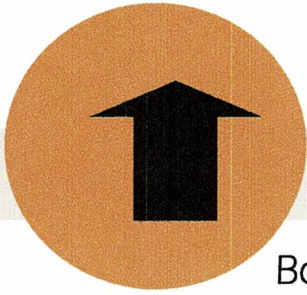


Woodland Hills

Newsletter



April 2021

Board Meeting Notes

The Board meeting was held March 25, 2021 at 3.00pm with residents in attendance.

Board meetings are generally every fourth week of the month with the exception of July and December, (no meetings) are scheduled.

- Management updated Board regarding the underpin, and brick tie repair at building 22. Resident submitted dog park and landscape suggestions.
- Mr. Cole resigned from the Board February 25, 2021 due to his condominium sale. The Board appointed Taylor Bisig to fill the unexpired Board term of Mr. Cole. Jim was an asset to the Board and he will be missed. The Board wishes him well!
- Welcome new Residents! Please stop by the on-site office for a parking sticker, (they are free) we will put your name on the mailbox for you. Owners if you did not get a pool card at closing you can get one from me there is a \$15.00 for a new card. If you have a lost card it cost \$50.00 check or money order only (no cash).

Financial Report for February, 2021

Income:	YTD	\$190,728.23
Expenses:	YTD	\$225,065.96
Bank Balance Operating Acct:		\$107,161.29
Reserve Account Balance:		\$804,564.84

Year to date expenses that have been paid from reserve account total \$54,919.26

Next Board Meeting:

April 22, 2021

3:00P.M. at the

Clubhouse

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
Taylor Bisig Secretary
Jim Kasper.... Member -at - Large

Annual Meeting

May 27, 2021 at 6.00pm

The annual meeting is for electing Board officers. This year you have two Board positions available. Judy McDowell and Jim Kasper, both are seeking re-election. If you are interested in serving on the Board please submit a letter of intent. You can get the letter of intent from Debbie by email or at the on-site office. Your letter of intent needs to be turned into the on-site office no later than April 19, 2021. In order to go out with the announcement.

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

Clubhouse Rental:

The Clubhouse is open for parties at 50% occupancy (35). There is an additional \$30.00 sanitizing fee. This fee is paid to the cleaning company. Call Ruth at 859-442-7941 to book your party.



Hot Topics!

The last couple of months I have been flooded by pet feces, pet violation complaints!

The end of winter is bad as far as pet feces go. It is nasty for the pets and the Landscapers driving their equipment on the dumpster side.

Please if everyone would clean up after there pets and comply with the pet rules several good things would happen in our community!

You would find it a lot cleaner, and your pets would be healthier for it!

We have been asked by residents for a dog park. Having a dog park is not going to solve the pet feces, or violation problem. However, responsible pet owners who comply with the rules will solve the problems. We do have many responsible pet owners in our community and I do appreciate you all! But those that feel the rules don't apply to them you need to take notice if you continue to disregard the pet rules the fines start at \$60.00, \$75.00, \$95.00 and if this goes to the attorney you will pay all of the attorney fees as well.

There are some good walk areas here if you're up to the walk! Trust me I'm sure your pet would love the long walks instead of running across the street to relieve itself, and back into the unit! A few good areas to walk your pets are toward Fox chase, there is a dog station by building 58. View Terrace Dr behind the shed is a nice green space to walk. There are dog stations and benches back there for your convenience. And there are several dog parks close by.

You choose to live in a community that does have rules for the good of all residents.

Be part of the solution not part of the problem! If you see someone not picking up say something, take a picture. It will take everyone's cooperation to make it better.

The association could definitely pay for a service to come in and clean up after pets. However, your fees will go up. But is that fair for the residents that don't own pets?



Pets: Please Comply with your Pet Rules:

1. All pets shall be controlled so as not to create a nuisance [i.e. barking, smell, appearance, waste, etc.]
2. **PET OWNERS ARE REQUIRED TO IMMEDIATELY DISPOSE OF THE WASTE CREATED BY THEIR PETS.**
3. Dogs and cats must be on a hand – held leash when outside of the residence and to be under complete control of the person walking the pet.
4. Pets MAY NOT be staked or tied on to, or in any common or limited common areas. (in front & back of the buildings, in the first floor patio areas)
Management will remove fences, chains and stakes.
5. Pets are NOT allowed in the pool, clubhouse, tennis court, or basketball court for any reason.
6. Pets should be walked on the dumpster side of the street on the Condominium Property. Use of the common areas immediately adjacent to housing units must be avoided. **REMEMBER, PET OWNERS MUST IMMEDIATELY DISPOSE OF THE WASTE CREATED BY THEIR PETS.**
7. Property damage [such as digging shrubs or urine spots which kill grass, etc.] will not be tolerated. Pet owners will be held responsible for cost of replacement/repair or the pet can be permanently removed from the Condominium Property upon seven [7] days written notice from the Board of Directors of the Association.
8. Any pet causing repeated property damage, or creating a nuisance or unreasonable disturbance shall be permanently removed from the Condominium Property upon seven days written notice from the Board of Directors of the Association.
9. No animals shall be bred in any Unit or common areas or facilities.
10. No exotic animals shall be kept in any Unit [including but not limited to snakes, lizards, monkeys etc.]
11. Pet fencing, dog houses or other structures used or intended for housing or keeping of animals MAY NOT be constructed, placed or maintained on any part of the common area's facilities, including the limited common areas and facilities. This includes all patios and balconies.
12. All complaints relative to pets shall be in writing and shall be sent to the Management Company.

§ 91.11 PIT BULL TERRIERS.

Pit Bull Terriers are not permitted in the City of Southgate this applies for Woodland Hills as well. There is a city ordinance regarding pit bulls and it applies to Woodland Hills.