

Village Voice

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HERE'S KEEPING YOU INFORMED AND UP TO DATE.

Surprises never stopped!

Your Board members are your neighbors - folks just like you - managing home, job and life's challenges. They tend to Village needs as time permits and should be given credit for their persistence. Last week the Board was faced with the decision to slurry or not to slurry the Village streets. They recognized their collective lack of expertise but knew that slurring was done several years ago and that last year someone said it was time to do it again. Seeking knowledgeable information, the Board invited three suppliers for a street walk-through and assessment. One of the Board members even took time off from work to join in the walk - and were their eyes opened! The suppliers offered that the streets were essentially, with a few exceptions, in good shape and that with care, slurring could be pushed back at least one year; that the best time to slurry is in the heat of the summer (slurry seeps in deeper and dries faster); and that our damaged areas were caused by 1) sprinkler water over-spray, and 2) oil dripping from parked cars. The slurry bids ranged from \$10,000 to \$12,000. Armed with hard facts, the Board made a decision.

The Board's decision --

An outline, listing all the options with the pros and cons for each was developed. This made for meaningful discussion and hopefully led to the right decision. It was decided to postpone slurring and review the need next Spring. It was decided to re-stripe the streets and paint the curbs. The latter offers an opportunity to shorten over-extended red zones to pick up additional parking spaces and to clearly mark dangerous parking areas with red curbs. It was decided not to patch/slurry either the oil-soaked or water-damaged areas at this time (currently 10-12 identified areas). The Board reasoned that these isolated repairs would give our community an unsightly patchwork look and the slurry vendors assured the Board that repair of these damaged areas could also be put off for a year, **provided** the homeowners ended the sprinkler over-spray and stopped the excessive auto oil dripping. The Board realized that with increased awareness by the homeowners, and their cooperation, slurring could be postponed for at least a year. Imagine the savings if slurring was extended to five years rather than every four years.

Increasing awareness --

1. Leaking oil from cars has the most serious damaging affect on the street. It softens the black top and weakens the under surface. Fortunately, the damaged areas are not at that point yet. However, should oil leaking continue and the road bed become "spongy," then each damaged spot will require repair before slurring, at a cost of \$3,500 each area (that's in addition to the cost of slurring all the streets). Knowing this, homeowners should be sensitive to oil dripping. There are options if the car cannot be repaired: (a) park in your driveway or garage and not on the street; (b) park in the garage over a drip pan; (c) park on your driveway or in your garage over a spread of "diatomaceous earth", (an oil and debris absorbent) which can be swept up for disposal. We must all try to minimize, if not eliminate, oil on the street. You know if there is an oil stained area in front of your house and maybe why it's there. Knowing the cause of the damage is a big first step towards eliminating oil on the street. Help yourself, and the Village - please.

2. Continuous sprinkler over-spray can erode the black top surface. Incredulous as it may seem, the proof of this type of damage can be seen today on our streets. We had no idea that sprinkler water is so devastating to the roadway. Understandably, controlling sprinklers could be as difficult as trying to have ants march in a column! Please check the over-spray of your sprinklers, especially on the non-sidewalk side of the street and try to cut it back. To help you, the Board, in addition to identifying offending sprinklers, will also offer those who have no know-how or means to deal with sprinklers, to have Perez Family Landscape Company (the common area gardeners) correct the over-spray at a minimal cost to the homeowner. If you would like to take advantage of this help for adjusting your sprinklers, call our President, Bill Fairbanks at 1-714-532-2172.

To succeed, we need each and every one of you to help us help you. This is truly a win-win situation for the homeowner and Kensington Village! If we can control road deterioration, we can delay output of slurring dollars for a year or more!

OTHER ITEMS OF INTEREST

By unanimous vote, the Board decided to test if reducing street sweeping to every other week will work for us. You will be kept posted. Of course, let us know what you think.

The pool heater will be turned off for the winter when pool deck caulking begins sometime late October. The Spa temperature will be kept at 98°F, but its cost/benefit will be reviewed during Budget deliberations. Lights will remain on after dark, during posted pool hours.

Remember, PLEASE VOTE and mail in your ballot promptly. The ballot count is important to meet the state law requirement for a quorum of our members. Even if you do not want to vote, mail in the unmarked ballot, as it will be counted. Without a quorum, we will be required to conduct another election. Let's save the cost of another printing and mailing. VOTE! We have three great candidates!

This is your Village. With everyone's understanding, cooperation and help, YOU can make the Village an even better place to live.

Mark your calendar! Next Board Meeting is November 18 (7 p.m.) at Tim Carey's, 611 N. Turnberry Dr. Let's all show up and make him wish he had more chairs, if not a bigger home with rubber walls! The Board appreciates your inputs as it keeps them aware of your needs/concerns and possible ways to address them. Honesty, openness and responsiveness are this Board's mantra. Working together spells happiness.