



THE WOODS OF GLENMARY PATIO HOMES

(NEWSLETTER)

2016 LEADERSHIP CHANGES

2016 has been a year of transitions. We have added five new Board members and a complete turn over of officers. The new officers are Ron Van Dyke (President), Jim Roney (Treasurer), Joel Dotson (Secretary). Billy Elkins was the Vice-President but had to resign from the Board due to health issues. His replacement for Vice-President will be appointed at our next Board meeting in January. Our new Board members who joined us during the year, replacing vacant positions or resignations are as follows: Steve Carpenter (Section #1), Roger Setters (Section #2), Bill Davidson (Section #3), Doug Felkins (Section #4), and Jim Roney (Section #8). This will be the first time in a long time we have had a full Board to serve the Association.

MSD ASSESSING NEW DRAINAGE CHARGE

Over the Holidays, MSD informed Ben Adams that they would start charging the Association a bimonthly drainage fee of \$2,407.48. Of course right now we pay nothing. Each individual homeowner pays a water and sewer bill, and part of that bill also has a drainage portion. However, the MSD spokesperson said that the drainage portion only accounts for the individual lot owner. It did not cover water that comes off the roofs and driveways and we have never been charged for all of the streets throughout the community, and that's what this drainage charge would now cover.

The Board just recently approved an increase of \$5.00 per lot owner, bringing their monthly assessment to \$180 based on anticipated cost increases for 2017; however, this did not include the MSD assessment. The potential impact of this new assessment could add another increase of \$5.73 per homeowner per month. The Board is contesting the assessment and MSD has agreed to meet with the Board January 13 to discuss the issue. While it appears unlikely that MSD can be persuaded to completely withdraw the assessment, the Board will push for a significant reduction in the fee currently proposed by MSD. We will have a better idea of where we stand after this initial meeting.

PHONE BOOK COMING!

We are working to get an updated address and phone list out to all homeowners within the next month or so. The challenge we face is keeping the list updated, so we are looking for volunteers who would be willing to take on this task. This could fall under the responsibility of a Welcoming Committee mentioned in the Association President's message.

READ REVISED PARKING POLICY ON PAGE 3!

The overflow parking has always been a challenge for the Association so we have made a few changes. We increased the amount of time allowed to park in the overflow area, set forth in the By-Laws and Covenants, from 12 to 24 hours. Any and all fines will require Board approval. We also recognize that there are extenuating circumstances and we want to be sensitive to those situations. Your cooperation and understanding will be greatly appreciated.

MESSAGE FROM THE PRESIDENT

Happy New Year to everyone!

As your new president I have a few thoughts and goals I would like to share with you. First, I would like to thank the past officers for all their hard work and time committed to keeping our community looking good, and creating one of the most desirable patio home communities in the area. At the same time, I support the changes and truly feel it is time for others to step up and take on the responsibilities to move forward. I am a Team builder and player. There are no "I's in the word Team. Building a cohesive team that works together is important to maintain a full and responsive board. The first goal was to fill all positions and sections with leaders not only worthy, but anxious to step up to lead and contribute. We have fulfilled that step. So, welcome to all the new board members.

Next our goal is to go outside the board to recruit volunteers to head up other committees such as:

1) Welcome and Care committee:

This committee would Welcome newcomers, say good-bye to those leaving, develop a Prayer chain and phone line for those in need, possibly develop a care group to visit or furnish transportation, food, or sitting needs short term. Just to let everyone know we are a caring, loving community.

2) News letter committee:

This group would be for gathering information, i.e., Birthdays, Anniversaries, special events, chili cook off results, newcomers' names, health reports, Jokes of the day, creative fun writers.

3) Block Watch Group:

A group that would meet on their own and gather information on what's going on and also what they see in their area that might need some attention or improvements. Then a representative would attend the board meeting to report their findings and request for considerations. If you would like to head up, or just be part of one of these teams please contact me at 558-7406, Joel Dotson, at 609-9287 or your section leader and we will, as a team, make this happen.

Thanks for your ears, our goal is to make everyone feel part of a community that cares. I pray for you to have a year of good health, Peace , Joy, and Hope.

