



The Woods of Glenmary Patio Homes Newsletter

Around The Neighborhood . . .

- 1.) As previously mentioned, 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. The Board has approved this project to move forward. This work should start mid-to-late August. The plan is to begin in the back of the neighborhood (Sections 8 & 9) and work toward the front.
- 2.) Greenscapes and Gale Miller have walked the entire property and identified the boxwood replacements needed. The Board received the replacement estimate and voted to have Greenscapes proceed with the work. Plans are to remove the dead boxwoods by mid-August. Plant replacement will begin mid-to-late September, once it is cooler, to give the plants a better chance of surviving.
- 3.) The gutter project has been suspended at least until late 2023 or early 2024 due to the higher priority projects. The Board will revisit the gutter project at each Board meeting and restart the project based on the budget.
- 4.) Just a heads up to all residents. Because of inflation, utilities cost increases and the cost of everything going up, there is a high probability that our HOA Maintenance fees will increase in 2024. We are telling you early so you can begin planning and budgeting for the increases. We were all hoping that a fee increase would not be necessary this year, but the prices of everything continue to go up and the only way to maintain the current level of service to the neighborhood is to increase maintenance fees.
- 5.) If you have been listening to the news lately, you know car and personal property thefts are up throughout Jefferson County. **We have not had any problems in the Woods of Glenmary**. However, this is a good time to pass along the following information from the Louisville Metro Police Department. They call it their 9PM Checklist. So at 9:00pm, or right before you go in for the night, try to complete the following checklist:
 - a. REMOVE ALL VALUABLES FROM YOUR VEHICLE IF YOU PARK IT OUTSIDE OF YOUR GARAGE.
 - b. DO NOT LEAVE A GUN IN YOUR VEHICLE (LOADED OR UNLOADED).
 - c. DO NOT LEAVE YOUR KEYS IN YOUR VEHICLE.
 - d. LOCK ALL VEHICLE DOORS.
 - e. CLOSE THE OVERHEAD GARAGE DOOR.
 - f. LOCK THE INNER GARAGE DOOR TO YOUR HOUSE.
 - g. CLOSE AND LOCK ALL EXTERIOR DOORS.
 - h. IF YOU SEE SOMEONE TRYING TO GET IN YOUR VEHICLE OR HOME – CALL 911.

Thought you might like to know . . .

*Over the past year, we have had many new neighbors move in.
We wanted to take this opportunity to say . . .*



With so many new neighbors, we thought this would be a good time to review WOG policies with all our homeowners.

- 1.) **Proof of Homeowners Insurance** – required yearly by our Covenants, Conditions and Restrictions (CCR's) and should be sent to Ben Adams at Kentucky Realty. If you have not sent in your proof of insurance, please send it to Ben Adams. 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 . Just a note: For homeowners' insurance, our patio homes are not considered condominiums, they are considered single family homes and should be insured accordingly.
- 2.) **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. Neither the real estate agent nor the closing attorney takes care of this AND the maintenance fee is **NOT** included in your mortgage payment.
- 5.) **A & L Forms** – Before making **ANY** changes on the outside of your unit you must submit an A&L Form with a drawing and scope of the proposed work to the Board for approval. If there is any doubt about whether or not you need an A&L form, the best thing to do is to fill out a form and send it in for approval. Any changes made without Board approval will be reversed at the homeowner's expense. The A&L form can be found on the Woods of Glenmary website, and one is attached to this newsletter.

- 6.) **Fence Amendment** - In 2017, the homeowners of the Woods of Glenmary passed an amendment that details the specifics of any fences installed in our neighborhood. The amendment can be found on our website. An A&L form **MUST** be submitted and approved prior to any work starting. Fences that were installed prior to 2017, were grandfathered but if replaced, must conform to the amendment specifics.
- 7.) **Do Not Park on the Grass** – Please make sure you or your guests do not park on the grass.
- 8.) **Leash Laws** – The Woods of Glenmary is governed by the Jefferson County Leash Law. You are required to have your pet on a leash and under control anytime you leave your residence. Please be a courteous pet owner and neighbor and pick up after your pet. If your backyard is enclosed, please show our lawn care people the courtesy of cleaning up after your pet before they mow.
- 9.) **Satellite Dishes** – Please contact a Board member or the site manager (Ben Adams) before you mount your satellite dish. Dishes cannot be mounted on the homeowner's roof and an A&L form must be submitted and approved prior to any work starting.
- 10.) **Overflow Parking** – The CCR's prohibit continuously or habitually parking on any street or public right of way, this includes the overflow parking area by your house. Please make sure to park in your garage or in your driveway before parking in the overflow parking areas. This does not mean you cannot occasionally park in the overflow area, you can. However, overflow parking is not to be used as a long-term alternate parking space to your garage or driveway.
- 11.) **Speed Limit** – 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.
- 12.) **For Sale Signs** – While a house is for sale, a FOR SALE Sign can remain in the front yard of the patio home. Any other signs relating to the sale can only be put up on the morning of an open house and must be taken down at the conclusion of the open house that afternoon. It is against our policy to have FOR SALE Signs or directional For Sale Signs constantly in other areas of the neighborhood for extended periods of time.

CURRENT BOARD OF DIRECTORS & OFFICERS

Section #1 – Gale Miller (231-6558)

Section #3 –

Section #5 – Sandra Burnett (500-9861)

Section #7 – Mike Robinson (239-2847)

Section #9 – Paul Stewart (326-4903)

Section #2 –

Section #4 – Dennis Simpson (548-7713)

Section #6 – Barbara Reasor (554-1957)

Section #8 – Kevin Mitchum (767-5944)

Site Manager – Ben Adams (473-0003)

President – Paul Stewart

Treasure – Kevin Mitchum

Social Committee – Sandra Burnett

Vice-President – Sandra Burnett

Secretary – Barbara Reasor

Landscape Committee – Gale Miller

WOODS OF GLENMARYArchitectural and Landscape Application Form
(A&L Form)

This application form must be submitted for approval for any construction, addition, or replacement to the exterior common areas of your building or grounds. If in doubt about your particular project, contact your Site Manager with Kentucky Realty Corporation.

Name _____ Date _____

Address _____ Home Phone _____ Cell _____

Type and Nature of Improvement _____

Materials to be used: _____ Location _____

Color if applicable _____ Approximate Cost _____

Work to be completed by homeowner (yes)____ (no)____ If work is done by a contractor, a certificate of insurance listing "Woods of Glenmary" as additional insured must be attached. A scale drawing of all improvements must be submitted and attached to the application to show exact locations and dimensions.

I understand the rules concerning the proposed improvement. This improvement in no way encroaches on a neighbor's property and is in compliance with covenants for the "Woods of Glenmary." I agree to abide by the rules established by the Board and will be solely liable for any upkeep required by the addition of this improvement.

Signature of Owner_____
Below to be filled out by Landscape Committee

Date Application Received _____ Received by _____

Date Accepted _____ Date Rejected _____

Accepted / Rejected by _____

Reason for Rejection

Please return this form and attachments requested to: **Kentucky Realty Corporation, 3944 Bardstown Road, Louisville Kentucky 40218, or any active Board Member to be submitted to A&L Committee.**