



The Woods of Glenmary Patio Homes Newsletter

News . . .

- 1.) The Board of Directors just finished and approved the 2020 budget. The 2020 budget includes a \$10/month increase (roughly a 5% increase). The maintenance fee will go from \$195 to \$205 beginning January 2020. We will get into the details at the annual meeting; however, the increase is due, in part, to increased utilities cost, MSD drainage fee, 4.5% increase from Greenscapes contract plus the need to insure we move funds into our reserve account for future projects and/or issues.
- 2.) Trees were trimmed in late November. *Not every tree was trimmed.* It was not a hard trim and they didn't shape the trees. The following were trimmed:
 - a. Trees with limbs leaning or laying on the roof were trimmed back away from the roof.
 - b. Trees that had branches extending out into the road were also trimmed back.
- 3.) The Bradford Pear trees that have been planted near most units are notorious for loosing limbs during storms and hollowing out in the center of the tree over time. So, if a Bradford Pear tree must be removed from near your unit because it is dead, dying or has had storm damage, it will not be replaced with another Bradford Pear tree. It will be replaced with a sturdier and smaller ornamental tree such as a Kousa Dogwood, a Redbud or a Japanese Maple. *No matter the size or type of a current tree at or near your unit, it will be replaced with a small sapling, not one to match the size of your current tree.*
- 4.) Just a heads up . . . Glenmary (not Woods of Glenmary, but Glenmary across Bardstown Road) has seen an increase in car break-ins and delivered packages stolen from porches. When Glenmary starts seeing problems, we usually see a few as well. As the holidays get closer, we usually see an uptick in thefts. Please, make sure you lock the door and remove all valuables from your car. If you don't, it's like putting a neon sign above your car saying "**Steal Me**" – *and they will.* Also because so many people are shopping on-line these days, thieves are starting to follow UPS, Amazon and even the postal carriers so they can steal packages off porches within minutes of them being delivered. If you are expecting a package, you need to get it off your porch as quickly as possible or it might get stolen.
- 5.) As a reminder since we've had an early snow . . . There must be at least 4 inches of snow on the road and a prediction of below freezing temperatures for the next couple of days before we will implement snow removal procedures. If there is snow on the road, but the temperature for the next day is expected to be above 32 degrees, we will let Mother Nature take care of the snow, so we don't incur the cost. Snow removal is extremely expensive and the more we can let Mother Nature do, the better.

Do you have a question . . .

I'm adding a new section to the newsletter to try and answer questions I've received that I think the whole subdivision might want to know about. If you have a question send me an email or give me a call and I'll try to find an answer for you and publish it in the newsletter if it pertains to the whole neighborhood.

- One question we get multiple times every year is: Will the HOA fix/reseed my yard?
 - The answer is no. The HOA will not fix, reseed, plug or power seed anyone’s yard. Homeowners are welcome to have their yards seeded, during the appropriate time of the year if they want, but at their cost. The HOA will not pay for nor reimburse homeowners to seed their yards. If the HOA does one yard, we must be prepared to do every yard and there is simply not enough money in the budget to reseed every yard in the subdivision.

Around the neighborhood . . .

- 1.) It is with deep sadness that we announce the passing of Leon “Eddie” Jones. Our thoughts and prayers go out to his friends and family.
- 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 . The proof of insurance is required ***yearly*** per our Covenants, Conditions and Restrictions (CCR’s).

Phone Directory Updates

Gary & Linda Dudding	8709 Lough Drive	Linda: 762-7334 Gary: 762-7322
Dennis & Lana Curtis	8725 Lough Drive	310-850-4067
Lonnie & Debbie Coombs	8720 Broadwood Court	Lonnie: 802-6688 Debbie: 802-6677 Remove: 762-9672
Jeanne Newman	10502 Parkhurst Ct.	502-500-2056

Updates to Barbara Reasor : rabreasor@aol.com or 554-1957.

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

And finally,



. . . from the Woods of Glenmary Board of Directors and Officers

Woods of Glenmary Checklist

1. **www.woodsoglenmary.org** - All 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, for a fee, 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.
3. **Do not park on the grass** – Please make sure you or your guest do not park on the grass.
4. **Outside lighting** – All outside lighting must be white/no color (bulbs) except for 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 always be kept closed 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 pet's barking. If your back yard is enclosed, please show our lawn care people the courtesy of cleaning up after your pet.
10. **Safety** – If you like to walk in the late evening, please wear reflective or light-colored clothing so it is easy for vehicles to see you. Also, be mindful of the speed limits in the neighborhood.
11. **Satellite Dishes** – Please contact a Board member or the site manager (Ben Adams) before you mount your satellite dish. Dishes cannot 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 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 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.
13. **Maintenance Fees** – If you are new to the neighborhood, please make sure you contact Kentucky Realty to get your HOA Maintenance Fee Account set up. Your real estate agent usually does not take care of this AND the maintenance fee is not included in your mortgage payment.