

## NEWSLETTER

July 1, 2006

Dear Neighbors:

The Board would like to thank everyone for your support during our last KPHOA Meeting on June 12<sup>th</sup>. We had a very large turnout and those that attended the meeting had the opportunity to hear Dan Hennings' presentation of the services offered by Community Management Associates (CMA).

### ***Presentation Highlights:***

- CMA will offer full service management services for \$650.00/month;
- Our Annual HOA Dues will increase \$50 per year beginning in 2007;
- The Board will maintain control of KPHOA's account. CMA will be provided with an expense account;
- The Board contacted a total of five community references for CMA. We received a response of "very good" from four references and a "rating" of "4" out of 10 from one reference;
- Mr. Henning presented the idea of an "Initiation Fee" as a way for our subdivision to raise funds (the Board is currently researching this option with our legal counsel;
- One of our neighbors generously volunteered to drive through some of the neighborhoods listed on CMA's reference list to evaluate the upkeep of those neighborhoods;

Attendees at the meeting requested the opportunity to submit names of management companies for the Board to consider before making a final decision on a management company. The Board appreciates the input and welcomes any suggestions that homeowners may have and agreed to refrain from signing a contract with CMA until we have

reviewed any companies submitted by community residents.

Anyone who wishes to submit the name of a management company for consideration, please send suggestions to:

[kensingtonplace2004@yahoo.com](mailto:kensingtonplace2004@yahoo.com)

The attached "Management Company Resident Proposals" criteria provide some general guidelines for those submitting names to follow.

We will review any companies submitted and hear a report on what our volunteer observed during her drive-thru's of CMA's managed communities at our next HOA meeting.

We thank you again for your support and look forward to seeing you at the meeting.

Sincerely,

Louis Kates, President  
Brent Gaffney, Vice President

### **\*\*HOA MEETING ALERT\*\***

**When: Monday, July 10, 2006 @ 7:00 P.M.**

**Where: Praise Tabernacle Church**

**4052 Hiram Lithia Springs Rd.**

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



**HAVE A SAFE & HAPPY  
FOURTH!!**

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## COMMUNITY CONCERNS

### LOITERING & LITTER

- As summer has arrived so, unfortunately, has an increase in the number of young people loitering in front of homes, phone and cable boxes. Our Neighbors have had to remove cigarette butts, cans, bottles and other items from their yards and driveways. Let's make sure that our young neighbors and their friends refrain from loitering and littering in our subdivision.



We would like to remind everyone that Cobb County's Leash Law mandates that pet owners are responsible for collecting animal waste and disposing of it properly. With the hot and humid summer weather it is especially important that we collect and dispose of our pets' waste.



### YARD OF THE MONTH

WE'RE LOOKING GOOD!!

Our June Winner for Yard of the Month is  
4575 Darrowby Drive

#### **Honorable mentions:**

4490 Epworth  
5304 Paddington, 5253 Miranda Way  
5260 Miranda Way, 5271 Miranda Way  
4585 Darrowby, 4580 Darrowby, 4564 Darrowby  
4562 Darrowby, 4561 Darrowby, 4551 Darrowby  
5419 Wicklander, 5414 Wicklander  
5412 Wicklander, 5400 Wicklander