



Woods of Glenmary Newsletter

Note from the HOA President:

Dear Residents,

The past two and a half years have been trying for all of us. Covid-19 restrictions have made it impossible to hold our annual April community meetings. We have continued to meet as a board either on-line with Zoom meetings or in person outdoors.

As we approach the Spring season, Greenscapes is scheduled to mow each Thursday. However, if it rains the day before or on Thursday, the mowing could be pushed out at least 2 days. If we receive substantial rain, the mowing could be delayed an entire week. Keep in mind that while it may look dry at your place, there are many areas that may still be wet. If the grass is mowed when wet, both the grass and the grounds can be damaged and we will incur additional expenses for repair.

The Association's Covenants, Conditions, and Restrictions do not permit residents to mow their own lawns, so we ask for your continued adherence to the rules and refrain from grooming the lawn around your unit.

Sincerely,

Kevin Mitchum

WOG Board President

2022 Annual Meeting

For the last two years we have been unable to conduct an annual meeting because of the ongoing pandemic. The Board has decided to hold this year's meeting online by Zoom. The meeting will be held on Thursday, April 21, 2022 beginning at 7:00 p.m. You should have received instructions on how to access the Zoom meeting from Ben Adams of Kentucky Realty Corporation in the recent document that was mailed to you and dated February 11, 2022.

Like last year, the board of directors' election will be conducted by mail. The current board members and their remaining terms are listed below:

- Section 1: Gale Miller – expiring
- Section 2: No Representative – 1 year remaining
- Section 3: No Representative – 1 year remaining
- Section 4: No Representative – 1 year remaining
- Section 5: Sandra Burnett – expiring
- Section 6: Laurie Condor – expiring
- Section 7: Michael Robinson – 1 year remaining
- Section 8: Kevin Mitchum – expiring
- Section 9: Paul Stewart – 1 year remaining

Section 2's representative Laurel Walls recently resigned, and we have been without representation in Sections 3 and 4 for quite some time.

In order to keep the staggered terms in place, we will be asking for residents in Sections 2, 3, and 4 to submit their nomination for a 1-year term.

Sections 1, 5, 6, and 8 are open for a 2-year term.

Candidates must be homeowners and residents of the association for at least twelve (12) months. A copy of the bylaw amendment that lists the sections and the corresponding addresses were also included in the document sent by Kentucky Realty.

A Note from the Site Manager

Insurance vs Expense for water line breakage: Please note that if your water lines break, the utility company only pays for repair up to their meter. Your homeowner policy may not cover the line from the meter to your home. The cost to repair could be several thousand dollars and would be borne by the homeowner if your insurance policy does not cover it. You may want to discuss with your agent. The coverage is also available through Louisville Water Co/MSD and can be added to your bill.

Special note to newer residents: An annual submittal of home insurance documentation to the Woods of Glenmary's property management agency is required by the WOG CC&R's. Send a copy of your declarations page to me annually by email at ba@kyrealtyonline.net, by fax at 502-473-7269, or by mail to Woods of Glenmary Patio Homes, c/o Kentucky Realty Corp, 3944 Bardstown Road, Louisville KY 40218.

Sincerely,

Ben Adams

Kentucky Realty Corporation

FAQ answers can be found in your 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 Kentucky Realty or can be accessed online at www.woodsofglenmary.org. This website is maintained by our site manager and includes all amendments, relevant information plus forms and a historical library of newsletters and HOA Board Meeting minutes.

Board Members Contact info:

There are 9 sections in the WOG, each represented by one individual. Within the Board, there are officers and committee chairs. Your representatives' contact information is as follows:

Section 1 - Gale Miller 231-6558	Section 6 – Laurie Conder 551-3705
Section 2 – Vacant	Section 7 – Michael Robinson 724-3080
Section 3 – Vacant	Section 8 – Kevin Mitchum (President) 767-5944
Section 4 – Vacant	Section 9 – Paul Stewart Secretary) 326-4903
Section 5 – Sandra Burnett (Vice President) 500-9861	

Social Committee Reminder

The monthly WOG resident breakfasts continue at Cracker Barrel Fern Creek at 9:30 a.m. on the 3rd Tuesday of each month.

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