

Village Voice

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As we wind down 2008 and prepare for 2009, the Board wants to thank all of the homeowners for their cooperation and support. It has tried to manage fairly, with compassion and understanding. If mistakes were made, please understand they were done with ignorance rather than malice. Their pledge to you is to manage to the best of their ability to maintain the value of the Village in spite of the projected continuance of economic hard times.

It was a Triple Header Board Meeting

First up was establishing a quorum. Your mailed in ballot-envelopes were reviewed and counted. Imagine, we got better than 60 percent response. That deserves a pat on *your* back. Great support!

Second up was determining the vote for each candidate. The count varied slightly but Dan Fitzgerald, Tim Carey and Ken Hughey were officially accepted for this term's Board. They then voted to continue with Bill Fairbanks as Chairman/President, K. Hughey as Vice President, D. Fitzgerald as Secretary, T. Carey as Treasurer, and R. Ewert as Member-at-Large. The retiring members turned over their records and took their places among the attending homeowners -- with a little nostalgia but no shedding of tears! The new Board established next year's Board Meeting dates: Feb.17, May 19, Aug 18, and Nov. 17. It was also agreed to conduct the "walk-through" on the Thursday preceding each Board Meeting.

Third up (finally) was the scheduled organizational meeting. During the open forum, a member reported sighting rats, opossums and raccoons among the bushes on Barrington. Someone suggested that in the interim we should get a Python snake to patrol the street! What? All tomfoolery aside, Orange County Vector Control has a website chock full of useful control information (www.ocvcd.org) as well as a means to request service.

The new Board members reviewed what had gotten done in preparation for the 2009 Budget and what yet was ahead of them, including a looming deadline to get it to you, the homeowner, by year's end.

Scheduling of street striping/curb painting has been held up by the slow response from the servicing companies. The Board has received only one bid and awaits two others before proceeding to let out the work. It is especially important to get it done fast as some in our Village have forgotten to stop at the stop limit lines (as some are just barely visible). Let's avoid accidents in the Village!

Lot 67 presented a unique fencing challenge requiring a good fence-mending attitude on the part of the Association and the lot owner. The CC&Rs are very clear as to how a fence replacement cost is to be split between the adjacent homeowners. What if the adjacent homeowner is the Association? The CC&Rs are mum but civil code assumes control. Under the code it came down to where exactly was the fence line? If the fence is on the lot, the homeowner pays. If the fence is on the lot line, the Association and the homeowner split the cost. If the fence is outside the lot line, the Association does the honors. The entire Board, rulers in hand and with the blessing of the homeowner, determined it was dead smack on the line. The Board voted to assume half the cost. For more details, see the notice posted at the pool.

Slurry with the cost on top

It did not go unnoticed that most of the homeowners with over-sprinkling problems have taken the time to make them right. Keeping the water off the blacktop is an economic must. It goes without saying that any money not spent and banked is to the Village's advantage. In this light, pushing back any cost such as slurring (for a year, or hopefully longer), keeps the cash at home and thus makes the village less vulnerable to the economic situation burning outside. It also allows more time to accrue slurry reserves and in turn supports continuance of dues at the present level. You can now see how control of the over-sprinkling and oil on the street problem can affect your pocket book in a very positive way.

Regrettably, a few homeowners either are not aware or do not have the means to take corrective action. In the spirit of being helpful, the Board will identify where corrective action is needed and will be sending letters identifying such and offering help.

Letters will also be sent to homeowners who have oil-dripping car(s) in front of their homes. The Board appreciates that someone, other than a member in the home, may be parking out front. In that case the Board would appreciate if you can help identify who actually should be contacted.

It is to your collective credit that we have come a long way in a very, very short amount of time. Just a little more effort and we may have actually postponed a potentially big-ticket item well into the future. Kudos to all of you.

Wild Fires

With the last spate of wild fires reported all around us, the Board questions if the Village is prepared should one day hot cinders blow into our area. Should the pine trees be sprayed, cut back or even replaced? Should we have a fire alarm installed at the pool? Should the fire hydrants be checked, and if so, how often? Is this a meaningless exercise due to the location of the Village? What do you think? E-mail the Board.

(Whenever the opportunity arises, The Village Voice will do its best to seek out and report general interest stories about member(s) in our Village. It's always fun to learn something new about our neighbors.) Here is our first one

Flying with Turkeys

Just before Thanksgiving, the new Board was trying to schedule an informal meeting for the purpose of getting better acquainted, when Ken had to pull out. His employer had scheduled him to take a flight to Washington, DC where he was to meet with President Bush and take part in a Pardoning Ceremony for two "Thanksgiving turkeys". Ken's job was to escort the pair to Dulles airport via a police motorcade, get them into First Class on a flight designated by the FAA as "Turkey 1", fly with them to LAX, and ultimately settle them in their new home at Disneyland. There the birds will live out their lives in pampered luxury! Ken should be so lucky!

Wishing everyone a happy, and not so hectic, holiday season!

Published quarterly by the Governing Board of the Kensington Village Homeowners' Association, Orange, California. All positive correspondence will be accepted at Directors@kensingtonvillage.com. All others will incinerate at the firewall!