

Kenswick Meadows Community Association, Inc.

Newsletter

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The Board of Directors of Kenswick Meadows Community would like to provide a brief update on current efforts and how we can continue improving our neighborhood together. Our goal is to maintain and foster a community that is safe, clean, and a pleasant place to live. We greatly appreciate everyone's cooperation and encourage all residents to take pride in contributing to the upkeep of our community.

While progress is being made, there is still room for improvement. With continued collective effort, we can enhance the overall appearance and quality of our neighborhood. Please review the reminders and observations outlined in this Kenswick Meadows Newsletter regarding community policies and procedures, as well as the CCRs and By-Laws. These guidelines are in place to ensure consistency and maintain community standards.

Kindly note that violation notices and fines will be enforced and administered to property owners in accordance with the governing documents. We appreciate your attention and cooperation in helping keep Kenswick Meadows a community we can all be proud of.

Please take note of the following:

- There has been a shift in the HOA Board of Directors since July 05, 2024 however, the Prior Board of Directors delayed and relinquishing fiduciary roles therefore we have experience delays in all activities within the community.
- Heavy trash day is every Friday of the month. Please adhere to the schedule by putting out large items no sooner than two days before. Piles of trash that sit out for days and weeks are terribly unsightly and make our neighborhood look highly neglected.
- Our regular trash collection days are Tuesday and Friday. Residents are kindly asked to remove blue trash receptacles from the curb promptly after pickup. When not in use, please store receptacles in your garage, backyard,

or along the side of your home in a manner that is not highly visible from the street. To help maintain a clean and healthy community, please ensure that trash containers are not overflowing and are in good repairs – no holes in trash container. Overflowing trash can attract rodents and insects into the neighborhood. If this issue persists after two notifications, a fine violation will be issued in accordance with community policies.

- Please do not park vehicles on your lawn. This is against the by-laws'. A warning will be issued the first time, if car is parked again after that than a fine will be issued to resident and owner, we encourage compliance. If ignored, then legal action will be taken.
- All improvements to the exterior of the home must be sent to the HOA for approval in writing by the H.O.A.'s Architectural Control Committee. If alterations are made without approval, you may be required to return the property to its former condition at owner's expense, pay all legal expenses incurred and/or submit the fees for improvement made.
- Our playground is primarily for our small children. Congregating there with loud music or illicit drug use is not allowed. It's a disturbance within our neighborhood; therefore, the police will be notified, and citations will be issued.
- Speed limit in residential area is 20 miles per hour; cameras have been installed and violators will be reported to officers and warnings/citations will be issued.
- Please be advised that portable basketball goals are not allowed in the streets after use, because it impedes traffic flow and residents from getting in/out of their driveways. Citations will be issued to violators.
- No commercial vehicles are allowed to park in the driveway or on the neighborhood streets. This is against the By-laws'. A warning will be issued for the first time and if it's parked there again a fine will be issued, if ignored a fine will be issued to the resident/owner and legal action will be enforced.
 - KMCA lawn service assists with picking up trash throughout the neighborhood. However, we need your cooperation in keeping your lawn

and shrubs cut, properly maintained, and your curb area free of litter. If you see trash, please pick it up and dispose of it properly. HOA fines may be administered for repeated violations.

- Kenswick Meadows Community Association is a drug-free neighborhood. The use or solicitation of illegal drugs is strictly prohibited. Please be mindful of the families and children in our community. Any such activity will be reported to law enforcement and other appropriate authorities.
- Be mindful of residence, keep your music low, no loud music is tolerated within the neighborhood. You will be reported and law enforcement will be called out to your residence.
- Dogs must always be kept on a leash. Failure to comply may result in reports to law enforcement and KMCA fine. Unrestrained dogs may pose a threat or cause harm to residents and children. Pet owners are responsible for properly disposing of their pet's waste using disposable bags. Pets are not permitted to leave waste on neighbors' yards.
- No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the property. This is a violation of the CCRs, and a fine will be administered for non-compliance.
- No storage of items or debris is permitted on the front porch. All personal belongings must be kept out of street view. Failure to comply with this policy will result in a violation notice and may incur a fine.

We sadly regret that it is now necessary to implement fines and citations to address the matter. Though, simply issuing warnings and request letters has not been effective. You will be notified as to when and where our next KMCA HOA meeting will be held, we welcome and need your input and participation. If you have any questions, commits or concerns please feel free to contact us or visit the website to view the By-Laws and CCR's.

Sincerely,

Kenswick Meadows Community Board of Directors