



Kensington Woods Condominium Association

Newsletter – November 2015

Dear Residents:

I hope you will be enjoying the Thanksgiving Holiday with family and friends. Below are some highlights of happenings in the community, an update on the results of the recent owners meeting, association reminders and some important announcements. Please take the time to review the below information. Thank you for your time.

- The Board purchased new artwork for the clubhouse. Plans to paint the interior and replace the furniture are in the works for 2016.
- The Board would like to remind you that all gutters will be cleaned post leaf fall. Please do not be alarmed if you see someone on a ladder or along the roof lines. Work will be scheduled in the very near future.



Landscaping News

The Board approved proposals for Bartlett Tree Services to do some trimming of trees in the community. They will take advantage of a winter discount and work will be completed by early 2016.



Lights in the Community

Owners are concerned the community is very dark. The Board is asking residents to turn on their front porch light on in the evening. The Board will evaluate the street lights in the community and see if cutting back the tree limbs improves conditions.



Reminder to Pick Up Planters

The Board is requesting that owners remember to pick up the outside planters and store them away. It will keep the community tidy and, in some cases, is necessary for snow removal during the winter months.



Cleaning up after pets

REI has received reports of owners not picking up after their dogs in the common areas of the community. Please take note in the Association Rules it states:

Section 9.5 – Clean Up. All pet owners or attendants, are responsible to immediately pick up after their pet and properly dispose of the waste. Your cooperation is appreciated!



Winterization of Units

With the cold weather approaching, it is imperative that your unit is properly winterized to avoid pipes from freezing and bursting. As such, we ask that you follow the guidelines below.

- Set your thermostat to at least 55 degrees to avoid pipes from freezing and other damage to your unit if it will be vacant for any length of time during the winter months.
- We ask residents with outside spigots on the side of their units to turn off the water from inside their unit during the winter months.
- If you know of any vacant units, please inform REI as soon as possible so we can check with the Unit Owner to see if the proper precautions have been taken for winterizing their unit.

Enclosed is a copy of the association's maintenance standards, which describes the rules for maintaining your home. Several of these items are important for the winter months, but you should be referring back to this list of items year round to ensure your home is properly protected and maintained.

As a reminder water heaters should be replaced every 10 years or sooner.



Christmas Tree Removal Service and Decorating Removal Rules

For those of you that celebrate Christmas with a real tree, please dispose of it by placing it curbside on Wednesday, January 6th or January 13th by 7:00 AM for pick up by the sanitation vendor. Please make sure that all tinsel and ornaments are removed prior to placing your tree outside for pickup. Also, please be reminded that all outside holiday decorations must be removed 10 days after the holiday.



Kensington Woods Website

The Association website is fully operational! The website address is:

www.kensingtonwoodsdanbury.com

The Resident's Corner portal is password protected. The community password is: KWLarson. You will have access to Association documents, forms, newsletters, the Open Session meeting minutes and more.

If you have photos of the grounds you would like to share for use on the site, please email them to Wendy at REI. Her email address is welsen@rei-pm.net. The photos will help dress up the website, but please do not include people or pets. The goal will be to update the photos as the seasons change.



Annual Meeting

At the Annual Owners Meeting, held on November 12, 2015, the 2016 Operating Budget was ratified as proposed (a copy is enclosed for your reference).

- Please note that your 2016 payment coupon book will be sent under a separate cover letter.

At the meeting, a motion was unanimously approved to transfer any 2015 operating profits into the association's reserves.

Director elections were held. Marc LaBrosse and Tom Sheridan were elected to the Board. Your Board of Directors and Officers are now – Marc LaBrosse (President/Director), Katiana Bonnefoy (Vice President/Director), Ellen Mari (Secretary/Director) and Milton Laverde (Treasurer/Director), and Tom Sheridan (Director).

Enclosed you will find a copy of the 2015 Annual Owner Meeting Minutes.



Future Meeting Dates

The monthly Open Session Board meetings will continue on the last Thursday of the month. They are held at the Cambridge Clubhouse and begin at 7:30 PM. The agenda for the meetings is attached.

The dates in 2016 are:

January 28th, February 25th, March 31th, April 28th, May 26th, June 30th, July 28th, August 25th, September 29th, October 27th.

The annual Owners meeting is scheduled for November 10, 2016.

Contacting REI Management

For your reference, below is our contact information:

Art Stueck, President – astueck@rei-pm.net or (203) 744-8400 extension 0.

Wendy Elsen, Assistant Association Manager – welsen@rei-pm.net or 203-744-8400 ext. 161.

Do not hesitate to contact us if we can ever be of assistance to you.

Sincerely,

Arthur C. Stueck II, CMCA
President, REI Property Management

Cc: Board of Directors