**Welcome to Kensington Valley**

Dear New Homeowner;

Congratulations on the purchase of your new home. On behalf of the Kensington Valley Homeowner’s Association Welcome Committee and all homeowners of Kensington Valley, we would like to officially welcome you to our neighborhood. We are so pleased that you have chosen to call Kensington Valley home. We certainly look forward to meeting you whether it is by personal visit, walking throughout the neighborhood or a community activity.

Moving into a common-interest community, property governed by a homeowner’s association, can be a confusing and challenging ordeal, more especially for those who have never before been involved with a homeowner’s association. Kensington Valley HOA would like your experience here to be a positive and enjoyable one.

To help you, we have created this brief document to touch upon some key areas of interest for all new homeowners. This document is not designed to replace or substitute for the Kensington Valley Homeowner’s Association governing documents rather providing a simple summary. All potential homeowners should be given the opportunity to read and understand the governing documents prior to moving into the Kensington Valley HOA, and each homeowner has the responsibility to honor the provisions of these documents.

**About Kensington Valley**

Incorporated as a non-profit organization in 1989 and located in Overland Park, Kensington Valley is a community of 123 single family homes. Kensington Valley residents can enjoy a private community pool with outdoor common area including a basketball goal. The neighborhood offers an active social community with numerous events throughout the year.

**Why Kensington Valley HOA?**

Kensington Valley Homeowner’s Association was created by the Developer as a formal legal entity to maintain common areas of the Association and ensure quality and value of properties within the neighborhood. As a legal authority, the HOA is deemed to enact and enforce maintenance and design standards in addition to the standards established by the city.

**Covenants**

Kensington Valley is a covenant-controlled community. It is incumbent upon all homeowners to read and comply with the dedicatory documents of the association called the Declaration, Covenants, Conditions & Restrictions (DCCR’s). By accepting title to your home one automatically accepts responsibility to abide by these covenants. The dedicatory documents can be found in your closing papers or on our website.

**HOA Annual Assessments**

Each homeowner, not the bank or mortgage company is responsible for paying the annual assessment, also known as dues and/or fees, due the last day of February. Dues notices are typically mailed in January.

Payment address: 13011 Connell Dr., Overland Park KS 66213

**HOA Communications**

The Kensington Valley website is the center for communication and education of our association. There is a plethora of information for learning more about Kensington Valley, activities and our local community. We use our website and emails to communicate with homeowners. We would appreciate your taking time to provide your PERSONAL email address, homeowner name and property address to the Board.

Upon move-in you will be introduced to and invited to join our social network exclusive to Kensington Valley homeowners called NextDoor.

**Kensington Valley Board Members**

The operation of your homeowner’s association is governed by active volunteer Board Members. The dedicatory documents initially set up by the Developer at the inception of the Association and recorded with the Johnson County Clerk’s office state the Boards’ primary duty is to preserve the integrity of the development and maintain the appearance of the neighborhood by managing the following:

1. Provide financial management and neighborhood planning.

2. Common area maintenance and repairs.

3. Provide architectural change/improvement guidance.

4. Oversee the enforcement of the Declaration of Covenants, Conditions & Restrictions, and subsequent Amendments.

Included with this letter is a series of pages with helpful information that will benefit you in being introduced to the association, explaining your part as a member, and sharing valuable information on the rules and regulations that are applicable to all members which may prove helpful in the future. Please take a moment to look it over and let us know if you have any questions. We will be happy to answer your questions.

Again, welcome to your new home and your new community.

Sincerely,

Kensington Valley Homeowner’s Association Welcome Committee

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| Covenant Information | * Copies of the legal dedicatory documents for Kensington Valley HOA are located on our website.
	+ Association By-Laws
	+ Declaration of Restrictions
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| Architectural Control | * All modifications to the exterior of your property, including painting & fences must be submitted and approved by the Board prior to beginning the project.
* Forms for submitting requests for approval can be found on the website.
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| Meetings | * Typically held monthly on the 3rd Sunday of the month at 6:00.
* Meeting date/time/location will be posted on the website.
* Meetings are open to all homeowners.
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| Pool | * Homeowners and their guests are expected to follow the pool rules.
* The pool seasons typically runs Memorial through Labor Day weekend.
* Pool Agreement required.
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| Neighborhood and Property Complaints | * Overland Park Police department (913-895-6300) or submit a service request electronically at <https://opcares.opkansas.org/>.
* The City has established municipal codes/ordinances in place along with a process to report violations.
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| Website | * Kensington Valley HOA maintains an interactive website that can be found at <http://kensingtonvalley.org/>.
* The website provides a calendar of events, meetings and meeting minutes, all dedicatory documents, contracts, forms and Board Member contact information.
* Some links are password protected. Contact the Board (kv@kensingtonvalley.org) for the login info.
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| Trash Pickup | * WCA Waste Management picks up household garbage, recycling and yard waste within the KV neighborhood every Thursday.
* Holiday schedule is observed on:

New Year’s Day, Thanksgiving Day and Christmas Day. Pick up will move to the following day.* HOA rules allow for homeowners to place designated WCA receptacles and yard waste by the curb on Wednesday evening returning to its proper place by Thursday evening.
* One bulk item per month per household can be collected on the 1st Thursday of the month with prior approval from WCA.
* Contact WCA at 816-380-5595 to schedule.
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| Common Areas & Grounds Maintenance | * Kensington Valley is responsible for maintaining the lawns, trees, shrubs and other plantings located in the common areas of the HOA. This includes the front entrance, pool and greenbelts.
* If issues arise within one of these areas please contact the Board via email. kv@kensingtonvalley.org.
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There are numerous volunteers who help make Kensington Valley a great place to live and desirable neighborhood. If you are interested in volunteering in Kensington Valley, we have many opportunities year-round. Please email the board at kv@kensingtonvalley.org or come to a board meeting if you would like to find out more.

Enclosures:

Kensington Valley Pool Agreement

Kensington Valley Pool Rules

Home Improvement Request Form