

# Woodland Hills

## HOA Newsletter



February

2020

### Board Meeting Notes

- The Board meeting was held January 23, @ 3.00pm. Board meetings are generally every fourth week of the month with the exception of July and December, (no meetings).
- Management updated the Board of the drainage work progress through out the property. The main issues are currently completed. Exercise area storm water pipe replaced, French drain installed, trash racks installed, between 52-54 storm drain pipe replaced, 54 - 58 French drain install, 58 Trash racks installed. 62-64 downspout drainage completed. We do have a few more areas that need to be completed.
- The board reviewed the landscape plans & quotes provided by Dave Basinger, and they approved the plans for this year.
- We have a new cleaning company this year looking forward to working with them. You should see a noticeable difference in the hallways soon.

### Financial Report for December, 2019

Income:	YTD	\$523,842.92
Expenses:	YTD	\$516,674.87
Bank Balance Operating Acct:		\$148,814.91
Reserve Account balance:		\$566,243.22

Year to date expenses that have been paid from reserve account total \$652,521.00

Next Board Meeting:  
February 27, 2020  
3:00P.M.

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  
Jim Cole .... Secretary  
Jim Kasper.... Member -at - Large

### Upcoming Projects

#### Spring

Concrete Work

Footers for decks  
buildings 28-32 front and  
back

Landscape Enhancements  
Locations to be determined

### Contact Info

Email: [Woodlandhills41071@gmail.com](mailto: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](http://Woodlandhillscondoky.com)  
Nancy Caywood /Emergency: 859-291- 5858  
Clubhouse Rental: Ruth Cubert 859-442-7941

### Thank You

To the many pet owners that clean up! We know you are out there because of the bag usagel Your effort does not go unnoticed!  
Thank you for being a good neighbor!!



## Important Rule Reminder

February can you believe it! This time of the year is cold & dreary!

Fortunately, we haven't had a bad winter yet! During the winter months I get so many complaints regarding the looks of the property especially dog feces everywhere! I know its cold out but you still need to pick up after your pets! You still need to take them to the dumpster side. Pets are not permitted in the common areas, that includes the first-floor patio areas. Gates and tie outs are not permitted, and will be taken without notice if they are in the common area. If your pet damages the grass you will be responsible for repairing the grass.

Woodland Hills provides the necessary pet stations & bags for pet owners to clean up with. Therefore, if you do not clean up you will be fined \$50.00 per occurrence. You will only receive one warning then a fine.

If anyone has a problem in their area with dog feces and you know who the violator is take a picture, date & time email it to the office. [Woodlandhills41071@gmail.com](mailto:Woodlandhills41071@gmail.com) I realize nobody wants to be a tattletale but if you want the problem to stop then you must be part of the solution.

A lot of residents do clean up no matter what the weather is! The rules don't change because its winter!  
Be A Good Neighbor!

## Maintenance Tips

Switch your ceiling fan blades rotation in the winter months. Hot air rises, so reverse your fan's blades to a clockwise rotation to help push that warmth right back down to you.  
Every little bit helps

Please break down your boxes and place them inside the dumpster. Keep the doors closed this keeps the raccoons out, and keeps the property cleaner!

## Questions asked?

### **Why can't we have evening hour Board meetings?**



The Board did have evening Board meetings for years with little or no resident attendance.

Therefore, they decided to have afternoon meetings because it works better for them at this time. However, if you have something you would like the Board to address and you can't make the meeting. Please put it in writing drop it off at the on-site office or email with your name and unit number. The Board Welcomes your input!

### ***Do you ever fine residents that don't comply with the rules!***

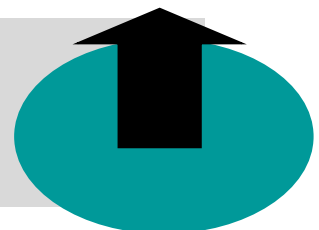
Yes we do! The fine is \$50.00 per occurrence. However, in order to fine someone **you must provide** the information! We must have the residents unit #, or name!

**From a legal opinion:** to assess fines we need to give a warning first, and violation proved! Taking a picture and emailing it to us would be the proof!

## Welcome New Residents!

If you are new to the community please contact Debbie Sumner at the on-site office @ (Clubhouse). We will get your name on the mailbox, and you are required to have parking stickers for your vehicles, also contact information on file in case of an emergency.

If you didn't get a pool card at closing you can purchase one. The cost is \$15.00 check or money order.



*Thank you for being part of the community!*