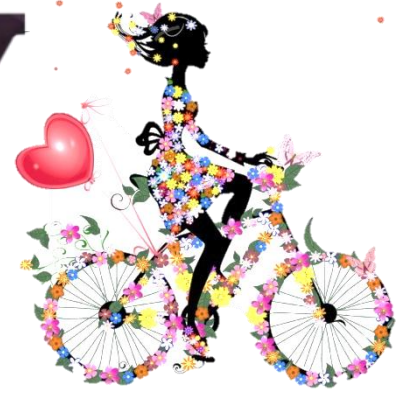
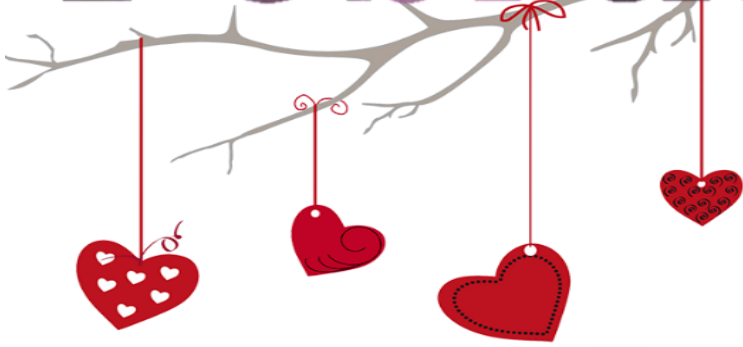


# February



## Factoids

Cost of Living in Douglasville	Compared to State Avg	Compared to National Avg
Housing (Buy and Rent)	6% higher	16% lower
Utilities (Monthly)	1% lower	14% lower
Food	1% higher	3% lower
Healthcare	8% lower	7% lower
Transportation	1% higher	3% lower
Goods & Services	4% higher	1% lower

- ❖ The **average monthly mortgage** payment in Douglasville, GA is \$1,725.75. This is lower than the national average of \$2,283.80. *Zillow*
- ❖ The **average mortgage payment** is \$2,715 on a 30-year fixed mortgage and \$3,552 on a 15-year fixed mortgage. The median payment, a more accurate measure, is \$2,617, according to the *Mortgage Bankers Association*
- ❖ As of December 28, 2024, the mortgage interest rate in Georgia is **6.88%** for a 30-year fixed mortgage and 6.13% for a 15-year fixed mortgage. *Fannie Mae*
- ❖ A common rule of thumb is to spend **28%** or less of your monthly gross income on your mortgage payment. This includes principal, interest, taxes, and insurance.
- ❖ There are 1,098 homes for sale, ranging from \$16K to \$7.8M.

### Rental Market Trends 30135

- ❖ \$2,025 Average rent in 30135 (November 30, 2024)
- ❖ \$1,983 National average rent (November 30, 2024)
- ❖ 0.1% Month-over-month change (November 30, 2024)
- ❖ 7.6% Year-over-year change (November 30, 2024)

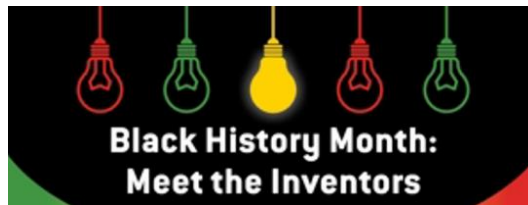


Best Elementary Schools in Douglas County Public

**U.S. News & World Report**

[www.usnews.com](http://www.usnews.com) > Education > K-12





### Lewis Howard Latimer



Lewis Howard Latimer was born in 1848 to former slaves and went on to serve in the U.S. Navy before working in a patent firm. His draftsman skills and head for innovation led to working with Alexander Graham Bell—on the first drawings of the telephone, no less!—and next he was working with the U.S. Electric Lighting Company and the Edison Electric Light Company. Most notably, **Mr. Latimer was part of the team that invented a light bulb with a carbon filament**, an improvement on the original paper filament.

### Alexander Miles



Mr. Miles is credited with **inventing automatically closing and opening elevator doors in 1887**. In 1884, he built a three-story brownstone in an area that became known as Miles Block, according to MIT. It was during elevator rides in his own buildings that he became aware of the dangers of the manual elevator doors that left passengers at high risk for a fall when the elevator shaft door was left open. He attached a flexible belt to the elevator cage, which touched drums positioned along the elevator shaft, directly above and below the floors. His invention allowed elevator shaft doors to operate at the correct times. The elevator doors were automated through a series of levers and rollers. Alexander Miles was granted a patent for his invention on October 11, 1887 (U.S. Patent 371,207).  
Alexander Miles was inducted into the **National Inventors Hall of Fame in 2007**.

