

**NOTICE OF ANNUAL MEETING**  
**Kenrick Manor Subdivision**  
**September 26, 2022**

Sept 9, 2022

**Notice of Meeting**

The annual meeting for the owners of the Kenrick Manor Subdivision will be Monday, September 26, 2022, at 7:00 pm, in the Council Chambers room at the Shrewsbury Civic Center.

**Agenda**

1. Financial Report (see attached financial statements).
2. Overdue HOA assessments and lien filing.
3. Open discussion of issues raised by homeowner attendees.
4. Vote for trustee for September 2022 – September 2025 term.
5. Vote on amendments to the Restrictive Agreement.

**Trustee Election**

As part of the invoice for the annual dues, the Trustees invited anyone interested in running for Trustee to inform the Board so that their name could be included in this notice and ballot. Jason Dunkel was the only homeowner to express an interest. You can vote using the enclosed proxy form, or by attending the Annual Meeting. The proxy form has Jason Dunkel's name, as well as a blank for a write-in candidate. Participants at the Annual Meeting will be able to likewise vote for write-in candidates. Remember that any proxy form must include the signatures of all owners of record to count. Each lot is allowed a single vote. **Proxy votes must be received by Tom Duda at 5410 Somerworth Lane by September 25, 2022.**

**Amendments to the Restrictive Agreement**

At the September 2020 Annual Meeting, a number of residents expressed an interest in forming a committee to modify and update the Restrictive Agreement. At the September 2021 Annual Meeting, a number of residents again expressed an interest in revisiting the Restrictive Agreement. A committee of interested volunteers have been meeting this year to suggest changes to the Restrictive Agreement. The Trustees are now presenting those revisions to the homeowners for a vote. Rather than have an up-or-down vote on all changes as a single vote, the Trustees have decided to split the proposed revisions into four groups of revisions to be voted on separately. Those changes that the Trustees thought would be subject to greater debate were separated out from the more routine changes. These changes were the work of the committee members and the Trustees are taking no position on either encouraging or discouraging any of the changes. The below paragraphs summarize most of the changes, but the Trustees encourage all homeowners to review the complete set of changes in the following pages.

**Vote #1 – Changes to “Architectural Control” Section (Section 2)**

This section encompasses two changes, the most significant of which addresses painting brick. The current Restrictive Agreement is silent as to whether painting brick exteriors required Trustee approval. This change would make explicit that painting exterior brick must be reviewed and approved by the Trustees.

**Vote #2 – Change to “Fence, Boundary Walls and Hedges” Section (Section 7)**

This section revisits some of the changes adopted as a result of the 2021 special petition. The adoption of that petition allowed fences to go beyond the front building line if there was an obstruction within the building line. There was a concern that the new language did not limit how much of a deviation from the building line would be allowed. This revision limits the fence to being within five feet of the building line. It also once again prohibits the construction of white fences

(though, as with all changes to a restrictive agreement, existing white fences would be grandfathered in and allowed to remain).

**Vote #3 – Change to “Trustee” Section (Section 16)**

This section codifies a prior practice of the Trustees, and has been suggested in order to incentivize more participation among homeowners as trustees. Prior to the term of the current trustees, the unofficial policy of the subdivision was to exempt the trustees from paying the yearly assessment. That policy was noted in the financial statements during those years. The current trustees discontinued that practice as it was not set out in the Restrictive Agreement. At the last two annual meetings, homeowners have suggested formally adopting this practice to encourage more homeowners to volunteer as trustees.

**Vote #4 – All Remaining Changes**

The committee’s remaining amendments have been grouped together for a single up-or-down vote. Please look them over in the following pages, but the highlights include modifying the residential-purposes clause to explicitly allow work-from-home situations (but with a visitor cap) and prohibiting short-term rentals (Section 1). It also eases restrictions on when trash cans can be set out (Section 11). Modifications to the “Amendment” section will pass on mailing costs to homeowners who petition for an Amendment if it requires a special meeting (Section 18).