



Woods of Glenmary Newsletter

Note from the HOA President:

Dear Residents,

Weather forecasters predict a high probability of lots more snow and much colder temperatures in Louisville than we've had in past winters. And, based on our recent weather, it looks like they could be on to something.

So, as we move into a potentially more severe winter than we're used to, let's make sure we're prepared for the worst even as we hope for the best.

Snow Removal Policy

- We won't plow unless there's four inches or more of snow followed by two consecutive days of temperatures remaining below 32 degrees Fahrenheit. Check Reach Alert for updates.
- Sidewalks won't be shoveled or cleared – that's not an HOA responsibility.

Stay Safe!

- *Don't fall.* Each year . . .
 - Over 7 million falls causing head injuries or broken bones are reported among older adults.
 - About 3 million older adults are treated in emergency rooms for a fall injury.
 - Fall injuries result in more than 32,000 deaths of older adults.
 - A fall can be a life changing event, and not for the better!
 - Be prepared to stay inside until the ice and snow melt.
 - <https://www.cdc.gov/injury/features/older-adult-falls/index.html>
- *Don't Shovel Snow.* Cleveland Clinic cardiologist Dr. Luke Laffin says . . .
 - *"If you have more than one medical condition or are over the age of 55 . . . it's best to get someone else to shovel for you. It's simply not worth the risk"*
 - *"Particularly [for] people that have multiple medical conditions such as coronary artery disease or hypertension, or maybe they have overweight or obesity and don't get a lot of physical activity – it's not worth the risk to your heart."*
 - <https://health.clevelandclinic.org/snow-shoveling-a-real-risk-for-heart-attack>

- *Review your snowstorm essentials check list and be ready for a power outage.*
 - If you don't have a check list, review this one:
<https://www.directenergy.com/learning-center/snow-storm-essentials-checklist>
 - Have a portable battery to recharge your cell phone (they're on Amazon for less than \$20).
 - Be prepared to stay inside until the roads, streets, and sidewalks are clear.
 - Don't take unnecessary risks – ask someone for help if you need it!

Call for New Board of Directors Members

WOG HOA bylaws mandate our board have nine directors. We have seven. *We need a director from Sections II and III.*

- Section II – all Phase I residents north of Broadwood Drive accessed from Summertree Lane (includes Parkhurst Court and Meadow Springs Way).
- Section III – all Roberta Court Residences plus 8700, 8701, 8702, and 8703 Broadwood Court, and 10301, 10500, and 10502 Broadwood Drive.

If you live in one of these sections, please consider serving. The term is usually two years but may be shorter to account for staggered terms. The goal is to carry out the HOA's Covenants, Conditions, and Restrictions and its Bylaws – as established by, and for the benefit of, all residents.

You must be a resident for at least one year and up to date with your maintenance fees. Contact me, any board member, or our Site Manager, Ben Adams for more details.

Sincerely,
Paul Stewart

Woods of Glenmary Has a Website

- Get HOA Conditions, Covenants, and Restrictions; Bylaws; amendments; etc.
- Board of Directors Meeting Minutes and meeting dates.
- Newsletters.
- Forms . . . and more.

Reach Alert Notices

Sign up to receive prompt notices and reminders about things going on in the Woods of Glenmary. Get text or email alerts or both. It's free and easy to sign up. Go to www.reachalert.com or call 877-307-9313.

Current Board of Directors and Officers

Section I – Gale Miller (231-6558)

Section III

Section V – Sandra Burnett (500-9861).

Section VII – Mike Robinson (239-2847)

Section IX – Paul Stewart (326-4903)

Section II

Section IV – Dennis Simpson (548-7713)

Section VI – Barbara Reasor (559-1957)

Section VIII – Kevin Mitchum (767-5944)

Site Manager – Ben Adams (473-0003)

President – Paul Stewart

Treasurer – Kevin Mitchum

Social Committee – Sandra Burnett

Vice President – Sandra Burnett

Secretary – Paul Stewart

Landscape Committee – Gale Miller

Social Committee Reminder

The Social Committee hosts a breakfast at the Fern Creek Cracker Barrel on the third Tuesday of every month.

Message from the Site Manager

Please help us by reporting any unsafe conditions where your sidewalk, and or patio may have cracked and dropped. Our policy is to repour concrete is when the concrete has dropped by at least a ¼” or more.

We’re still trying to settle our dispute with MSD regarding the impervious surface area, or drainage fee, that MSD has demanded the association pay. It’s a been long and challenging process and MSD has been less than cooperative. Recently the Louisville Metro Council passed an ordinance that may potentially affect the way associations like the Woods of Glenmary are charged for their drainage fees. If so, this could be a positive change. Either way, this new ordinance does not take effect until 2023, so continued negotiation may be affected by this ordinance.

Best Regards,

Ben Adams

Outdoor Porch Lights

Many of our porch lights are old, corroded, and wearing out. Replacing them, however, is not an HOA responsibility. Unfortunately, lights in the original design are no longer made. To maintain some degree of uniformity in the community, any replacement light you buy should be black and at least fifteen (15) inches tall.

2023 Budget

You should have received the 2023 Budget Letter from Ben Adams, our property manager.

Raging inflation rates are putting serious pressure on, not only 2023 expenses, but our future obligations (which are substantial) as well. Consequently, we've been forced to increase the monthly assessment to \$235.00 to cope with the rising prices.

That's an increase of \$15 per month or 6.8%.

But it's still less than the current annual inflation rate of 7.1%, which seems to be trending to the Federal Reserve's 2% annual rate target.

The included extracts from our latest Reserve Study show the magnitude of our long term obligations. Please review them.

For example, one of our 2023 budget objectives is to replace gutters and downspouts. That's a \$328,000 project or about \$1,133 per residence. That's a serious investment and there are bigger ones ahead.

Be assured, however, that your Board is trying to strike an equitable balance between monthly assessments and our ability fund the maintenance and replacement costs needed to maintain the value of our homes as well keeping our community a safe and attractive place to live.

Miscellaneous

- Don't forget to disconnect hoses from outdoor spigots.
- LG&E has a mobile app that you can download to your smart phone. It's very useful when there's a power outage. Get it on Apple's App Store or Google Play if you have an android system.
- Christmas decorations were put up at our entrance courtesy of Landscaping Committee head Gale Miller, VP Sandra Burnett, and their merry volunteers. Many thanks to them!

Season's Greetings
&

Happy New Year

