- Please keep your pets in your own yard
- Please do not park on street unless you are having a special event. Parking on the street creates a danger for children.

2006 HOA Dues

Don't forget to pay your 2006 HOA dues if you have not already done so. Statements were mailed out at the end of January. If you did not receive one please let us know so that we can send you out another one.

We have a new Post Office Box

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

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
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ARC REQUESTS

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)**

Springtime is near!!!!

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*