



THE WOODS OF GLENMARY PATIO HOMES NEWSLETTER

VOLUME 10, ISSUE 4

DECEMBER, 2015

This is the December issue of the Woods of Glenmary newsletter. The year is about over and it has turned out to be a good one. We are pleased with the way things went this year. There have been no major problems and the property, as a whole, is in very good shape. We have made improvements throughout the property and hope to continue our progress in the coming year.

Board Meetings

The Woods of Glenmary Board Meetings are held at **9 AM on the 3rd Friday** of the month at the Republic Bank Meeting Room at 10100 Brookridge Village Blvd. Residents wishing to bring up matter(s) before the board and speak at the meeting must send a written request to Ben Adams, either by letter or e-mail, on or before 5 PM of the Tuesday immediately preceding the Board Meeting. The issue to be discussed must be included.

Board Vacancies

There are currently three (3) vacancies on the Association Board. The Board is an integral part of the operation of the Woods of Glenmary and is required to make all the important decisions concerning the financial status of the Association. All Architecture and Landscape requests are reviewed and acted on by the Board. To assure fairness and equitability, all sections need to be represented. With these vacancies, it is difficult to achieve a quorum necessary to conduct association business. The decisions of the Board are intended to insure resident's safety and preserve property values. Current owners should consider serving on the Board. These positions are voluntary, but only require a few hours each month.

Newsletters and Minutes Documents Available Online

Newsletters and Meeting minutes are available on the website, woodsofglenmary.org.

Landscaping

The Board is in the process of changing Landscaping companies. Effective January 2016, Valley Crest/Brightview landscaping company will take over the maintenance of the HOA property, including snow removal. After reviewing several bids, it was determined that this company best meets the needs of our association. We have one of the largest green spaces for a property of our type and it requires a great deal of work to keep it looking as good as it does.

Block Watch

As many of you may have noticed, street access to Jessica Way has been blocked by a chain. This was done to cut down the amount of through traffic from the Reserve at Glenmary. The result has been a dramatic reduction the number of cars and delivery trucks passing through the property. An added benefit has been the reduction of speeders on Pine Glen Circle.

Covenants and Amendments

It is important that all unit owners have and maintain a copy of the covenants and amendments that govern the operation of the Woods of Glenmary Home Owners Association. All residents are required to abide by these Covenants and Amendments. If you do not have a copy of these documents, they are available on line at Woods of Glenmary.org or by calling Ben Adams at Kentucky Realty at 502-473-0003.

Section 4. Use of Other Structures, Garages and Vehicles, part (c) states “No trailer, truck, commercial vehicle, camping vehicle, or boat shall be parked or kept on any lot at any time unless housed in a garage.” Part (d) states, “No automobile or motor vehicle of any kind of description shall be continuously or habitually parked on any street or public right-of-way in Glenmary West.” (the name was changed to Woods of Glenmary when purchased by JayHa) The overflow parking spots are public right-of-way and do not belong to any particular resident and are not assigned to specific residents. These spots are common area and are intended for the temporary use of the residents and their guests. There is ample parking in the driveway area of each garage.

Alteration Approval

On September 28, 2015, all residents of the Woods of Glenmary were provided a Unit Owner’s Notice. This notice highlighted several of the requirements outlined in the HOA covenants and by-laws. In particular, the Covenants at, paragraph 2, page 2, “an Architectural Improvement Application Form must be submitted for board approval for any change you plan to make to the outside of your unit, fence, yard, deck or lot. A drawing or plan of the proposal must accompany it and be submitted to Ben Adams at KY Realty, Jim Williams, Billy Elkins or Larry Lewis. Your cooperation is appreciated. **Please remember, any change made without prior approval must be removed at the homeowner’s expense.** You may reach **Ben Adams at 473-0003, or by e-mail at: ba@kyrealtyonline.net**

Social Activities

This past year’s social events were quite successful and we look forward to what will be scheduled for next year. Of course, the monthly breakfasts at Cracker Barrel will continue as usual. The schedule of 2016 social events will be provided at the Annual Meeting in April.

Congratulations to Ken Warren who won this year’s chili cool-off.

Property Taxes

Some WOG property owners may be upset with their recent property tax bills. There is an appeal process available to homeowners. In the upper right hand corner of the property tax bill is the phone number of the Property Valuation Administration (PVA) 574-6380 and the Jefferson County Sheriff 574-4579. Homeowners should call to inquire about the appeal process.