Be Blessed and be a Blessing.

Ron Van Dyke

AREAS OF COMMON CONCERN

1. www.woodsoglenmary.org - All of the Association documents are located at this website, which includes covenants, by-laws, Board minutes, rules & regulations, and section representatives. If you do not have a means to access the internet you can get a copy from **Kentucky Realty at 502-473-0003.**
2. **A & L Forms** - Before making any changes on your unit that affect the structure, lighting, or landscaping you must submit an A & L form with a drawing and plan of the proposed work to the Board for approval. Any changes made without Board approval may be reversed at the homeowner's expense. A copy can be found on the back of this page.
3. **Do not park on the grass.** - Please remember to make sure you or your guest do not park on the grass.
4. **Outside lighting** - All outside lighting must be white/no color (bulbs) with the exception of lighting during the Holidays.
5. **Mailboxes/Paper Boxes** - The Woods of Glenmary HOA is responsible for maintaining all mailboxes and the surrounding grounds; therefore, we ask that no dressing or plants be added by the homeowner. A & L Forms will not be approved.
6. **Block Watch** - Block Watch is a big help to us all, so please help lookout for one another.
7. **Garage Doors** - Garage doors should be kept closed at all times except when moving your car.
8. **Signs/Flags** - Each unit is allowed one sign or flag. Decorative flags should not be greater than 18" X 24". American flag should be standard size or smaller. No other signs or flags should be placed on your unit.
9. **Leash Laws** - The Woods of Glenmary is governed by the Jefferson County Leash Law. You are required to have your pet on a leash anytime you leave your residence. Please be courteous to your neighbors and pick up after your pet, and monitor your pets barking. If your back yard is enclosed, please show our lawn care people the same courtesy as your neighbors and clean up your pets droppings.
10. **Safety** - If you like to walk in the late evening, please wear reflective clothing so you are easy for vehicles to see you.
11. **Satellite Dishes** - Please contact a Board member or Ben Adams (site manager) before you mount your satellite dish. Dishes can not be mounted on the homeowner's roof.
12. **(Revised) Overflow Parking** - The Covenants, Conditions, and Restrictions prohibit parking continuously or habitually on any street, or public right-of-way. Please make sure to park in your garage or in your driveway before parking in the overflow parking areas.

In the event that you need to park in the overflow parking area for a period exceeding 24 hours, please contact the property manager. This will help address any confusion over how long a vehicle(s) needs to be parked in the overflow area.. The board has adopted a fine policy wherein any owner that habitually, or continuously parks in the overflow area can be assessed a \$100 fine. In the event that an owner habitually, or continuously parks in these areas, the board will direct a warning letter to the offending lot owner. A second offense will result in a final warning letter. A third offense in a one year period beginning with the first warning can result in having a \$100 fine assessed to the lot owner. Final review of the offense by the board will occur before any fine is assessed.

WOODS OF GLENMARY
Architectural Improvement Application Form

This application form must be submitted for approval for any construction or addition or replacement to the exterior common areas of your building or grounds. If in doubt about your particular project, contact your Site Manager with Kentucky Realty Corporation.

Name _____ Date _____

Address _____ Home phone _____ Work _____ Cell _____

Type and Nature of Improvement _____

Materials to be used: _____ Location _____

Color if applicable _____ Approx Cost \$ _____

Work to be completed by homeowner (Yes)___(No)___ If work is done by a contractor certificate of insurance listing Woods of Glenmary as additional insured must be attached.

A scale drawing of all improvement must be submitted and attached to the application to show exact locations and dimensions.

I understand the rules concerning the proposed improvement. This improvement in no way encroaches on a neighbors property and is in compliance with covenants for the Woods of Glenmary. I agree to abide by the rules established by the Board and will be solely liable for any upkeep required by the addition of this improvement.

Signature of Owner

Below to be filled out by Management / Board

Date Application Received _____ Received by _____

Date Approved _____ Date Disapproved _____

Approved / Disapproved by _____

Reason for disapproval _____

Please return this form and attachments requested to : Kentucky Realty Corporation, 3944 Bardstown Road, Louisville Kentucky 40218.