



The Woods of Glenmary Patio Homes Newsletter

News . . .

\$257,603.00 Special Assessment (was not necessary)

\$257,603 is a big number but due to the wise planning and budgeting by this and previous Boards we were able to pay for the paving project without asking for a special assessment. In fact, I am told that WOG has never had any kind of special assessment! Managing your money is a big responsibility.

After joining the Board in April of 2019, I felt that there had to be a way we could reduce cost while holding the line on our monthly fees. What I found was somewhat of a shock, it takes a lot of time, money, and effort to operate our neighborhood. I honestly feel that some of us expect much more than our monthly fee covers. Many were told by the Realtor or previous owner of their property "the maintenance fee takes care of EVERYTHING." That is impossible at our current monthly HOA fee.

Since each of the 210 properties are fully owned by the property owners and the HOA owns nothing, the burden of care is left to each individual property owner. The common areas are owned by the 210 property owners and NOT the HOA. What you own is your unit inside and out, the land it sits on and a small amount of yard around it. We do not own condominiums. If we did the monthly fee would be much higher and we would experience special assessments from time to time.

We are guided by the HOA's Covenants, Conditions and Restrictions also known as CC&Rs. There are restrictions that are in place by vote of the property owners. It is the reason most of us moved here. The CC&Rs may be changed by vote of 75% of the property owners.

- Some folks bought the property trusting the previous owner or the Selling Agent as to what is and is not covered under the CC&Rs.
- It has been discovered that some property owners bought Condominium coverage when they purchased their property that only covers the inside of the unit somewhat like a renter's policy. If you have not reviewed your policy, it would be wise to do so. The coverage you should have is a Homeowner's Policy that covers the structure inside and out including the roof.
- For the record, your **board members serve totally as volunteers**, none of us are paid any kind of wage or get reduced maintenance fees. Site Managers serve under the direction of the Board of Directors and guided by our CC&Rs that have been approved and implemented by the 75% majority of Property Owners.
- To keep things fresh, the term for Board Members is 2 years. Many times, people serve multiple terms because there are no willing Property Owners to replace them. Please consider serving. The goal is to carry out the CC&Rs as established for and by all property owners. **No one is given special privileges because they serve on the board.**
- Our books are open! As a property Owner you have the right to examine our financials and follow the money to see where and how it is spent. We get bids on every major expenditure. In the future we will receive bids for our lawn and snow removal, management services and insurance. All factors will be considered, and price is not always the deciding factor. **All Property Owner**

and Board hired vendors must be properly licensed and insured with proof on file with our Association before performing any services in Woods of Glenmary.

- Considering some changes to the exterior of your property? You will need to fill out an A&L form found at www.woodsofglenmary.org or we will mail you one. Detail the changes that you want to make and submit the completed form to Kentucky Realty, the Architectural and Landscape Committee or anyone on the board. The Board will evaluate your request and get back to you with an answer. Any changes you make to the outside of your house, needs to be approved by the board prior to any work being done. This also includes installation of satellite dishes.
- If you notice a neighbor's landscaping, trees or grass receiving out of the normal attention, it is most likely being paid for by that neighbor after receiving board approval. Non-approved changes in violation of our CC&Rs will result in reversal of any alterations at your expense.

Questions . . .

If you have any questions please contact your Section Representative or Ben Adams, Site Manager.

Around the neighborhood . . .

- 1.) If you have sent in **Proof of Homeowners Insurance for 2020** to Ben Adams at Kentucky Realty, *thank you very much*. **If you have not, please send (mail, fax, etc.) your Proof of Homeowners Insurance to Ben as soon as possible**. The easiest way 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 . Current proof of Homeowners Insurance is required as per our Covenants, Conditions and Restrictions (CCR's).

Having your Homeowner's Insurance information on file with our Association is vital to protect you and your neighbors from beginning reconstruction without proper approvals as we all wish to avoid costly mistakes. Maintaining the structural and aesthetic appeal of our neighborhood only increases the value of our property!

- 2.) The Woods of Glenmary has a website . . . www.woodsofglenmary.org. On our website, you can find HOA Documents (like the 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.
- 3.) Reach Alert notices – By signing up for the notices, you will receive prompt reminders and notices about things going on in the Woods of Glenmary. It is free, it is 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.
- 4.) **Maintenance Fees** – Are you new to the neighborhood? If so welcome! Please make sure you contact Kentucky Realty (502-473-0003) to get your HOA Maintenance Fee Account set up. Your real estate agent does not take care of this, the closing attorney does not take care of this, **nor** is the maintenance fee included in your mortgage payment.
- 5.) As you might have noticed, there are two new metal benches on Broadwood in place of the concrete ones taken out due to safety issues. We had received a lot of requests for them to be replaced and have done so by unanimous vote at our last Board meeting. Enjoy!

September 2020

If you are behind on your monthly fees, please contact Ben Adams with a plan to get caught up, we will work with you. When the Board is forced to authorize collection efforts though legal means it is costly for all involved. **That can be easily avoided!**

- 6.) Due to the onset of Covid19 all WOG social events have been suspended until further notice including our annual property owner's meeting for 2020.
- 7.) Phone Directory Updates –Please send your names, address, phone numbers and email addresses to graythomas@att.net if you are not already in there to be included in a updated neighborhood directory.

This Newsletter was made by the collaborative effort of your 2020 Board of Directors, please feel free to send any newsletter ideas, questions or comments to graythomas@att.net or contact any of our Section Representatives.

We all wish you well and hope that you and your family are protecting yourself from Covid19 and any other threat that may harm you or your loved ones.

Gary Thomas
Secretary-Treasurer

CURRENT BOARD OF DIRECTORS & OFFICERS

Section #1 – Gale Miller (231-6558)

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 – Laurie Condor (551-3705)

Section #8 – Kevin Mitchum (767-5944)

Site Manager – Ben Adams (473-0003)

Architectural and Landscape Committee

Gale Miller
Laurel Walls
Bennie Drake

Block Watch

Laurie Condor

President - Kevin Mitchum

Vice-President - Sandra Burnett

Secretary/Treasurer - Gary Thomas