



The Woods of Glenmary Patio Homes

Newsletter

Note from the HOA President:

Dear Residents:

The past two years have been trying for all of us. Covid19 restrictions made it impossible to hold our community annual April meetings. Although difficult to meet as a board, we have managed to conduct regular board meetings by zoom or outdoors while being socially distant.

One topic has been a repeated concern during our spring meetings: grass cutting. GreenScapes is slated to mow each Thursday. However, if it rains the day before or on Thursday, the mowing is pushed out at least two days; and if heavy rains continue, mowing can be pushed into the next week. If the grass is mowed when wet, both the grass and the grounds are damaged and we incur repair expenses. While it may “look dry” at your house, many other areas still have standing water. I ask for your continued patience and remind residents that in order to have a consistent groomed appearance the association’s Covenants, Conditions, and Restrictions do not permit residents to mow lawns.

The Woods of Glenmary HOA Board members and the Site Manager are committed to representing you and the best interests of this community within the constraints of the association’s Covenants, Conditions, and Restrictions. Each Representative and the Site Manager is available for inquiries and to help you voice concerns and suggestions.

Sincerely, Kevin Mitchum, President

An Invitation to the Residents of Section 3 and 7

The HOA Board currently has two vacant positions.

Section 3 includes all of Roberta Court plus 8700, 8701, 8702, 8703 Broadwood Court & 10301, 10500, & 10502 Broadwood Drive.

Section 7 includes Pine Glen Circle odd numbered residences 10217 - 10239 and even numbered residences 10220 - 10242.

If you have been a homeowner and resident in these sections for at least one year and your HOA dues are in good standing, you qualify to apply. Contact Ben Adams to request an application.

Section 3 and Sections 7’s voices and opinions are important, should be heard, and should impact HOA Board decisions. Representatives serve 2 year terms; can serve multiple terms; are volunteers; and do not receive any salary, waiver of fees, or special privileges. The Board meets monthly. If you would like board meeting details, the minutes of each meeting are posted at:

www.woodsoglenmary.org

Woods of Glenmary HOA Board Members

A Note from the Site Manager:

Insurance vs Expense for water line breakage: Last winter some of the Woods of Glenmary residents had their water lines break. Some of those homeowners were dismayed to find the utility company only pays to repair up to their meter and their home insurance did not include the endorsement to cover the water line from the meter to their home. These expenses can cost homeowners several thousand dollars. I would encourage you to verify this endorsement is on your homeowner insurance policy. If this coverage is not on your policy and you decide to add it; your insurance agent can either add it as an endorsement or refer you to a relevant supplemental policy.

A special note for our newer residents - An annual submittal of home insurance documentation to the Woods of Glenmary's property management agency is required by Woods of Glenmary CC&R's. If not already on your policy, your insurance agent can generate an automatic annual notification to me by adding Woods of Glenmary as an additional payee. Or, if you prefer, you can send a copy of your **declaration page** to me annually by: **email at ba@kyrealtyonline.net** or **fax 502-473-7269**; or **mail to:** Woods of Glenmary Patio Homes, c/o Kentucky Realty Corp, 3944 Bardstown Road, Louisville KY 40218

This month, all residents will receive an insurance reminder letter providing a thorough explanation of this requirement and it should answer any questions you may have.

Ben Adams,

*Certified Manager of Community Associations
Site Manager for Woods of Glenmary
Kentucky Realty Corporation*

2021 Summer: Woods of Glenmary Property Maintenance Projects:

During the next few months, there will be numerous work sites and several work crews completing property wide maintenance projects. Residents are not expected to be inconvenienced; but do be aware periodically there will be extra traffic and personnel throughout the neighborhood. In addition to signage updates, the maintenance projects will involve more than 30 work sites.

- 1) Decks pressure washed and stained (completed 5/15)
- 2) Masonry Repairs: Weather permitting, masonry repairs are scheduled to begin June 7th and will include all drainage catch basins and the correction of related erosion. Examination of and tuck point repairs to the brick structures on each side of the entrance will also be completed.
- 3) Gutter cleaning on June week-ends
- 4) Updates to 6 shrub beds & a retaining wall to redirect mud away from Broadwood Drive sidewalks
- 5) Replacement of our worn street signs and roadway signs
- 6) Update of all mailbox numbers to be legible, consistent, and reflective

Where to find the answers to frequently asked questions about the Woods of Glenmary? At your closing, each new resident should have received a copy of the association's Covenant, Conditions, and Regulations which address a multitude of issues. If you no longer have a copy, one can be made available for a fee from KY Realty or can be accessed on-line at www.woodsofglenmary.org This website is maintained by our Ky Realty Site Manager and also has all amendments and relevant information, plus forms, and a historical library of newsletters and HOA Board Meeting minutes. Those minutes are a great preparation for those considering applying for board representative vacancies; and, informative for those who might like to see what's going on.

In addition to the website information, there are individuals you will periodically need to contact. To facilitate communication and equitable representation to all parts of the community, The Woods of Glenmary is divided into 9 Sections. The HOA Board is made up of one resident from each section. The representative resides in the section and is elected by the residents. In addition to Representatives, there are Board Officers, Committees, and the Property Management Staff, who you may want to contact. Below is a current list of positions, names, and contact numbers. If you need to find which section is yours, all addresses are listed by section in an amendment to the by-laws Article III, Section B dated 2-18-2008. (Or, ask your neighbor.)

2021 Woods of Glenmary HOA Board Information

Your Section Representatives

Section 1 -- Gale Miller (231-6558)

Section 3 -- VACANT

Section 5 -- Sandra Burnett (500-9861)

Section 7 -- VACANT

Section 9 -- Paul Stewart (326-4903)

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)

HOA Board Officers (phone numbers listed above)

President: Kevin Mitchum

Treasurer: Gary Thomas

Vice-President: Sandra Burnett

Secretary: Laurel Walls

Kentucky Realty Property Management

Site/Project Manager: Ben Adams (473-0003)