

HURSTBOURNE WOODS NEWSLETTER

August 2019

Board Members

President: Jeff Black

Secretary: Jill Greer

Vice President: "D" Mitchell

Roxanne Schuchardt with KY Realty is our Property Manager. She should be contacted for ARA requests, CC&R questions/violations or concerns. (502)473-0003 or (502)473-7269

rs@kyrealtyonline.net

Roxanne is often on-site instead of in the office so e-mailing is probably the best way to contact her. To contact any of the board members, please e-mail us at hurstbournewoodshoa@gmail.com

Annual Dues

Our 2019 annual dues were to be paid by July 1st. If you haven't paid, please do so as soon as possible to avoid additional fees.

Violations, Delinquencies, Restrictions

It is not at all uncommon for us to have dozens of complaints about the cost of our annual dues. As you know, it is the duty of every homeowner in our neighborhood to keep in compliance with the CC&R's. When ignoring restrictions you are not only affecting yourself, but everyone else in the neighborhood. From paying your dues on time, to keeping your grass mowed, to replacing your broken down mailbox, to parking junk cars in your driveway; if these things are not done correctly and in a timely manner, it will eventually affect all of our pocketbooks. For one thing what you do on your property can greatly affect your property value and your neighbor's; plus it becomes expensive to send out violation letters, put liens on properties, and collect late fees (just to name a few). If we have to involve an attorney for an issue, it becomes even more expensive. With that being said, these are the reasons our dues have risen in 2016 and 2017. So far, we have been able to manage our budget in 2018 and 2019. We'll have to see how things go next year in 2020.

Yard Sale

We had about 17 homeowners take part in our annual yard sale that was held in May. If anyone has any comments, suggestions or new ideas for next year that might help anyone rid themselves of unwanted items and make a few bucks at the same time, please let us know.

Annual Meeting

Our Homeowners annual meeting will be held this year on Tuesday, **September 17th** at 6:30pm. As before, Hunsinger Lane Baptist Church is allowing us use one of their meetings rooms (room 107) at no charge. This is an open meeting and every homeowner is urged to attend. Board Members will be elected, and new candidates are welcome. Reminder letters are being sent out.

This is an important event and we cannot stress enough how much your attendance matters. It's a good chance to meet your neighbors and discuss what goes on in the neighborhood. We really appreciate the good turnout we've had the past two years and hope it continues. Refreshments will be served and again this year, we will be giving away two \$50.00 Home Depot gift cards to two lucky winners!

Reach Alert Program

The Reach Alert Program is a notification system to allow our Property Manager and Board of Directors to effortlessly communicate with all of our homeowners who have registered at the same time by text, voicemail or e-mail in a timely manner. Whether it be an emergency situation, a notification or a simple reminder, this technology allows us to reach everyone in a timely manner, but you must sign up. Many of you have registered, but if you haven't, please advise Roxanne of your name, phone number and e-mail address so that your info can be on our list. (We must have all of that information if you want to register.) All homeowners whose dues are current are eligible.

Completed Projects

You may have noticed our neighborhood signs have all been re-done. Also, all islands have been re-mulched and plantings have been added. These projects have been on our "to-do" list and their completion has helped to spruce up the neighborhood.

Project Request Forms

Please note that fences, pools, out buildings, etc are required to be submitted to the Board for approval, per the Covenants of Hurstbourne Woods. Once this form is submitted, a response shall be given to the homeowner within 72 hours of submission. Forms can be obtained by contacting Roxanne, our Property Manager.

Around the Neighborhood

- > Please keep in mind that parking on our streets can block or slow down emergency vehicles.
- > This is a "No Soliciting" Neighborhood. Signs are posted at both entrances. Please remind those who come to your door.
- > Metro Call 311: please call to report broken sidewalks, pot holes, unsightly overgrown neighbor's yard, and/or any other non-emergency issues.
- > Crime: We can all look out for one another to try to keep our neighborhood safe. If you see anything suspicious, please let us know. It's so important. The police say that lighting is a good deterrent to thieves, so please consider leaving your porch light or any other yard lighting illuminated at night.
- > Please remember to pick up after your pet!
- > No signs other than "For Sale" signs in your yard please. For example, signs for church picnics, home improvement, political signs, etc. are not permitted according to our CC&R's Article II, section 9.

Hope to see everyone at the meeting next month on the 17th