



The Woods of Glenmary Patio Homes Newsletter

News . . .

We want to thank all of you who attended the Woods of Glenmary Annual Meeting in April. As we discussed, 2023 is going to be a challenging year for our neighborhood. Our plan is to prioritize the projects and work on maintenance issues first. In order of priority, the approved projects are listed below.

- 1.) The board asked Louisville Masonry & Stone to evaluate each home in the neighborhood for holes and cracks in the mortar at inside and outside corners. Unfortunately, around 75% of the homes in our neighborhood have evidence of holes and cracking in the mortar. The cost to repair the holes and cracking will be \$72,490. This is a structural integrity issue and must be fixed. If the holes and cracking are not repaired, both will get larger and could lead to water damage to the home, which could lead to even more costly repairs. The board has approved this project to move forward as soon as it can be scheduled.
- 2.) The asphalt in sections 3, 4, 5, 6, 7, 8, and 9 is starting to show significant wear and cracking. Sections 1 and 2 were sealed in 2022. In order to extend the life of the asphalt and prevent us from having to repave earlier than the reserve study suggests, the board has decided to seal these areas. It will extend the life of the asphalt and the cost is reasonable at \$5,600. The board has approved this project to move forward as soon as it can be scheduled.
- 3.) Due to the blast freeze in December 2022, we are estimating that 50-75% of the plant material in our neighborhood has been killed or damaged. Unfortunately, our initial estimates are that the cost (plant material + labor to install) could be as high as \$100,000. Greenscapes is evaluating plant material unit by unit and will provide a detailed estimate sometime in June.
 - a) We have asked Greenscapes to go ahead and remove the dead plants. That work should be completed by the end of July.
 - b) New plants will not be installed until the fall when there is a better expectation of rain. Many homeowners have indicated that they are unable to water plants over the summer months when we tend to get little rain, so the board made the decision to wait until fall to replace any plant material.
 - c) From a budget perspective, we will replace as many plants this year as our budget will allow. Some of the work may have to carry over to Spring 2024.
 - d) If a homeowner does not want to wait for Greenscapes to replace plants and decides to do the work at the homeowner's expense, a detailed A&L form **MUST** be submitted and approved by the board before any work can begin.

- e) As a reminder, the HOA is only responsible for the original plants installed by the developer at the front of the house. That area includes plant material (usually boxwoods but may include other plants) between the garage and the front door and the plant material (usually hollies, boxwoods, nandinas and/or magnolias, etc.) between the front door and the corner of the original house. This does NOT include landscaping around fences, sunrooms, decks, screened porches, or patios. It also does NOT include landscaping homeowners have added to their back or side yards.
- f) The red lines, in the attached picture, show the area the HOA is financially responsible for replacing.



- 4.) The gutter project has been suspended at least until late 2023 or early 2024 due to the higher priority projects.

Around the neighborhood . . .

- 1.) 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 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 . The proof of insurance is required **yearly** per our Covenants, Conditions and Restrictions (CCR's).
- 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, Annual Meeting Minutes, and Newsletters. The website is a great resource for information, A&L forms, and other documents.
- 3.) Reach Alert notices – By signing up for these notices, you will receive prompt reminders and notices about things going on in the Woods of Glenmary. It's free, it's 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*** – If you are new to the neighborhood, 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.

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Section #8 – Kevin Mitchum (767-5944)

Site Manager – Ben Adams (473-0003)

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Treasure – Kevin Mitchum

Social Committee – Sandra Burnett

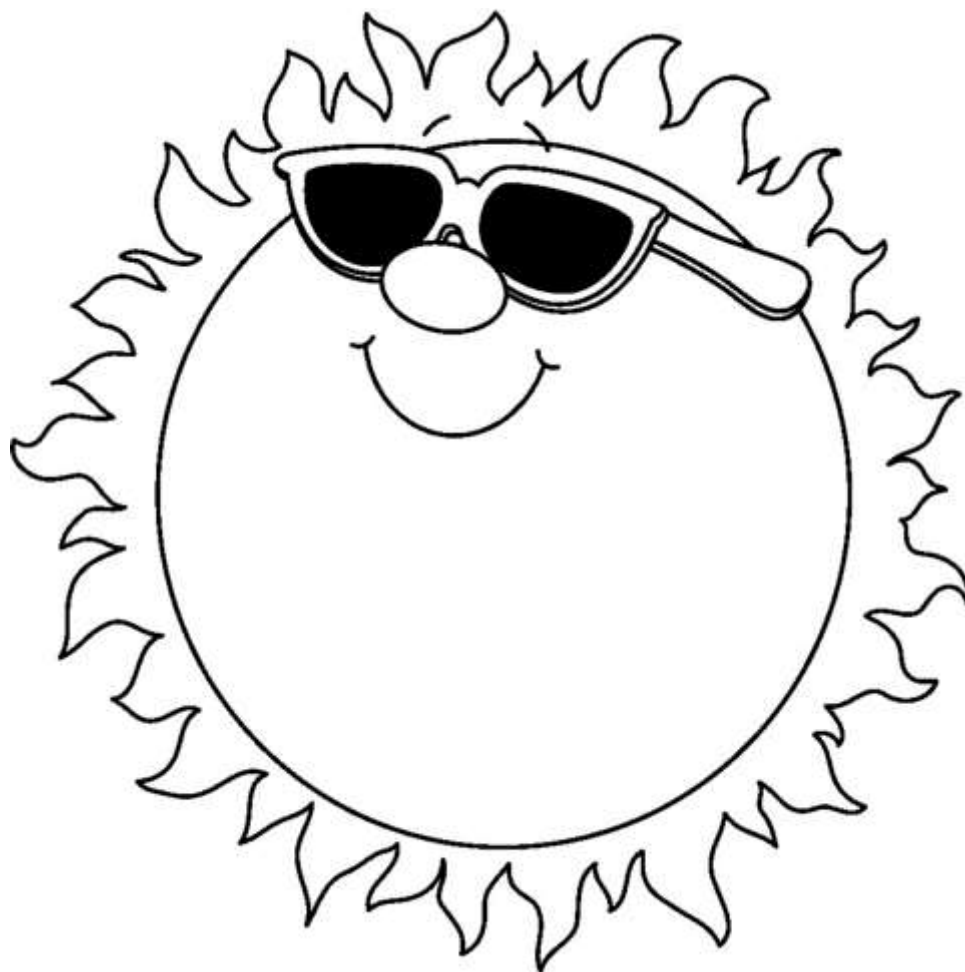
Vice-President – Sandra Burnett

Secretary – Barbara Reasor

Landscape Committee – Gale Miller

And finally . . .

- 1.) As a reminder, the speed limit in the Woods of Glenmary is 25 mph on Broadwood Drive and 15 mph in the rest of the neighborhood. Not every part of our neighborhood has sidewalks for people to use, so please slow down and be mindful of others.
- 2.) The Woods of Glenmary is a wonderful place to walk your dogs, but please be considerate of others and pick up after your pets.



Have a Great Summer !

The Woods of Glenmary Board of Directors