

Kensington Village

Annual HOA Meeting

10/13/26

Start Time: 6:35 PM up at the front field around the gazebo

Darnell started by talking about being neighbors and being neighborly. If we just take one second out to say hi and meet your neighbors, it will make a huge difference. If you do not know your neighbor, you will not know their needs. You might can help them or someone who can. He then mentioned that Kensington Village has started a Facebook page that is just for our community to keep up with those who have troubles, or good news, birthdays or whatever. Please just take a few minutes to scroll through and see what your neighborhood is up to.

Zandria spoke about events coming up. She spoke about the trunk or treat on 10/24/26 at 6:15 PM you can sign up on the Facebook page. Please come and join in the fun. A few suggestions that the board is looking into are adding a free library up front, doing a podcast either weekly or monthly. Also doing a Christmas light show. If you would like to be involved and have time to help, please just let us know.

Mr. Sherman, a member of the architectural committee, spoke about personally addressing the violations in person and then if the violation persists then it will have to be taken legally.

Financials was started by Drew. He gave the break down of the following:

- Past due dues from 2025 or before is \$2,728.98
- \$17,799.52 is due by 12/31/2026. It is late as of 1/31/27
- Amount paid toward 2027 dues (\$381.00)
- 2027 Budget was provided and a vote to increase dues was made. The homeowners wanted to see the budget beside the proposed increases of things, so the dues increase was tabled until the December 8th meeting. It was noted that for the past two years we have not watered the grass of front because the water bill would be too high and we could not afford it, if the increase is 20 to 30 percent then it will take us 2 years to accommodate for the increase to just break even hoping things do not increase more. We can only increase dues 10% a year.
 - o Article 5, Section 3 – Annual Assessment: From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the annual assessment may be increased each year not more than ten (10%) per cent above the assessment for the previous year by a vote of two-thirds of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Chris Munar spoke about needing speed bumps on the other side and maybe closer to the entrance. Chris and Darnell have been down to Hope Mills, but they say we need speed study. Speed studies cost money,

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but one homeowner said we can invite the Police and have him explain how we can get one done without paying a lot of money.

A homeowner asked about the progress of the road out front. Right now, no information has been given about how much longer the project will take. A homeowner stated we can invite a representative to our meeting to answer any questions.

It was mentioned that the tarp up front is missing on the right side which we agreed would be put up.

Please give a special shout out to Anne Bronte who donated all the desserts, Darnell McNeil who made up the Kensington Village keychain, donated beautiful necklaces, Juanita Richard who donated the tea and the lemonade.

Voting was done and here is the 2027 board members:

President – Darnell McNeil

Vice President – Al Davis

Secretary – Chris Munar

Treasurer – Zandria Benne

3 year board member – Danielle Ashley

2 year board member – Alberto Sanbria

1 year board member – Ruth Hasty

Architectural – Lewell Sherman

Architectural – Inez Sanabria

Architectural – Andreas Brown

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24 homes were in attendance:

3209 Lillian Place – Robert Spencer
3314 Harrisburg Drive – Jason & Latarsha Warren
3330 Harrisburg Drive – David Brown
3342 Harrisburg Drive – Zandria Benne
3412 Harrisburg Drive – JoAnn Yost
3421 Harrisburg Drive – Lonnie Hasty
3605 Harrisburg Drive – Christopher Munar
3613 Harrisburg Drive – Autry Perry
3621 Harrisburg Drive – Jerry McDaniel
3633 Harrisburg Drive – Regina Larvie
3641 Harrisburg Drive – Kelly Aldrige
3649 Harrisburg Drive – Deborah Bailey
3725 Harrisburg Drive – Owen Harris
3733 Harrisburg Drive – Aaron Franklin
3317 Harrisburg Drive – Ivan Delgado
3740 Harrisburg Drive – Alfred Davis
3741 Harrisburg Drive - Anthony Wilburn
5908 Whitebridge Lane – Dylan Hilliard
5917 Sunday Drive – Danielle Ashley
6008 Cheswick Place – Luke Saggars
6009 Cheswick Place – Lewellyn Sherman
3212 Lillian Place – James Richard
6021 Cheswick Place – David Cochran
6024 Cheswick Place – Gary Womble