### Garrett Morgan



Is best remembered for inventing the gas mask (then called a safety hood, the predecessor to the gas masks we know today), which has literally been a lifesaver, but he is also **heralded for coming up with the yellow or yield light on traffic signals—which has also been credited with saving lives**. Garrett Morgan was born in Kentucky in 1877, the son of a former slave. When he was 14, he left home for Cincinnati where he worked as a handyman. When he moved to Cleveland in 1895, he built his reputation as a sewing machine repairman. This experience sparked his first invention—a belt fastener for sewing machines. He opened his own sewing machine repair shop in 1907 and then a tailoring shop. Mr. Morgan, dubbed **“the Black Edison”** at the time, was consistently being inspired by one invention to create another.

**Scientific American** wrote a thorough article about Mr. Morgan’s accomplishments, including that of the modern traffic light: “Before Morgan, traffic signals only had two positions: stop and go. “My grandfather’s great improvement,” Sandra says, “was the ‘all hold’—what is now the amber light.” Morgan patented the **three-position traffic signal** in 1923 and soon sold the idea to General Electric for \$40,000 (the equivalent of about \$610,000 today).” (Sandra is his granddaughter.) Mr. Morgan passed away in 1963 in Cleveland. **He was inducted into the National Inventors Hall of Fame in 2005**.

### Marie Van Brittan Brown



Marie Van Brittan Brown was born in Queens in 1922 and worked as a nurse. **She is known for inventing the first modern home security system**, along with her husband, Albert Brown, an electronics technician. The couple worked late and irregular hours at their respective jobs and had concerns about coming home late at night. Lemelson-MIT shares the story: “In 1966, Brown, along with the assistance of her husband, invented a security system which consisted of four peepholes, a sliding camera, television monitors, and two-way microphones. These items created a closed-circuit television system for surveillance also known as CCTV. With multiple peepholes, the sliding camera was able to capture images of people who were of different heights. The two-way microphones allowed Brown to communicate with the person outside. **She also had a remote that would allow her to unlock the door at a safer distance. Lastly, she had an emergency button that would send an alarm to police or security.**”

**Not only was her work patented, but she received an award from the National Scientists Committee.**

**She passed away in 1999 but her pioneering work lives on in Smart Home features and security systems today.**

# BLACK HISTORY MONTH

## Frederick McKinley Jones



Like many of these inventors above, Frederick McKinley Jones had several inventions, thanks to his experience with mechanics and electronics. He is best known for designing an **automatic truck refrigeration unit** that allowed perishable foods to be safely transported while staying cool. Born in 1893 in Kentucky, Mr. Jones had a difficult start in life with very limited formal education. During WWI, Mr. Jones was promoted in the U.S. Army to the rank of sergeant and electrician, and during this time he performed wiring so his camp had electricity. After the war, he returned home to Minnesota and built a transmitter for his town's first radio station.

He is also credited, according to Lemelson MIT, with inventing **"the first process that enabled movie projectors to play back recorded sound, making "talking pictures" possible."** It was during WWII that his inventiveness moved on to saving lives, when his now portable refrigeration units were used to store blood in military camps.

In his lifetime, Mr. Jones earned 61 patents! He died in 1961 and was inducted into the **National Inventors Hall of Fame in 2007, where he was recognized as a "Visionary Veteran."**

KOA Financials - Balance Sheet as of 12/31/2024		
<b>Assets</b>		
-KOA Bank Operating Balance	\$23,096.71	
-KOA Bank Reserve Balance	\$20,000.00	
<b>TOTAL ASSETS</b>		\$43,096.71
<b>Liabilities &amp; Equity</b>		
<b>Liabilities</b>		
-Total Outstandings (Owner Past Due)	\$0.00	
-Payables (January 2024)	\$0.00	
<b>TOTAL LIABILITIES</b>	\$0.00	
<b>Equity</b>		
-Net Income (Loss)	\$43,096.71	
<b>TOTAL LIABILITIES &amp; EQUITY</b>		\$43,096.71

The financial health of an HOA is an important matter not just for the HOA board, but also for members as well. I've been asked, "how do you know about the fiscal health of our KOA?" There are many ways to check on our "financial health" **see below**, for a view from my perspective.

