

Woodland Hills Condominiums

THE COMMUNICATOR

February 2021

Board Matters

The Board meeting was held January 28, 2021 @ 6.30pm at the Clubhouse.

Board meetings are generally every fourth week of the month with the exception of July and December (no meetings are scheduled). If you have any suggestions or would like something addressed please put it in writing. You can mail it to the on-site office 1 Woodland Hills DR. Southgate, KY 41071 or you can drop it off at the black drop box at the Clubhouse.

The next Board meeting is scheduled February 25, 2021 at 3.00pm. The Board will conduct quarterly evening meetings if there is an interest?

Board addressed concerns regarding security camera's, stop signs, 22 brick tie problems, landscape projects, and dumpster signs. Resident submitted information regarding EV charging stations.

Option 1, Nelly's Security cameras for entrances, exits, and updated Pool & Clubhouse. The association would own these cameras total cost \$4,317. This camera system is expandable. Board approved Nelly's Security quote and Bryan will be installing the cameras when weather permits. Nelly's option will not increase your monthly fee.

Option 2, EyeQ Monitoring this option is for the entrances and exits for 36-month lease \$978.00 per month they would review cameras only upon request. The cost for the year is \$11,736.00.

Option 3, EyeQ Monitoring this option would cover the property for a 36-month lease \$2,186.00 per month, \$26,232.00 per year and you have the option of monitoring service for 9 hours daily for and additional \$35.00 per camera.

Board approved CT Consultants quote for brick repairs, and underpin of building 22.

Dave Basinger landscape chairman met with Fredericks for update plans for various areas (28,30,32,34,36,38,64) this year. Board approved updates.

Board approved new dumpster signs for dumpster fences. Please comply with the dumpster rules. We have bigger dumpsters for trash only. You must remove your large item from the property.

Everyone has received a survey regarding EV Charging stations for electric cars. Please don't forget to submit your survey asap. Your input is important!

The Winner of the Christmas Decoration contest this year is 56-11 Woodland Hills Dr!!! They also won the City of Southgate contest for the second time! It was hard to pick the winner this year! There were too many honorable mentions to list! The City of Southgate did give Bryan an honorable mention for his entrance this year! Congratulations!!! Great Job everybody!

Financial Report for December 2020:

Income:	YTD	\$ 516,722.53
Expenses:	YT D	\$ 560,702.64
Bank Balance Operating Account:		\$ 142,899.06
Reserve Account Balance:		\$ 763,806.66
<u>Year to date expenses that have been paid from reserve account total \$595,250.51</u>		

Welcome New Residents! Please stop by the on-site office for your parking sticker. We will put your name on your mailbox. Owners if you didn't get a pool card at closing, you can get one from me there is a \$15.00 charge. Lost cards are \$50.00, check or money order made out to Woodland Hills Condominiums. The on-site office is in the Clubhouse Office Hours are 8.00am. To 4.00pm. Monday thru Thursday 441-0831. Email woodlandhills41071@gmail.com . Our web site email: woodlandhillscondoky.com

Reminders:

Smoking: is not permitted in the hallways. Some of the hallways smell terrible at times from Cigarette smoke. Don't smoke in the hallways keep it in your unit or patio. If you smoke on your patio please don't toss cigarette butts over into the common area or your neighbors below you. Put your cigarette butts in a safe receptacle on your patio. Put weather stripping around your unit door. **Be a Good Neighbor!**

Pet Waste: I don't recall a newsletter that a reminder for cleaning up after your pet was not included! It is a mess out there, and it is unsanitary for your pets! We are definitely going to start watching more closely and those that don't clean up will be fined first time \$60.00, second \$75.00, third \$95.00. If you continue to disregard the pet rules your pet could be removed from the property. **Read your documents....**

Emergency Calls: Bryan is on call **for emergency calls only related to association responsibility.** Generally, it is a problem between units. It is important you reach out to your neighbors below or above you. If you are unsure what the cause of the water leak is don't hesitate to call the emergency line, most times Bryan can walk you through it on the phone. However, if he has to come to the property for your water leak you could be charged for his time. I have included a copy of the Guidelines for new residents to help understand what your responsibility is.

Guidelines for Maintenance and Repair

Homeowners Association will Maintain:

1. Electrical wiring from CG & E transformer to the unit's breaker box typically located on the meter base at units disconnect box on the exterior of building.
2. Water lines from building shut off to individual unit meter- typically located under lower-level stairway or nearby.
3. Exterior painting.
4. Brick, Wood Siding, and Wood trim.
5. Roof, Roof Vents, Gutters, and Downspouts.
6. Sidewalks, Parking Lots and driveways.
7. Snow removing.
8. Pool repairs.
9. Trash removal.
10. Dryer vent (exterior covers only).
11. Front stoops and front step repair.
12. Lawn care maintenance and tree/shrub replacement.
13. Street signs.
14. Maintenance of exterior light fixtures and street lights.
15. Exterior water faucets.
16. Common area electric.
17. Insurance: Structural and Liability.
18. Patios, balconies and railings.
19. Pest control services for termites and carpenter ants – wood destroying pests only.

INDIVIDUAL HOMEOWNER WILL MAINTAIN:

1. Windows, Patio Doors and screens maintenance or replacement.
2. Air conditioner, furnace, water heater, and household appliances.
3. Chimney screens and chimney cleaning.
4. Entrance door, molding and trim (repair or replacement)
5. Mailbox lock and keys.
6. Dryer Vents.
7. Interior maintenance: lighting fixtures, Formica tops, plumbing fixtures, service piping, drains and electrical wiring.
8. Electrical wiring from units disconnects box (on exterior of building) to all points throughout the unit. This includes unit wiring contained in easements in the common and limited common area (see Declaration of the Master Deed, ART 3, SEC. 2-6)

This is a general guideline for Homeowner and Association responsibilities. As situations develop which are not mentioned above, the Board of Directors will determine responsibility.