



The Woods of Glenmary Patio Homes Newsletter

MESSAGE FROM THE PRESIDENT

It has been a very busy year for the Woods of Glenmary community. Many improvements have been made, the completion of the roof replacements, lawn repair, tree and shrub replacement, road paving, additional curbing, the front entrance redone, new front side walks, new landscaping, and a drainage clean out. We have incurred many in ground water leaks, patio and sidewalk repairs, deck maintenance and painting. All of this to say our community is aging and the cost of maintenance is rising. I want you to be assured that the board is looking for ways to cut the cost and to off-set rising costs. We are getting additional bids on jobs and developing additional resources to help reduce the cost.

Your safety is very important to us. We want you to know our policy for snow removal is to put brine down when it will be effective and to remove snow when we have four inches or more. Each time we remove snow it cost about \$10,000, so we have to be wise on the decision to go or not, this includes roads and drive ways; however, each homeowner is responsible for their sidewalks and patios. We also want you to be aware of the rising car and home break-ins in the Fern Creek area, please keep your cars and homes locked up. We have only had one occurrence in the Woods of Glenmary, but there have been over 150 in the Fern Creek area.

We really do care about your needs and concerns, so, if you do have a need for repairs or service please call your section leader or Ben Adams, the property manager, and they will get you the help you need.

SOCIAL EVENTS

A big thanks goes out to Sandra Burnett for good times and lots of fun at the activities last year. Sandra has said she will again be the events chairperson for this year; however, she could use some help with set up and take down. If you would be willing to help, give Sandra a call at (500-9861). She is also interested in any suggestions you might have.

Last year we had 45 people at the Ice Cream Social, an average of 28 for the monthly breakfast at Cracker Barrel, 36 attended the Wine and Cheese night, a full house at Mike Lennigs Restruant, and 42 at the concert in the park with entertainment by Don Miller. A special thanks goes out to Tim and Vickie Lane for directing us to their friend Don Miler. Hopefully we will see him again this year, and again the snack were awesome.

"AND" I don't know how it happened??? but I got beat out for the BRAGGING RIGHTS for the best chili at THE WOODS OF GLENMARY. The winner was a tie between KEN WARREN-(second- win) and BRENDA DOTSON, (awesome white chili) MARY ANNE SPALDING ran a very close second. And I ran a very distant third, but with a little fine tuning I think I can take the prize next time. LOL

Proposed zoning change for commercial development at Hillock Drive and Old Bardstown Road:

The Louisville Metro Planning Commission has received a proposal to construct a car wash on the vacant property along Hillock Drive adjacent to the Blue Halo Salon. This proposal requires a zoning change for a portion of this property and calls for a relocation of Old Bardstown Road at its intersection with Hillock Drive and Bardstown Road. Members of the Association Board have studied the proposal and attended three public meetings held by various Metro Planning Commission committees. The Association Board has concluded that the proposal has multiple flaws and has conveyed those concerns to the Planning Commission. Unfortunately, the Louisville Metro Planning Commission approved the zoning change and a car wash will be constructed on the site and the intersection will be modified in the near future.

Drainage fee dispute with MSD:

Since December of 2016 the Association Board has been locked in a dispute with Louisville & Jefferson County Metro Sewer District over a new drainage fee that it has assessed for runoff from the streets within the Woods of Glenmary. The assessment could result in annual costs in excess of \$15,000 for our community. At the end of a series of meetings and correspondence with the Board, MSD staff was forced to admit that the assessment is based on their policy of billing for runoff from pavements outside the Louisville Urban Services District that are not formally dedicated streets. It did not matter to MSD that each of the units in Woods of Glenmary already pays a regular drainage fee, it still insisted upon the additional assessment. The Association Board has filed a written challenge to this policy in conformance with the appeals process laid out in the MSD regulations. We are awaiting a ruling from the MSD Executive Director on our challenge. If he denies our challenge, we can appeal his decision to the MSD Board of Directors. The Association Board will use all legal means within its power to prevent MSD from imposing this utterly ludicrous drainage assessment on our community.

New Garbage Pick-Up Company

The Board received trash pickup proposals from our current provider, Waste Management and Republic Services of Kentucky. In comparing the two proposals, we found the proposal from Republic Services of Kentucky, would save the Association in excess of **\$11,000 annually** while providing equivalent services. The current contract with Waste Management will expire June 30, 2018. The new contract with Republic will begin July 1, 2018. During the changeover, you may have to deal with two waste containers for a few days before Waste Management collects their containers.

Master Insurance Policy

The Board has evaluated the prospects of the Association carrying a Master Insurance Policy to cover the roof and exterior of our homes, and we have found no disadvantages. Not only would we be able to provide better coverage for the exterior of our homes, but the average savings per household could run in excess of **\$500 per year**. To make this change, the covenants will have to be amended. More information will follow in a mailer followed by an information meeting. If you have any questions now you can contact Doug Felkins for more information at (231-1964).

Doggie Do

IMPORTANT! I walk the property with my dogs LOVEY and SHU-SHU. (SHU-SHU IS REALLY SANDRA'S DOG) but in doing so I have seen an increase in the lack of DOGGIE WASTE PICK-UP. I have received calls reporting the same problem, and people do not want this mess left in their yards. Please be considerate of your neighbors and clean up after your dog.

That's it for now, I would like to thank my Teams for taking that extra step to make this a fun and caring community, a job well done. Also, I would like to thank you as a community for the support, understanding, and open minds to help with problem solving and getting the job done. Rest assured there will always be problems but with kind hearts and words " As a team we will make it happen."
If you see a team member, Thank Them!!!!

Ron Van Dyke

2017 BOARD OF DIRECTORS & OFFICERS

Section #1 – Steve Carpenter (614-8512)

Section #2 – Roger Setters (836-1082)

Section #3 – Bill Davidson (558-1096)
Section #5 – Ron Van Dyke (558-7406)
Section #7 – Bennie Drake (935-2730)
Section #9 – Chester Blair (741-3537)

Section #4 – Doug Felkins (231-1964)
Section #6 – Joel Dotson (609-9287)
Section #8 – Jim Roney (445-4580)

President – Ron Van Dyke
Treasure – Jim Roney

Vice-President – Doug Felkins
Secretary – Joel Dotson

Newsletter & Phone Directory

Joel Dotson

2018 ACTIVITY CALENDAR SCHEDULE

BREAKFAST. 3RD TUESDAY OF THE MONTH CRACKER BARREL 9:30 AM

YARD SALE.

SATURDAY, MAY 19 TH 8:00AM TO???

ICE CREAM SOCIAL

SUNDAY, JUNE 24TH PARK GAZEBO 7:00PM TO???

WINE & CHEESE

SATURDAY, JULY 28TH PARK GAZEBO 7:00PM TO?????

MIKE LENNIGS

WEDNESDAY, AUGUST 15TH 6:00 TO ???

CONCERT IN THE PARK

SATURDAY, SEPTEMBER 22nd PARK GAZEBO 6:00PM TO ????

CHILI COOK OFF

SUNDAY, OCTOBER 21ST PARK GAZEBO 5:00PM TO ????

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 Reality 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.
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 the site manager (Ben Adams) before you mount your satellite dish. Dishes can not be mounted on the homeowner's roof.
12. **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 of over 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.