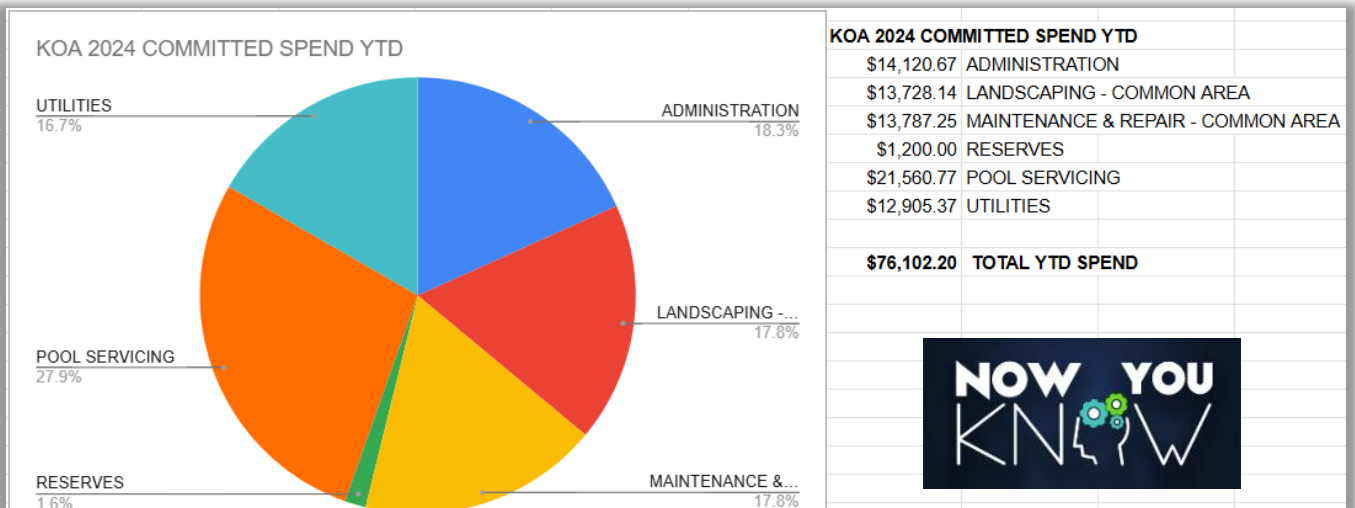
An HOA's finances are considered **"good shape"** when they have a well-funded reserve fund, a balanced budget with **minimal deficits**, and **low delinquency rates**, that align with our forecasted 2025 budget.

**Thanks** for the overview & support from YCR and the efforts of the 2024 BOD.

Based on Key Performance Indicators used by the HOA Association of America, our KOA archives.

**A-**

# MAKES CENTS 2 ME



*About the time we can make the ends meet, somebody moves the ends.*

## Does Kensington have a current reserve study?



Not all states require HOAs to have a reserve study. Just about every association member should insist on one. Based on Fannie Mae's Reserve Studies Guidelines our ARC volunteers in addition to six homeowners with professional trade backgrounds, will do another "self-study" this year to evaluate our overall common ground areas using a "checklist"

**Take a Look at Our KOA Budget** (above or on our webpage) Your password for financials is **Kensington21**.

If you are so inclined, you can always check the budget yourself. One of the best ways to find out how healthy your KOA finances are is to take a look at our reserve fund (currently \$20,000). A healthy reserve fund is often a sign of a well-run association.

**Example:** Here are a few questions that you can ask about our current reserve funds.

- Is our HOA up to date on critical repairs and basic maintenance? **Answer: YES**
- Does our board spend time worrying about unexpected repairs? **Answer: NO...** Prudent use of budget dollars.
- Were we able to complete all of the needed projects in the previous year, or did some go unfinished due to lack of funds? **Answer: Yes...** We replaced the roof structures at the pool without using reserve funds.
- Do we have specific goals and plans for our reserve fund? **Answer: TBD** by the new Board.

While Fannie Mae does not prescribe a standard format for these studies, there are several essential elements that must be addressed to ensure a comprehensive analysis.

- **Identification of Major Components:** List all major elements and common areas that may require repair, maintenance, or replacement. **Example:** Pool Condition/Structure ~ Perimeter Brick Wall
- **Condition and Lifespan Assessment:** Each major component's current condition and remaining useful life should be evaluated. Structures; Restrooms toilets & sinks/doors/locks, Gate etc.
- **Cost Estimates:** It should provide an estimate of the repair, replacement, restoration, or maintenance costs of these components. This can be accomplished by using local trade quotes.
- **Annual Contribution Calculations:** The study must estimate the total annual contributions needed to offset these costs, factoring in inflation and existing funded reserves. **TBD**
- **Analysis of Funded Reserves:** As of 1/1/2025 \$20,000



You know your're seasoned if you remember...



You know you're "seasoned" if...

**You remember  
bubble gum cigars**



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**YOU PLAYED WITH THE  
ORIGINAL TINKERTOYS**



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## Douglas County Senior Services Presents



# HOME MODIFICATION AND REPAIR PROGRAM



- **Minor Home Maintenance**
- **Minor Electrical Repairs**
- **Minor Plumbing Repairs**
- **Minor Accessibility Modifications**
- **Weatherization**

The purpose of the home modification and repair program for older adults is to improve the safety, accessibility, and livability of their homes, allowing them to age in place comfortably and independently. This program aims to:

- Enhance Safety
- Increase Accessibility
- Promote Independence
- Extend Home Occupancy



Contact us at 770-489-3100 to see if you meet all eligibility requirements, or contact Empowerline at 404-463-3333 to be screened for the program.

**MUST BE  
DOUGLAS  
COUNTY RESIDENT**