



# The Woods of Glenmary Patio Homes Newsletter

## ***Around The Neighborhood . . .***

**Maintenance Fee** – Will increase in 2024. Currently the maintenance fee is \$235/month. In January 2024, the maintenance fee will increase to \$250/month (~ 6% increase). 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.

**Why is the Maintenance Fee increasing?** The overall answer is the cost of everything continues to increase across the country. All you have to do is look at your gas/electric bill, go to the grocery store, or take a walk through Walmart. The bills generated by the Woods of Glenmary Neighborhood are no exception. We are expecting an approximate 5% increase in the electric bill (streetlights). We are now paying the full MSD bill, which increased the bill by around 50% (drainage). In addition, the new GreenScapes contract is increasing ~1% and garbage collection by Republic increased by about 10%. And finally, we are committed to funding our reserve account so there are adequate funds in the future to pay for new roofs when they are required, paving our streets when needed and any other neighborhood-wide projects that are identified – Projects like the masonry repairs done this year and the new gutter replacements begun in 2023 that are scheduled to be completed in 2024. In addition, the board has added deck maintenance and walk-out basement wall masonry repair for 2024.

## ***Just a reminder . . .***

1) 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, with Christmas on the horizon, 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.

2) **Website** – [www.woodsofglenmary.org](http://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](http://www.reachalert.com) or call 877-307-9313 to sign up.



**HAPPY HOLIDAYS !**

**CURRENT BOARD OF DIRECTORS & OFFICERS**

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