

Kensington Village, HOA

Board Meeting – 8/11/26

The meeting started at 6:05 PM

1. Vote was taken to have the annual meeting on 10/13/26 at 6:30 PM.
2. At the annual meeting we will:
 - a. go over the 2027 budget
 - b. Vote on raising dues (Per Article V, Section 3 (b) of the covenants dues can only be raised by 10%. If approved the new dues would be \$303.60 which is \$25.30 a month)
 - c. Vote for board members
 - i. President
 - ii. Vice-President
 - iii. 3 Year board member goes to a 2 year (Alberto Sanabria)
 - iv. 2 Year board member goes to a 1 year (Gilberto Nunez)
 - v. We need to vote on another 3 Year Board member
 - d. Any questions or suggestions
3. We discussed a homeowners that the management company is having a hard time getting to comply. The aesthetics committee wants to talk to them about their house and situation before we go any further (Per Article V, Section 7 (d) of the covenants - if the homeowner does not comply the HOA can place a one time fine of \$27.60 and then a daily fine of \$10.00 per day)

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(Alexander Brown who lives at 3330 Harrisburg Drive (770) 490-9032 volunteered to redo his screens, pressure wash his house and landscape his yard.)

4. The HOA has paid to have two lawns mowed. The cost will be added to the homeowners account and will have to be paid before the home can be sold or the HOA can take them to small claims court to recoup the funds.
 - a. 5917 Armour Avenue
 - b. 5920 Sunday Drive
 - c. 5912 Armour Avenue
5. A recommendation for the gathering was to have an ice cream social or movie night either before school starts or the weekend after school starts. When they get a firm date, they will put it on the Facebook page.
6. A request to slow the marquee just a tad was made
7. New homeowner at 5917 Sunday Drive - Danielle Ashley joined the meeting so we welcomed her

Board Attendees:

- Lowell Sherman
- Gilberto Nunez
- Aaron Franklin
- Inez Sanabria
- Alethia Weston