



The Woods of Glenmary Patio Homes Newsletter

Important message from the board of directors . . .

Update on Section 2 – Great news! . . . Two homeowners in Section 2 have volunteered to serve on the board, Laurel Walls and William Mills. We want to thank both Laurel and William for coming forward. Laurel volunteered first so an invitation to join the board was extended to her. Laurel accepted and will assume the role as of September 1, 2019.

Thanks to Laurel and William, the Section 2 issue has been solved, however, The Woods of Glenmary Board still needs your help. We continue to have problems filling board vacancies due to lack of volunteers. We are asking for input from all homeowners about how to solve the problem of lack of section representation. The board believes this problem is going to get worse over time. As mentioned, Section 2 was not represented on the board and many of the current board members only agreed to serve on the board because no one else in their section would. If or when they decide they no longer want to serve, we could be in a very serious situation in terms of decision making and Woods of Glenmary oversight. Our CCR's and by-laws require a quorum of board members at each board meeting or the meeting cannot go forward, and decisions cannot be made.

Our current by-laws state that the Woods of Glenmary is divided into 9 sections. The by-law also states that each section is represented by a resident, in good standing, who resides in the section they represent. The board has been discussing other ways to possibly fill vacancies but wanted homeowner's input on the options we've identified and wanted to ask for any and all ideas that you might have. Here are the options that have been identified:

- 1.) After 2 failed attempts to solicit a volunteer from a section, the board may backfill the position with any resident in the subdivision, in good standing, that volunteers to represent that section for the duration of the year. At the beginning of the next year, we will solicit a volunteer from that section again and if no one is willing, we will fill the position with a volunteer from the subdivision. Certain caveats would need to be considered such as only one member of the household may serve on the board at a time, they must be in good standing, etc.
- 2.) Discontinue section restrictions. Fill the board based upon subdivision wide volunteers. The Board would identify which areas each board member would represent annually. Again, certain caveats would need to be considered.
- 3.) Decrease the number of board members but maintain an odd number (to avoid ties when a vote is required). This would require redefining the represented areas. For example, there are currently 9 board members. Reduce that to 7 board members and divide the subdivision into 7 sections.
- 4.) Other – As we said above, the board would be open to any and all suggestions you might have to avoid this continuing issue of lack of volunteers interested in serving on the board. Please, if you have any ideas or feedback on the ideas mention, contact one of the board members.

Around the neighborhood . . .

- 1.) We are searching for old documents – We know it's a long shot, but the Board of Directors is looking for blueprints/drawings of the patio homes we live in. Thanks to Gary Thomas, we recently discovered drawings of the site development plans for the Woods of Glenmary (and those plans will be used in our ongoing discussions the MSD). If we can find a set of plans for the patio homes, we would have a pretty detailed set of information about the development of the Woods of Glenmary. So, if you've lived in the Woods of Glenmary for a while, if you've served on the board or if you've moved into a patio home where the homeowner left you a bunch of blueprints, give one of the Board members a call. Thanks in advance for looking !!
- 2.) If you have sent in ***Proof of Homeowners Insurance*** to Ben Adams at Kentucky Realty, *thank you very much.* **If you haven't, please send (mail, fax, etc.) your Proof of Homeowners Insurance to Ben as soon as possible.** The easiest ways to do this is to call your insurance agent and have him/her fax the document to Ben at Kentucky Realty (502-473-7269) or email the document to Ben at ba@kyrealtyonline.net . You might also want to check in with your agent and make sure he/she has sent it. Several homeowners thought their agent was sending the proof of insurance automatically and the agent had forgotten. The proof of insurance is required ***yearly*** per our Covenants, Conditions and Restrictions (CCR's).
- 3.) Please don't forget – When you have weather related damage to your patio home unit, it needs to be repaired by a HOA approved contractor. You can contact Ben Adams and he can tell you if the contractor has been approved.
- 4.) By signing up for Reach Alert notices, you will receive timely reminders and notices about things going on in the Woods of Glenmary. It's free, it's easy and you can sign up to receive text messages, emails or both. Go to www.reachalert.com or call 877-307-9313 to sign up.
- 5.) The Woods of Glenmary has a website . . . www.woodsofglenmary.org. On our website, you can find HOA Documents (CCR's, By-Laws and Amendments), WOG Board of Director's Meeting Minutes, Board Meeting Dates, and Newsletters. The website is a great resource for information, forms and documents.
- 6.) We want to thank all those homeowners who have recently cleaned their fences. You are helping to make our neighborhood look great! As a reminder – Homeowners are responsible for the cleaning and maintenance of their fences. It is recommended that fences be cleaned when they start showing obvious signs of dirt and mold.
- 7.) We also want to thank all those homeowners who have recently had their vinyl siding and gutters cleaned. Your homes look great! As a reminder, the HOA is responsible for the outside maintenance of the patio homes, but that does not include pressure washing the vinyl siding or gutters. Cleaning the vinyl siding and gutters is the homeowner's responsibility.
- 8.) If you notice any of the streetlight poles leaning or if you see an open water meter tops, please call Ben Adams (502-473-0003) and report it. He will need the exact address and will then call the appropriate utility company to have them come fix it.

News . . .

- 1.) It is with deep sadness that we announce the passing of Rondal Johnson and Jerry Clements. Our thoughts and prayers go out to their families.
- 2.) Painters will begin in mid-August to paint the trim around the front entry doors and the base of each front porch column, depending on the weather. In addition, they will also inspect and caulk around any windows as necessary.
- 3.) Sandra Burnett wanted to remind all homeowners that the Gazebo is available for parties. Just give her a call at 502-500-9861 with a date to reserve your space.
- 4.) Since the library in Fern Creek has closed, just wanted to remind everyone that you can go to the Mt. Washington Library. Because our neighborhood is so close to Bullitt County, they will issue library cards so we can use their library. If you're an e-book reader or enjoy audiobooks, they also have a neat digital library card. The digital library card is included with the regular library card or you can get a digital only card that just includes e-books and audiobooks. I have been using mine for over 2 months and its awesome!
- 5.) Greenscapes is offering power seeding for lawns in our neighborhood again this year. The cost will be \$225 per individual lot/yard. The plan would be to do the power seeding mid-to-late September, so Ben Adams would need your name and a check for the full amount (\$225) by August 31, 2019. If this is something you would be interested in doing or if you have questions, you can contact Ben at 502-473-0003.

Phone Directory Updates

Carole and Mike Leczo	8719 Broadwood Court	502-210-9764 (Mike)
M. Ising	8728 Lough Drive	615-308-2185
Vickie and Tim Lane	10216 Pine Glen Circle	Remove 544-4114

All updates to the phonebook should be sent to Barbara Reasor. You can phone or text me at 502-554-1957. My address is 10429 Pine Glen Circle, or my e-mail is rabreasor@aol.com. The updates will be included in the next newsletter and will be added in the 2020 phone directory update.

CURRENT BOARD OF DIRECTORS & OFFICERS

- Section #1** – Steve Carpenter (614-8512)
- Section #3** – Bill Davidson (558-1096)
- Section #5** – Sandra Burnett (500-9861)
- Section #7** – Bennie Drake (935-2730)
- Section #9** – Chester Blair (741-3537)

- Section #2** – Laurel Walls (859-490-0455)
- Section #4** – Gary Thomas (387-9555)
- Section #6** – Barbara Reasor (554-1957)
- Section #8** – Holger Beckmann (239-1577)
- Site Manager** – Ben Adams (473-0003)

President – Chet Blair
Treasure – Gary Thomas

Vice-President – Bennie Drake
Secretary – Barbara Reasor