

Woodland Hills

HOA Newsletter



April

2020

Board Meeting Notes

- The Board meeting was held March 26, 2020 by phone and email due to the Covid-19 requirements.
- Board meetings are generally every fourth week of the month with the exception of July and December, (no meetings). However, with the Social Distancing requirements set in place the Board will conduct business by phone, email or closed session meetings.
- Due to the Covid-19 requirements set in place the Annual meeting has been postponed. We hope to reschedule for June, if all of the social distancing has been lifted.
- Management provided Board with correspondence from residents with various concerns.
- The Board. Selected a gray paint color for the Clubhouse.
 - If you are new to the community, Welcome please call Debbie at 859- 441-0831 at the on-site office, she will provide you with information you may need, and parking stickers for your vehicles.
- For the book readers out there, we do have a Little Library Box located at the Clubhouse on the front porch if you are interested. Residents do utilize the books. We also have Door Store adds weekly. They are dropped off on Sundays.
- Please residents refer to the Woodland Hills Patio & Window Guidelines There are a lot of violations. Reviewing the guidelines will prevent receiving a violation notice. I have mentioned some of the violations in this month's newsletter.

Next Board Meeting:
April 23, 2020

If you have anything you would like to have addressed please email or drop off your request/concern to the on-site office.

Board Members

Judy MC Dowell President
Dave Basinger Vice President
Donna Schultz Treasurer
Jim Cole Secretary
Jim Kasper.... Member -at - Large

Upcoming Events Spring

Concrete Work is rescheduled due to the Covid-19. We are currently planned for May weather permitting.

TMS Construction will be starting the concrete footers for the new decks at 28,30,32 Notices will be sent out when work is scheduled.

Financial Report for March, 2020

| | | |
|------------------------------|-----|--------------|
| Income: | YTD | \$160,368.37 |
| Expenses: | YTD | \$72,003.01 |
| Bank Balance Operating Acct: | | \$156,022.96 |
| Reserve Account Balance: | | \$611,311.91 |

Year to date expenses that have been paid from reserve account total \$143,353.22



Contact Info

Email: Woodlandhills41071@gmail.com
On-site Office: Debbie Sumner 859-441-0831
Office Hours: Monday to Thursday 8.00am to 4.00pm
Web-Site: Woodlandhillscondoky.com
Nancy Caywood /Emergency: 859-291- 5858
Clubhouse Rental: Ruth Cubert 859-442-7941



How is everyone?

This is a very difficult time for all of us! I'm sure you are tired of this Covid-19 consuming our everyday news. I am in the office however the office is closed. So please call me at 859-441-0831 or email me at woodlandhills41071@gmail.com

We are trying to proceed as normal as we can. We are experiencing delays in some of our plans but nothing serious. We have started getting our pools ready to open. We don't know for sure they will open on Memorial Day but we will be ready to open when we are given the ok!

With everyone home residents are definitely hearing their neighbors! Residents are working from home, home schooling their children, and all of you are trying to adjust! Unfortunately, the units are not sound proof. Please be mindful of the noise.

Since everyone is home, a couple things you could do. If you don't have a parking sticker let me know. I will get one to you. I am working on updating files if you received an update form please return it to me.

The information is very important in case of emergencies.

It's that time of the year after what seems like a long winter to clean off your decks! Most residents are home this would be a great time to clean them up. Boy do we have some dirty decks!

Also, I have noticed some different colored curtains, sheets, blankets, broken blinds, clouded windows & patio doors, and bad window screens on your windows. Please make the necessary replacements. Blinds and curtains must be white or cream in color. It is the responsibility of the homeowners / residents.

Parking has been a challenge in some areas. Therefore, Bryan has been tagging vehicles for expired tags, not operable, and no parking stickers. Please if you have a vehicle that isn't operable remove it from the property or it will be towed.

We will all get through this!



Routine Maintenance Tips

It's that time of the year as the temperatures are going up. This is very important to do. Please make sure you're a/c lines are clear. Pour 1 cup vinegar or you can use Clorox, and 1 cup warm water down you're a/c drain line under you're a/c unit. If you are unsure call Bryan, he can walk you through it.

Please do not flush hand wipes even if they say flushable, and feminine products down your toilets. These products can clog the sewer lines.

If you have any personal items in the storage hallways or back fire exits please remove them immediately. It is a fire code violation to have anything that could cause a fall in the common areas. We will be doing a storage hallway clean sweep. No personal items are permitted in the common or back storage halls.

The landscapers started the grass cuts on Wednesday last week.

So please clean up after your pets, the dog feces are a problem with the mowers. They don't really don't want to run over the dog messes! The Mulch has been completed, please do not toss cigarette butts in the Mulch beds they do cause fires, and they look horrible! We had a few mulch fires due to cigarette butts tossed in the mulch! This is a safety issue!

Thank you for being part of the community!

