

Kensington Homeowner's Association HOA Minutes

Date: Wednesday, June 14, 2017
Time Convening: 7:00 PM
Location: Kensington Park Shelter, Troy, OH 45373
Time Adjourned: 7:45 PM

Board Members Present:

President, Dan DeCerbo
Vice President, Dustin Lofton
Landscape Officer, Monique DeCerbo
Secretary, Lynn Maxwell-Busse
Treasurer, Ryan Chipley

Residents Present:

Jim Steinman
Matt Underwood
Sandra Underwood

Treasurer's Report:

The report will be posted on the website. Report has corrected checkbook balance shown. Final corrections will be on website upon next posting.

Police Report:

Joel emailed the board with Kensington police report activity; he was not able to attend the meeting.

- Please continue to lock all vehicles left out of the garages and remove all valuables not only from sight, but, from trunks as well.
- Leave outside lights on around residences at night.
- A neighbor complained about a rubber boat on the pond, but, no signage is there regarding it.
- Consider if the HOA would be interested in doing/advertising a neighborhood-focused event for National Night Out on Tuesday, August 1 (block party, jumpy inflatables in the park. Food in the park, Police arrival and etc.)
- 5/11: Solicitors at W. Market St/Kenton Way block. Officers checked the area, but, the solicitors were gone upon their arrival. Solicitors must get a free permit & background check at the PD. Their "permit" must also be displayed on the "outermost garment". Non-profit organizations are exempt from soliciting permits. Call 911 if you believe people are soliciting door-to-door without a permit.
- 5/12: Unruly Juveniles: 1300 Edinburg Rd. block. Juveniles reported knocking on a specific resident's doors and yelling towards the house. An apparent ongoing situations (6/11 as well).

- 5/15: Overdose (death): 2700 Huntington Dr. block. Surviving parent charged with child endangering. Children turned over to grandparents. Court continues to be pending for surviving parent on the charges.
- 5/31: Sex offense: 2400 Renwick Way block. Incident occurred two months prior and was recently reported. Suspect arrested and incarcerated.
- 6/2: Suspicious complaint: 2600 Durham block. Subject reported seeing/hearing at least one juvenile running through yards in this particular area. Officers checked the area, no one located.

Landscape Report:

- The board is performing walk-arounds. If a problem is found with a residence two letters will be sent, one certified. If corrections are not made after all letters are sent, the board will fix the problems and bill the resident for the work.
- Pond work and side of bridge. The estimate received to install riff-raff around the bridge is \$4,700.00. Board approved that concrete would be a better and cheaper fix. The board will get an estimate for the concrete to compare to the riff-raff price.

Resident Concerns:

Residents have requested start a committee to distribute ballots and gather votes for the approval of the below changes to covenants:

- Ornamental Metal Fences.
- Cap on rental properties allowed within the Kensington Subdivision. At this point, we have approximately 28% rental homes.

New Business:

No business at this time.

Motion to adjourn by Dan DeCerbo and it was second by Dustin Lofton and Ryan Chipley.

Respectfully Submitted,

Lynn J. Maxwell-Busse, Secretary