

President's Corner

Hello Kempton Park Neighbors!

It's autumn, and a much needed rain is falling on the neighborhood as I write this newsletter. Our yards will like this, and I personally find it easier to work in the yard when it's been watered. Now I need to work on the grass-to-weed ratio. A few of our neighbors told the Board of Directors about several issues in our neighborhood that homeowners need to look at correcting. First is the growth of algae on the outside walls of some of the houses. There are a few homes with an extreme case. Please rent, borrow, purchase, or hire someone to power wash the side of your homes. The longer it goes the worse it will get, and the more difficult it will be to remove. Likewise, the grass growing in the cracks of driveways, the sidewalk and street in front of your home needs to be removed. A few homes have places where the grass is starting to cover the sidewalk. Please trim or edge along the sidewalk and remove the unsightly grass that detracts from the way your house looks. There is a definite correlation between the appearance of your property and its value. First the intrinsic value and pride we place in our home. Just like bad news, unsightly grass, algae, peeling paint, etc. will only get worse with time. Keeping our homes looking nice and neat makes us feel better about ourselves. For the more materialistic, keeping our homes looking nice will increase the monetary value of a rather expensive asset. We prefer homeowners taking the initiative in the upkeep of their homes, rather than send a letter as a reminder.

This summer was "interesting" to say the least. The swimming pool constantly was an issue. The age of the pool resulted in several unexpected closures through the summer. The deterioration of the lining and the pump motor breaking were not in our plan, but we are told that renovation at this time is not needed since we did the repairs. The good part about that is the Board of Directors felt we do not have to increase homeowner fees to handle the costs of renovating the pool. As for the next year, we are seeking bids for pool care and life guard service.

Several residents told us how much they liked the landscaping in the common grounds over this past year. Hopefully this will continue to go well.

Work placing the aerators in two of our drainage ponds is ongoing. The equipment is purchased, one is installed without power, and the other is waiting on pricing and the required right of way letter from the power company. The aerators will help reduce algae growth and mosquito larvae.

We bid farewell to Mr. Ralph Leslie who has worked hard as our Association Manager. Ms Tiffani Lucas takes over as Association Manager and is now very involved in the issues that we must deal with. Please welcome her when you have the opportunity.

Please be careful, be courteous, and enjoy the upcoming holiday season!

Sincerely,
Ray Laffoon, President
Kempton Park Homeowner's Association