



The Woods of Glenmary Patio Homes Newsletter

Just a Thought . . .

I was reading an article by Debby Mayne the other day in "The Spruce," an online magazine. She offered suggestions and tips on being a good neighbor. As I read the article, it occurred to me that, with just a little thought and effort, I could be a better neighbor. It also occurred to me that this subject might make for an interesting article for the WOG newsletter. For those reasons, I want to share some of Debby's tips with the rest of our community. Who knows, maybe we will all be better neighbors after taking some time to think about Debby's suggestions. These suggestions work if you live in an apartment, a condominium, a single-family home, or a patio home where you share walls and yards.

Per Debby's article, the ultimate goal, in any neighborhood, is to live in peace and harmony, and even though that's not always possible, you can at least do whatever it takes to prevent hostilities and long-lasting hard feelings. Here are several of her suggestions:

- Observe and respect your neighbor's personal space.
- If you have an issue with a neighbor, try to talk to them about it.
- Not everyone is a dog or cat lover, so show responsibility for your pets. Keep them off the neighbor's lawn and pick up after them. Also, just because you don't mind the aroma of doggie poo, it doesn't mean your neighbor shares your opinion. In the summertime, it can be impossible for your neighbor to sit out on his/her patio or deck because of the odor.
- Make sure your weeds and other plants don't creep (or march) into your neighbor's yard or flower beds. You might not mind the weeds, but that doesn't mean your neighbor wants to share your weeds.
- If you have a fence, clean it (inside and outside) every once in a while. Green moldy fences are not attractive, especially if your neighbor must look at them every day.
- When you have visitors, don't block your neighbor's driveway/garage. Your neighbor may need to leave before your visitor does.
- Remember, just because you don't mind a mess on your patio, deck, or yard, doesn't mean your neighbor should have to stare at your mess every day.

I'm going to try my best to be a better neighbor. I'm sure I'll still make a lot of mistakes, but I am going to start by apologizing to any neighbor I've offended, any neighbor I've been abrupt with, or any neighbor where I haven't followed the above suggestions. Who knows, maybe we will all be better neighbors.

Your (hopefully better) neighbor,
Barbara

A few facts about the Woods of Glenmary . . .

- 1.) ***Did you know . . .*** The Woods of Glenmary Patio Homes are ***not*** condominiums.
- 2.) ***Then what is it . . .*** WOG is a PUD or planned unit development.
- 3.) ***Why you should care . . .*** It affects the way you should insure your home.
- 4.) ***How should your home be insured . . .*** as an HO3 residence. Check with your insurance agent for the details on your homeowner's insurance.
- 5.) ***What is an HOA . . .*** It is a private organization established within a residential community such as the Woods of Glenmary. Our HOA, through the Board of Directors, manages and makes decisions on resident requests, short-term projects, and long-term maintenance plans. The Board facilitates and enforces CCR's, amendments and rules determined by the 210 residents of the subdivision. The Board also manages approved services like trash collection, landscaping portions of the yard, and lawn mowing.

Just a reminder . . .

- 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. 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.
- 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 your real estate agent nor the closing attorney takes care of this. Also, the maintenance fee is not included in your mortgage payment.
- 5.) **A & L Forms** – Before making **ANY** changes on the outside of your patio home **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 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.

~ Hope you all have a wonderful and blessed fall ~

